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COUNTY COUNCIL

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

CYNGOR SIR YNYS MÔN  
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<b>RHYBUDD O GYFARFOD</b>	<b>NOTICE OF MEETING</b>
<b>PWYLLGOR CYNLLUNIO A GORCHMYNION</b>	<b>PLANNING AND ORDERS COMMITTEE</b>
<b>DYDD MERCHER, 2 EBRILL, 2014 am 1 o'r gloch y prynhawn</b>	<b>WEDNESDAY, 2 APRIL 2014 at 1.00 pm</b>
<b>SIAMBR Y CYNGOR, SWYDDFEYDD Y CYNGOR, LLANGFNI</b>	<b>COUNCIL CHAMBER, COUNCIL OFFICES, LLANGFNI</b>
Swyddog Pwyllgor	<b>Ann Holmes 01248 752518</b> 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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### **4 SITE VISITS\_**(Pages 7 - 8)

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None to be considered at this meeting.

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None to be considered at this meeting.

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None to be considered at this meeting.

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## PLANNING AND ORDERS COMMITTEE

### Minutes of the meeting held on 5 March 2014

- PRESENT:** Councillor William Thomas Hughes (Chair)
- Councillors John Griffith, Vaughan Hughes, Victor Hughes, Richard Owain Jones, Jeffrey M.Evans, K P Hughes, Nicola Roberts and Alwyn Rowlands
- IN ATTENDANCE:** Planning Development Manager (DFJ)  
Planning Assistants  
Senior Engineer (Development Control) (EDJ)  
Development Control Officer (RE)  
Legal Services Manager (RJ)  
Committee Officer (ATH)
- APOLOGIES:** Councillors Lewis Davies, Ann Griffith (Vice-Chair)
- ALSO PRESENT:** Councillor J. Arwel Roberts (Portfolio Member for Planning and a Local Member in respect of application 12.1), Councillor R.LI.Jones (a Local Member - application 12.1) Councillor R.G.Parry (a Local Member – application 7.1); Councillor Richard Dew (Portfolio Member for Highways, Property & Waste Management)
- 

#### 1 APOLOGIES

Apologies for absence were presented and noted as listed above.

The Chair referred to the absence of the Vice-Chair and asked the Committee whether it wished to appoint a Vice-Chair for this meeting. Members deemed that unnecessary.

#### 2 DECLARATION OF INTEREST

No declaration of interest was made.

#### 3 MINUTES OF THE 5TH FEBRUARY MEETING

The minutes of the previous meeting of the Planning and Orders Committee held on 5th February, 2014 were presented and confirmed as correct.

#### 4 SITE VISITS

The minutes of the site visit undertaken on 19<sup>th</sup> February, 2014 were presented and confirmed as correct.

The Planning Development Manager drew the Committee's attention to the fact that since the reports for today's meeting were drafted the Welsh Government has issued the sixth edition of Planning Policy Wales. As the changes in the latest edition of the PPW relate primarily to waste management issues Planning Officers are satisfied that the recommendations made in the reports do not need to be reviewed as a consequence.

## **5 PUBLIC SPEAKING**

There were no Public Speakers at this meeting of the Planning and Orders Committee.

## **6 APPLICATIONS THAT WILL BE DEFERRED**

**6.1 37C187 – Outline application with some matters reserved for the erection of a dwelling, together with alterations to the existing access on land adjacent to Bryn Garth, Brynsiencyn**

It was reported and noted that the application had been withdrawn.

**6.2 41C125B/EIAL/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, Porthaethwy**

It was resolved to defer consideration of the application in accordance with the Officer's recommendation for the reasons outlined in the written report.

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

It was reported and noted that the application had been withdrawn.

**6.4 44C294B – Full application for the erection of two 20kw wind turbines with a maximum hub height of 20.5m, a rotor diameter of 13.1m and a maximum vertical upright height of 27.1m on land at Plas Newydd, Rhosybol**

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

## **7 APPLICATIONS ARISING**

**7.1 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, Ty'n Lon**

The application was presented to the Planning and Orders Committee at the request of a Local Member, Councillor R.G.Parry,OBE. The Committee at its meeting held on 6<sup>th</sup> November, 2013 resolved to approve the application contrary to the Officer's recommendation as it was of the view that it complied with Policy PT2 in relation to rural clusters and Policy 50 of the Ynys Môn Local Plan. At the meeting of the Planning and Orders Committee held on 6<sup>th</sup> December, 2013 the reasons for approving the application were discussed and it was subsequently resolved to defer determination of the application to allow Planning Officers to consult with the applicant regarding the provision of evidence of an affordable housing need. The consultation process has now been completed and additional information has been provided by the applicant.

The Planning Development Manager informed the Committee that since the written report was drafted the applicants have confirmed they are willing to accept a Section 106 agreement thus providing the mechanism to ensure the continued affordability of the proposed dwelling in accordance with Policy PT2 requirements. Therefore the sole objection to the application on planning grounds is the inadequacy of the visibility onto the public highway from the access serving the site which Highways Officers regard as substandard because it is only half of what is advised under current guidance. The Highways Authority's view is that the increase in the use of the substandard access for residential users could be detrimental to road safety. The Officer said that in light of the Highways Officer's professional advice, the recommendation remains to refuse the application but for reasons of highway safety.

Councillor Nicola Roberts, speaking as a Local Member pointed out that when the Committee approved the application in November, 2013 contrary to the Officer's recommendation, and the reasons for doing so were discussed at the following meeting in December, the principal issue of objection was one of policy compliance on the grounds of affordability. That issue has now been addressed; Highways Officers have viewed the site – two officers have been out and have provided differing opinions. Councillor Roberts reminded the Committee that the applicants are a young couple who will contribute to the community. She emphasised that the site access is already in use by the residents of other dwellings in the vicinity and that it also serves a farm and more recently a shop. She said that one other dwelling is unlikely to have a fundamental effect on the highway situation and that in terms of highway considerations it is matter of differing professional views. She asked the Committee to consider the application carefully with a view to approval.

Councillor Victor Hughes drew attention to the applicants' intention to remove the conifer hedge on the road side which will greatly improve visibility around the access and help current users Councillor Hughes said he supported the application.

Councillor Jeff Evans felt that the Committee had been put in an invidious position and that he found it difficult to reconcile the situation as at November when no pre-eminence was given to the visibility issue with the position now in March when the matter is put forward as a ground for refusal. He said that he believed it would be unfair to reject the application but that on the other hand he could not support it until he had had a satisfactory explanation for the change in position from November, to March.

The Senior Engineer (Development Control) said that there appeared to be a misunderstanding and that the stance taken by Highways Officers with regard to this proposal has been consistent from November to March. The visibility provided by the access which has been assessed on the current 40 mph speed restriction applicable to that part of the public highway is 50m and falls too far short of the 120m which the guidance states it should be. Although removing the conifer hedging around the access site will improve the situation, the visibility in the Highways Officer's professional opinion remains insufficient in the context of the guidance. The Officer confirmed that there was no history of road accidents in the application area.

In the ensuing discussion, Members referred to the matter of consistency in the way applications are dealt with and they highlighted that based on the evidence, there is regular usage of the current access with no detrimental effect to road safety. On that basis they were minded to approve the application but were reluctant to do so contrary to the Highways Officer's professional opinion regarding the substandard visibility provided by the access and the question of road safety which that raises. It was suggested that the application be again deferred to allow further discussions.

The Planning Development Manager suggested that it might be advisable for the Committee to consider viewing the site for itself. The Legal Services Manager concurred with this suggestion and advised that if Members are supportive of the application then viewing and assessing the site for themselves in light of the Highways Officer's opinion as a basis to then determine the application would be helpful in terms of reducing the risk of challenge or of defending a challenge to the decision should it arise.

Councillor Richard Owain Jones proposed that a site visit be undertaken to enable Members to assess for themselves the application site access and the associated risk as regards road safety. Councillor Victor Hughes seconded the proposal.

**It was resolved that a site visit be undertaken for the reasons given.**

## **7.2 46C263M – Full application for the siting of 11 log cabins for holiday purposes, construction of a new access and landscaping at Ty'n Towyn Caravan Park, Lôn St.Ffraid, Trearddur Bay**

The application is presented to the Planning and Orders Committee for determination at the request of a Local Member. The application site was visited by Members of the Committee on 19<sup>th</sup> February, 2014.

The Planning Development Manager referred to the application site access and he confirmed that the access does conform to the appropriate standards for access onto the highway. The Officer's recommendation is one of approval subject to a Section 106 agreement to deliver habitat management on the remainder of the land in the applicant's ownership. The Officer explained that following further discussions, Officers have come to the conclusion that should a financial contribution towards a footway on the part of the applicant be unforthcoming as part of the application, that is not a reason for refusing the application; therefore it is proposed that that stipulation is removed from the section 106 agreement. However, it is understood that the applicant has agreed in discussions with the Highways Authority to make such a contribution.

Councillor Jeff Evans said that having visited the site his personal opinion was that the access onto the highway is dangerous but that nevertheless he accepted the Highways Officer's professional opinion and therefore proposed that the application be approved.

Councillor Kenneth Hughes said that whilst he was happy to second the proposal of approval he would like to see a provision via a planning condition to deter any link being made between the access road to the application site and the present access to the caravan site beyond. The Planning Development Manager said in response to the point raised and to a question about the continued use of the present access that there are no plans to dispense with the current access. The written report makes clear that no connection between the two sites is indicated. The Officer said however that such a provision could be incorporated within the consent.

**It was resolved to approve the application in accordance with the Officer's recommendation subject to a S106 agreement to deliver habitat management on the remainder of the land in the applicant's ownership for the wider benefit of wildlife in the area over and above that offered within the application site together with the conditions listed in the written report and a condition to prevent connection of the new and existing access.**

## **8 ECONOMIC APPLICATIONS**

None were considered at this meeting.

## **9 AFFORDABLE HOUSING APPLICATIONS**

None were considered at this meeting.

## **10 DEPARTURE APPLICATIONS**

None were considered at this meeting.

## **11 DEVELOPMENT PROPOSALS SUBMITTED BY COUNCILLORS AND OFFICERS**

None were considered at this meeting.

## **12 REMAINDER OF APPLICATIONS**

### **12.1 19C1046C/LB – Application for listed building consent for demolition of part of the house at Soldiers Point, Holyhead**

The application was presented to the Committee at the request of one of the Local Members.

Councillor J.Arwel Roberts, Planning Portfolio Member and a Local Member requested that a site visit be undertaken in order to be clear regarding what is being proposed as the matter is proving contentious in Holyhead. Councillor Roberts commented that he was concerned by the lack of response by the majority of the conservation bodies consulted in this matter.

Councillor Nicola Roberts proposed that the Committee conducts a site visit and her proposal was seconded by Councillor Richard Owain Jones.

**It was resolved that the site be visited in accordance with the request made by one of the Local Members for the reason given.**

**12.2 19LPA992/CC - 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**

The application was presented to the Planning and Orders Committee as it is made by the Local Authority.

Councillor Kenneth Hughes proposed that the application be approved and the proposal was seconded by Councillor Nicola Roberts.

**It was resolved to approve the application in accordance with the Officer's recommendation subject to the conditions listed in the written report.**

**12.3 33C302 - Full application for change of use from a dwelling (C3) into a part (A3) hot food takeaway and part (C3) dwelling together with the creation of additional parking at Penffordd, Gaerwen**

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

Councillor Victor Hughes proposed that the site be visited by the Committee for Members to see for themselves the location of the application site and the issues arising as regards highway safety. Councillor Hughes said that the Community Council also favoured a site visit. Councillor Nicola Roberts seconded the proposal.

**It was resolved that a site visit be carried out in accordance with the request made by a Local Member for the reason given.**

**12.4 34LPA993/AD/CC – Application for the erection of 31 various signs across Bryn Cefni Industrial Estate, Llangefni**

The application was brought to the Planning and Orders Committee as it is submitted by the Council and is on Council owned land.

Councillor Nicola Roberts proposed that the application be approved and her proposal was seconded by Councillor Vaughan Hughes.

**It was resolved to approve the application in accordance with the Officer's recommendation subject to the conditions listed in the written report.**

**13 OTHER MATTERS**

No other matters were considered at this meeting.

**14 ORDERS**

**14.1 Isle of Anglesey County Council – Approval to Serve Compulsory Purchase Order.**

The Legal Services Manager explained that the authority to serve compulsory purchase orders lies with the Planning and Orders Committee and requested that the Committee authorise the issue and delegate the issuing to the Legal Services Manager.

**It was resolved that a Compulsory Purchase Order be served in respect of the land described in the Schedule to the report and that the Order be effected by the Legal Services Manager under powers provided under section 3.4.3.9 of the Council's Constitution.**

**Councillor W.T.Hughes  
Chair**

## PLANNING SITE VISITS

### Minutes of the meeting held on 19<sup>th</sup> March, 2014

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

**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.**

The Planning and Orders Committee held on 5<sup>th</sup> March, 2014, recommended that a site visit be carried out at the above.

The Development Management Team Leader reported that the application was for an affordable dwelling under the Interim Policy, which was originally an open market dwelling. She explained that the site visit had been arranged because of concerns regarding the entrance to the proposed site. Members viewed the plans and location of the originally proposed access for the development which had prompted the site visit. The Members were informed that a revised proposal for vehicular access had just been received which has superseded the original plan, and will be subject to public consultation. The Officer commented that access to the site would be shared with Glasfryn, a neighbouring property. Members were shown the access and plan and the visibility splay requirements were shown on site.

The Development Control Officer (Highways) stated that the applicants had come to an arrangement with the neighbours to improve access to both properties. He explained that the road would be widened with one splay each side of the entrance, as visibility was presently substandard. He explained that pillars, walls and hedges that were causing obstruction would be removed.

**19C1046C/LB - Application for listed building consent for demolition of part of the house at Soldier's Point, Holyhead.**

Following the recommendation of the Planning and Orders Committee on 5<sup>th</sup> March, 2014, a site visit was conducted at the Grade II listed building.

The Development Management Team Leader explained that the proposal was to demolish the single storey, central part of the property which was not part of the original building. This inclusion had been added later to connect to the original castellated buildings. The Officer explained that following a substantial fire in 2011,

the interior of the building had been destroyed and the Welsh Government Arson Team have been contacted to find means of preventing further unauthorised entry, damage and deterioration to the building. She showed Members a scale plan of the proposed development and explained that the building would be part of the Waterfront Development Scheme in the future, with the intention of turning the building into a museum.

**2. 33C302 - 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.**

The site was visited upon the recommendation of the Planning and Orders Committee held on 5<sup>th</sup> March, 2014.

The Development Management Team Leader explained that the proposal was for a change of use of a residential bungalow to a hot food takeaway with living accommodation. The Officer referred to the site being situated on a crossroads on the A5, with commercial premises behind, opposite and to the side. Members were shown a scale plan of the proposed development with parking within the site. The Officer explained that the agent indicates that 60-70% of the food sales would be for home deliveries, whilst 30-40% would be ordered on the premises.

The Team Leader pointed out that there are two bus stops within the vicinity of the premises, one with a lay-by on the A5 and the other on Chapel Street without a lay-by.

The Senior Engineer (Highways) explained that the proposed development complies with the Supplementary Planning Guidance with regard to parking provision and that the development proposed widening the access to the site.

**COUNCILLOR W T HUGHES  
CHAIR**



## 6.1

### Gweddill y Ceisiadau

### Remainder Applications

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

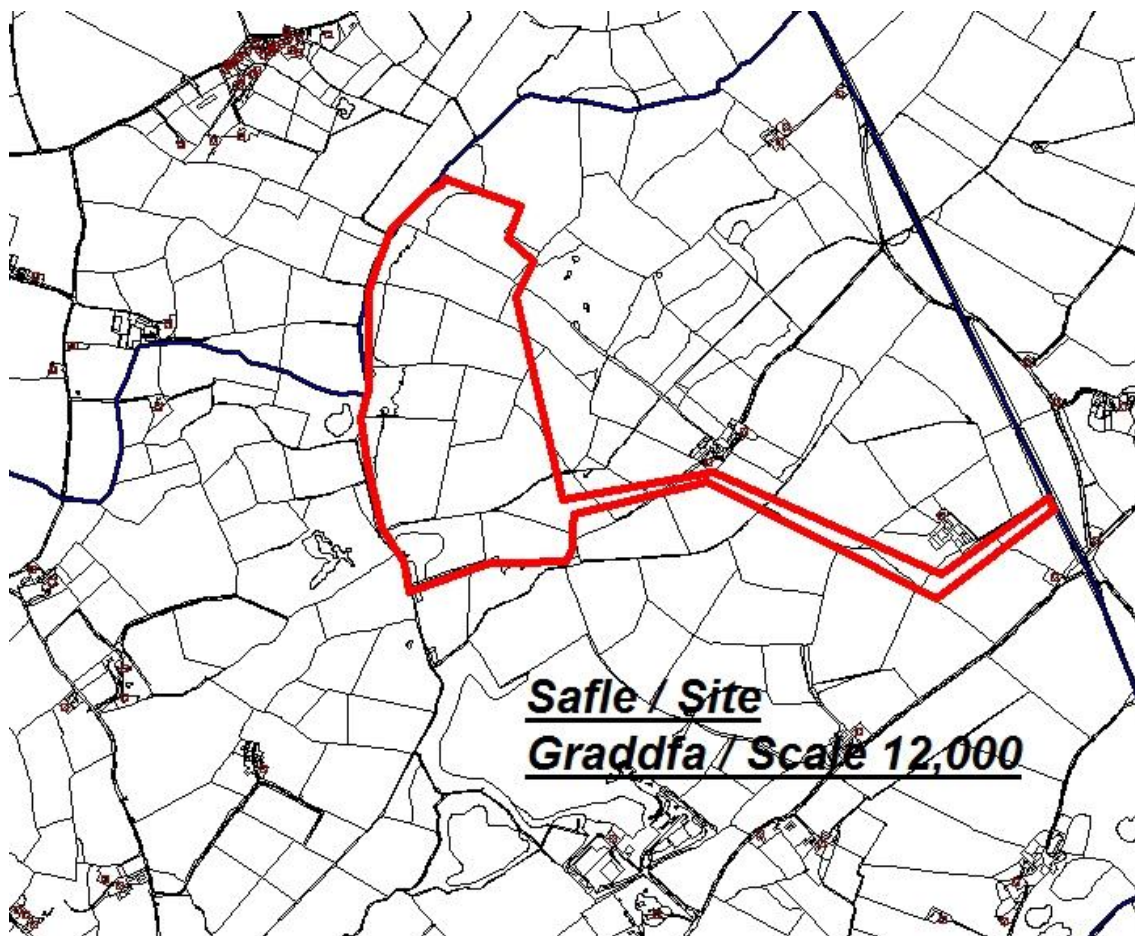
Ymgeisydd Applicant

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

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

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

Bryn Eryr Uchaf, Porthaethwy



**Planning Committee: 02/04/2014**

**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 4<sup>th</sup> December 2013 the Planning and Orders Committee resolved to visit the site before making its determination. The site was visited in 20<sup>th</sup> December.

At its meeting held on 8<sup>th</sup> 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 5<sup>th</sup> 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 has issued a response to NRW which is currently under consideration. Details of mitigation measures are awaited from the applicant in relation to radio links.

## 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: 02/04/2014**

### **Report of Head of Planning Service (NJ)**

#### **Recommendation:**

Permit

#### **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 6<sup>th</sup> 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 6<sup>th</sup> 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.

At its meeting held on 5<sup>th</sup> March however the Committee resolved to undertake a site visit in order to assess the proposal and in particular the proposed access to the site, before making its determination.

In the interim the applicant submitted a revised proposal for access.

The site was visited on 19<sup>th</sup> March 2014.

#### **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 Highway Authority objected to the access as originally proposed due to substandard visibility. Further to discussions with the Highway Authority a revised access proposal has now been submitted and is the subject of consultation. 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 on the provision of affordable housing; 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, 6<sup>th</sup> Edition**

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

#### **Technical Advice Note 2 Planning and Affordable Housing**

##### **4. Response to Consultation and Publicity**

All consultees have been consulted on the receipt of the amended access proposal for the development but no replies had been received at the time of writing this report. The following represents the consultee replies prior to the access amendment:

**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** – Recommendation of refusal on the original access proposal. A revised access proposal has been received and the formal recommendation of the Highway Authority was awaited at the time of writing.

**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.

Further to the receipt of an amended access proposal, further publicity has been undertaken. The latest date for the receipt of representations was the 10/04/2014 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. However it was reported at the meeting of the Planning and Orders Committee held on 5<sup>th</sup> March that the applicant had confirmed a willingness to enter into a S106 agreement in accordance with Policy PT2 requirements. 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 50.

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

The 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 was originally 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. However, it was verbally reported to the March meeting of the Planning and Orders Committee that the application was amended in as much as the applicant had confirmed acceptance of the principle of a s106 agreement to restrict the dwelling as an affordable dwelling under the requirement of Policy PT2.

The applicants comply with the affordable housing policies and the justification for the dwelling is considered acceptable. The application has been amended in as much as the applicants accept the requirement for a s106 agreement to limit future occupancy as an affordable dwelling to meet local housing needs in perpetuity.

**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 applicant has, following discussions with the Highway Authority, submitted a revised access proposal for the site to overcome the objection to the application on grounds of substandard visibility following discussion with the Highway Authority. The formal recommendation of the Highway Authority was awaited at the time of writing.

## **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.

The applicant has indicated a willingness to enter into a S106 agreement to secure the dwelling as an affordable dwelling in accordance with Policy PT2 requirements.

The applicant has submitted a revised access proposal for the site in order to overcome the highway safety objection to the scheme. Subject to the Highway Authority recommendation, the scheme is considered acceptable.

## **8. Recommendation**

Subject to the expiry of consultations and subject to no new issues arising which have not already been considered in the determination of this application; subject to the recommendation of the Highway Authority and any additional conditions required in relation to access arrangements and subject to a S106 agreement

to limit occupancy of the dwelling to local persons in affordable housing needs in accordance with Policy PT2 requirements, the recommendation is to **permit** the proposal subject to the following:

**(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 take place until trade descriptions of the materials proposed to be used on the external surfaces of the development have been submitted to and approved in writing by the Local Planning Authority. The approved materials shall be used in the implementation of the development.**

Reason: To ensure a satisfactory appearance of the development.

**(03) No development shall take place until the access and visibility splays detailed on drawing number 107 AL.1.02 Revision D received on 16-3-14 under planning reference 14C135A have been completed and made available for use.**

Reason: to provide adequate visibility at the access for users of the site and of the public highway

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

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

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

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

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

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



## 7.2

### Gweddill y Ceisiadau

### Remainder Applications

Rhif y Cais: **19C1046C/LB** Application Number

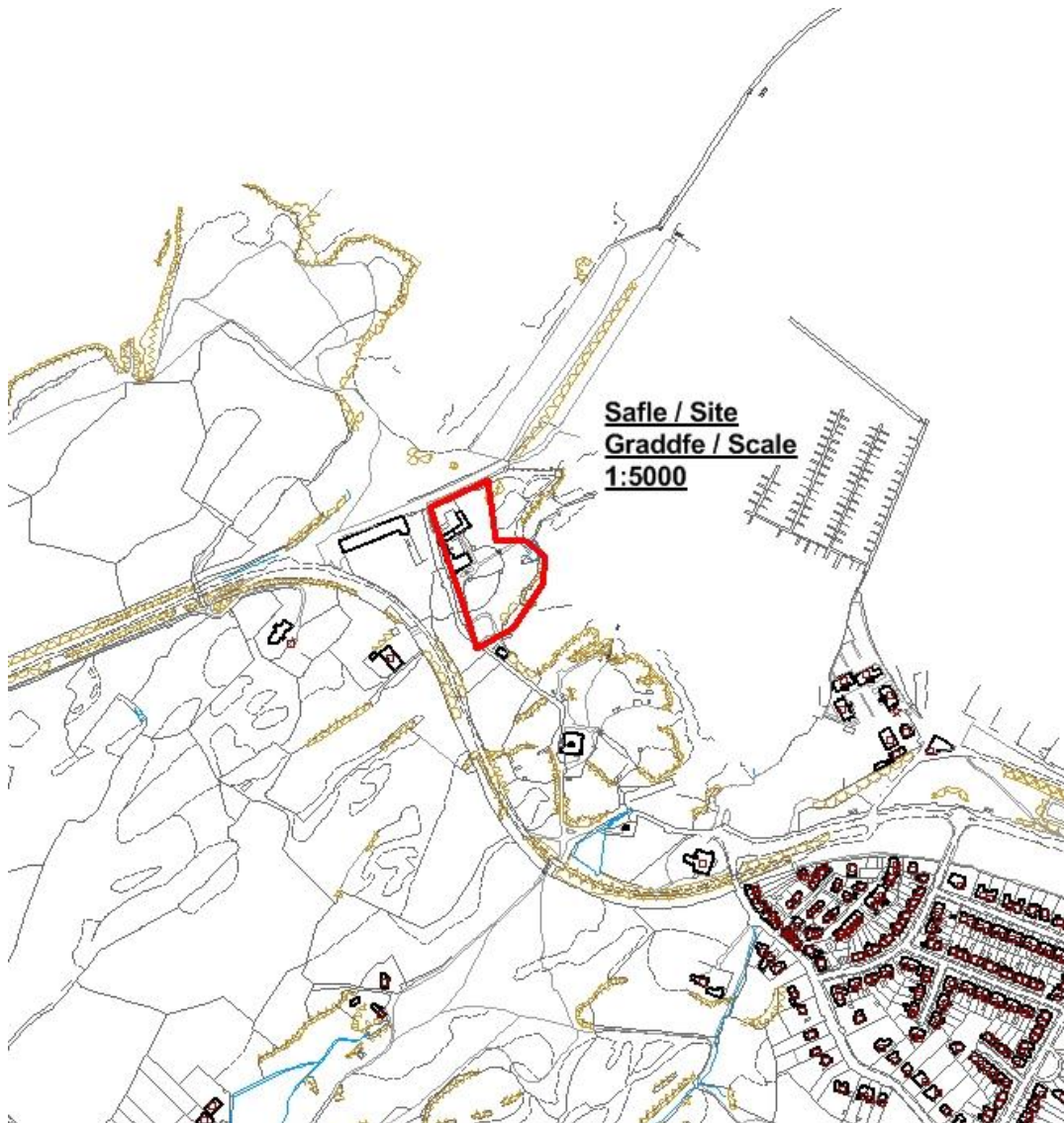
Ymgeisydd Applicant

**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: 02/04/2014**

### **Report of Head of Planning Service (AMG)**

#### **Recommendation:**

Permit

#### **Reason for Reporting to Committee:**

At its meeting held on the 5<sup>th</sup> March 2014 the Members resolved that a site visit should take place prior to determining the application. The site visit took place on the 19<sup>th</sup> March 2014 and the Members will be familiar with the site and its setting.

#### **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 affect 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 6, February 2014**

**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 observations to make

**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 15<sup>th</sup> 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

**Affect 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 15<sup>th</sup> 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 & 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.

## 7.3

## Gweddill y Ceisiadau

## Remainder Applications

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

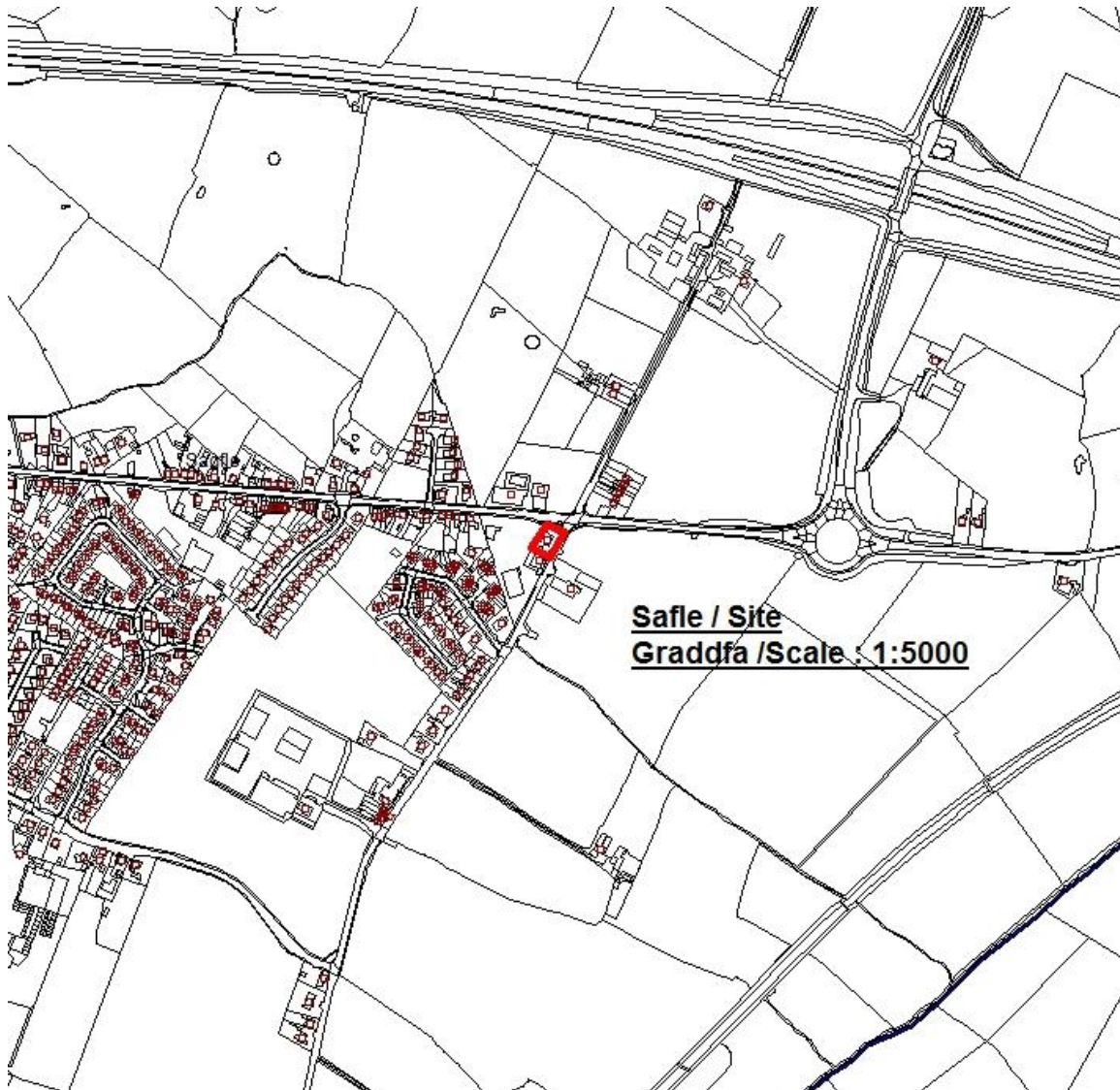
Ymgeisydd Applicant

**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 fwya 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: 02/04/2014**

### **Report of Head of Planning Service (NJ)**

#### **Recommendation:**

Permit

#### **Reason for Reporting to Committee:**

The application was initially submitted to the Planning and Orders Committee at the request of the Local Member. At its meeting held on 5<sup>th</sup> March the Members resolved to undertake a site visit prior to making a determination. The site was visited on 19<sup>th</sup> March.

#### **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 6)**

**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 18<sup>th</sup> 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.

In addition a letter of support has been received from the agent containing additional information to indicate that hot food takeaways of the type proposed operate on the basis of some 60/70% orders delivered to customers' homes with between 30 and 40% of orders being taken directly at the premises by visiting customers.

#### **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.

**Affect 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.

The agent has submitted additional information to the effect that only between 30 – 40% of orders are taken directly at the premises and collected on site by customers, with 60 – 70% being delivered to customers' homes.

**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: **44C294B** Application Number

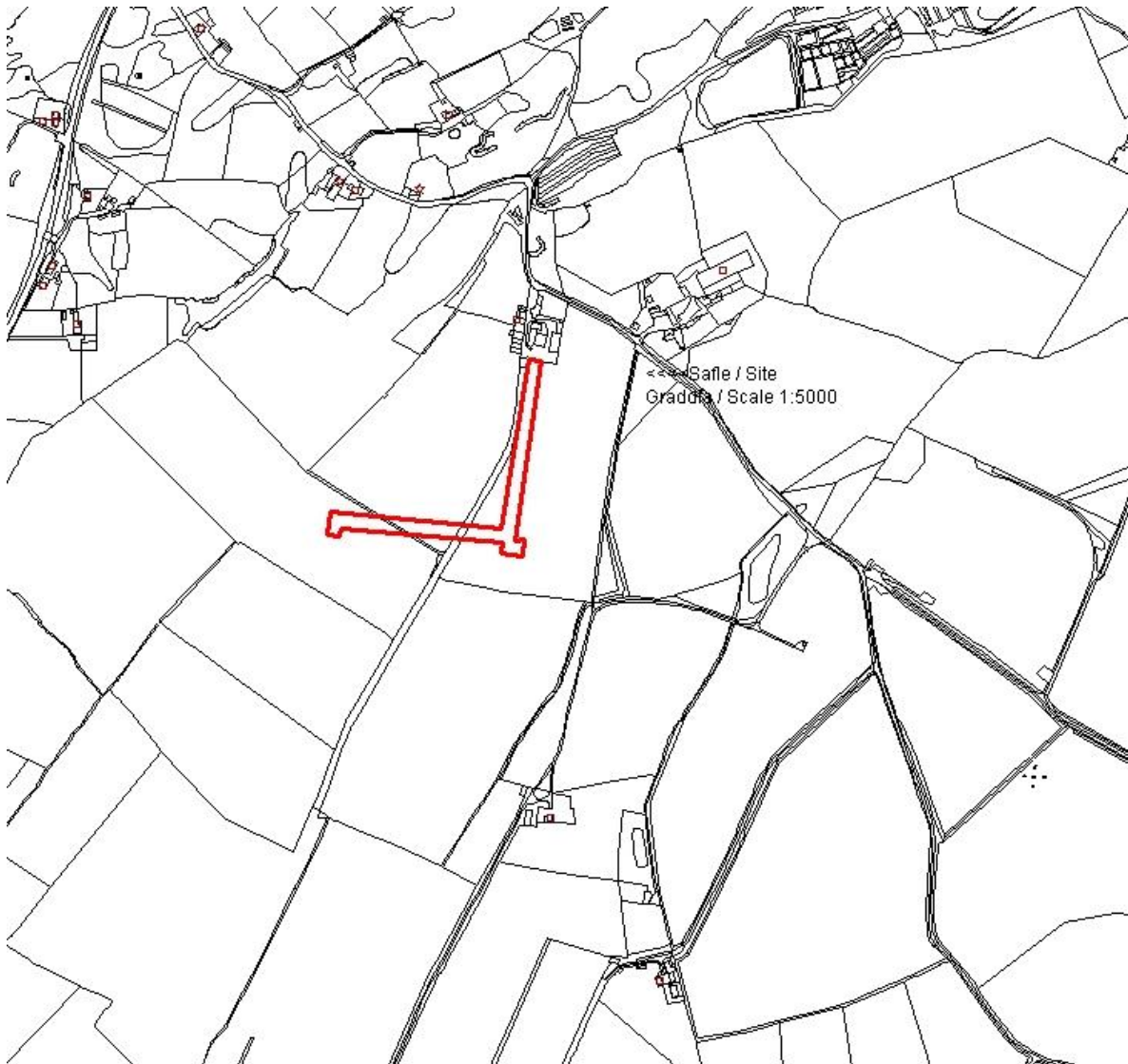
Ymgeisydd Applicant

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

Cais llawn i godi twrbîn gwynt 20kW gyda uchder hwb hyd at 20.5m, diamedr rotor hyd at 13.1m ac uchder blaen unionsyth fertigol hyd at uchafswm o 27.1m ar dir yn

Full application for the erection of a 20kW wind turbine with a maximum hub height of 20.5m, a rotor diameter of 13.1m and a maximum vertical upright height of 27.1m on land at

Plas Newydd, Rhosybol





**Planning Committee: 02/04/2014**

**Report of Head of Planning Service (MTD)**

**Recommendation:**

Permit

**Reason for Reporting to Committee:**

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

Members will recall visiting the site on the 16<sup>th</sup> October 2013

### **1. Proposal and Site**

The application was originally made for two wind turbines with a maximum height to the tip of the blades of 27.1 metres and a maximum rotor diameter of 13.1metres. The rated power of each turbine is 20kw.

Following an objection from GATS the scheme has now been amended to an application for 1 turbine which is located to the east of the track.

### **2. Key Issue(s)**

- Principle of the development
- Landscape and Visual Impact
- Residential Amenity.

### **3. Main Policies**

#### **Gwynedd Structure Plan**

C7 Renewable Energy

D3 Landscape Conservation Area

D10 Protection of Natural heritage

#### **Ynys Môn Local Plan**

31 Landscape

45 Renewable Energy

#### **Stopped Ynys Mon Unitary Development Plan**

EP 18 Renewable Energy

EN1 Landscape Character

#### **Planning Policy Wales Edition 6**

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

**Technical Advice Note 8 Renewable Energy (2005)**

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

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

**Supplementary Planning Guidance On shore wind energy January 2013**

### **4. Response to Consultation and Publicity**

**Community Council** - No Comments

**Drainage** - comments

**Environmental Services** - Conditions

**Environmental Advisor** - No objection

**Landscape** - No objection

**MOD.** - No objection

**Natural Resources Wales** -No objection

73 letters have been received points raised include;

There is a SSSI in close proximity there is a presumption against development likely to harm such a site;

There are 3 scheduled ancient monuments nearby;

Trysglwyn wind farm is in close proximity and the proposals would be contrary to TAN8;

The cumulative impact should be assessed;

Questionable if the 20kw capacity of the turbines is sufficient in relation to their associated impacts on the wider landscape;

One very large windturbine will be created;

Why are 2 required for domestic use;

Major construction will be required for access;

Amenity will be harmed;

There will be harm to Parys mountain;

Tourism will be harmed.

## **5. Relevant Planning History**

44C294/SCR - Screening opinion for erection of one wind turbine with a maximum hub height of up to 20.5m, rotor diameters of up 13.1m and a maximum upright vertical tip height of up to 27.1m on land at Plas Newydd, Rhosybol. No EIA required - 24/01/14

## **6. Main Planning Considerations**

### **Principle of development**

Policy C7 of the Gwynedd Structure Plan states:

“There will be a presumption in favour of renewable energy projects provided that the impacts upon the locality are acceptable to the local planning authority. Where applicable, the proposals should be supported by an environmental assessment.”

Policy 45 of the Ynys Mon Local Plan states:

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

Policy 8B- Energy Developments of the Stopped Ynys Mon Unitary Development Plan states:

“Applications for the development of renewable and non-renewable energy resources will be permitted where it can be demonstrated that there will be no unacceptable adverse impact upon the environment. Preference will be given to the development of clean and renewable energy sources, but proposals for non-renewable energy projects will be permitted if they encourage the maximum use of energy efficiency within their design.

Policy EP18 (Renewable Energy) of the Stopped UDP states renewable energy projects will be permitted where it can clearly be demonstrated that there will not be any significant adverse impact on the listed criteria.

### **Landscape and Visual Impact**

This has been assessed and is considered acceptable not having an unacceptable impact on the landscape. It should be noted that the site is 0.3km from the AONB.

### **Residential Amenity**

The SPG On Shore Wind Energy prescribes a distance of 500m separation between medium sized turbines and dwellings. Whereas there are dwellings within this distance with the closest being 228m away, given the nature of the landscape and screening it is not considered that there would be undue harm to those properties.

This concurs with the residential amenity assessment carried out in the applicants submissions

### **7. Conclusion**

It is considered that the site can accommodate the proposed turbines without undue harm to visual or residential amenity

### **8. Recommendation**

#### **Permit**

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

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

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

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

**(03) The turbine hereby approved shall not exceed:**

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

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

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

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

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

**(05) If the wind turbine hereby permitted fails to produce electricity for supply to the grid for a continuous period of 12 months the wind turbine and its associated ancillary equipment shall be**

removed to a depth of at least 1m below ground and removed from the site and the land shall be reinstated within a period of 6 months from the end of that 12 month period in accordance with a scheme (“the removal scheme”) submitted to and approved in writing by the local planning authority prior to the commencement of the development. The developer shall provide written operational data for the turbine to the local planning authority on reasonable written request.

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

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

Reason: To safeguard the amenity of the area.

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

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

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

Reason: In the interests of amenity.

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

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

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

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

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

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

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

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

by the local planning authority prior to the commencement of the development.

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

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

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

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

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

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

#### **Informatives.**

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

#### **9. Other Relevant Policies**

##### **Gwynedd Structure Plan**

FF11 (Traffic)

##### **Ynys Mon Local Plan**

1 (General Policy)

35 (Nature Conservation)

##### **Stopped Anglesey Unitary Development Plan**

GP1 (Development Control Guidance)

EN4 (Biodiversity)

##### **Technical Advice Note 5 Nature Conservation and Planning (2009)**

##### **Technical Advice Note 11 Noise (1997)**

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10.1

Ceisiadau'n Tynnu'n Groes

Departure Applications

Rhif y Cais: 19C452E Application Number

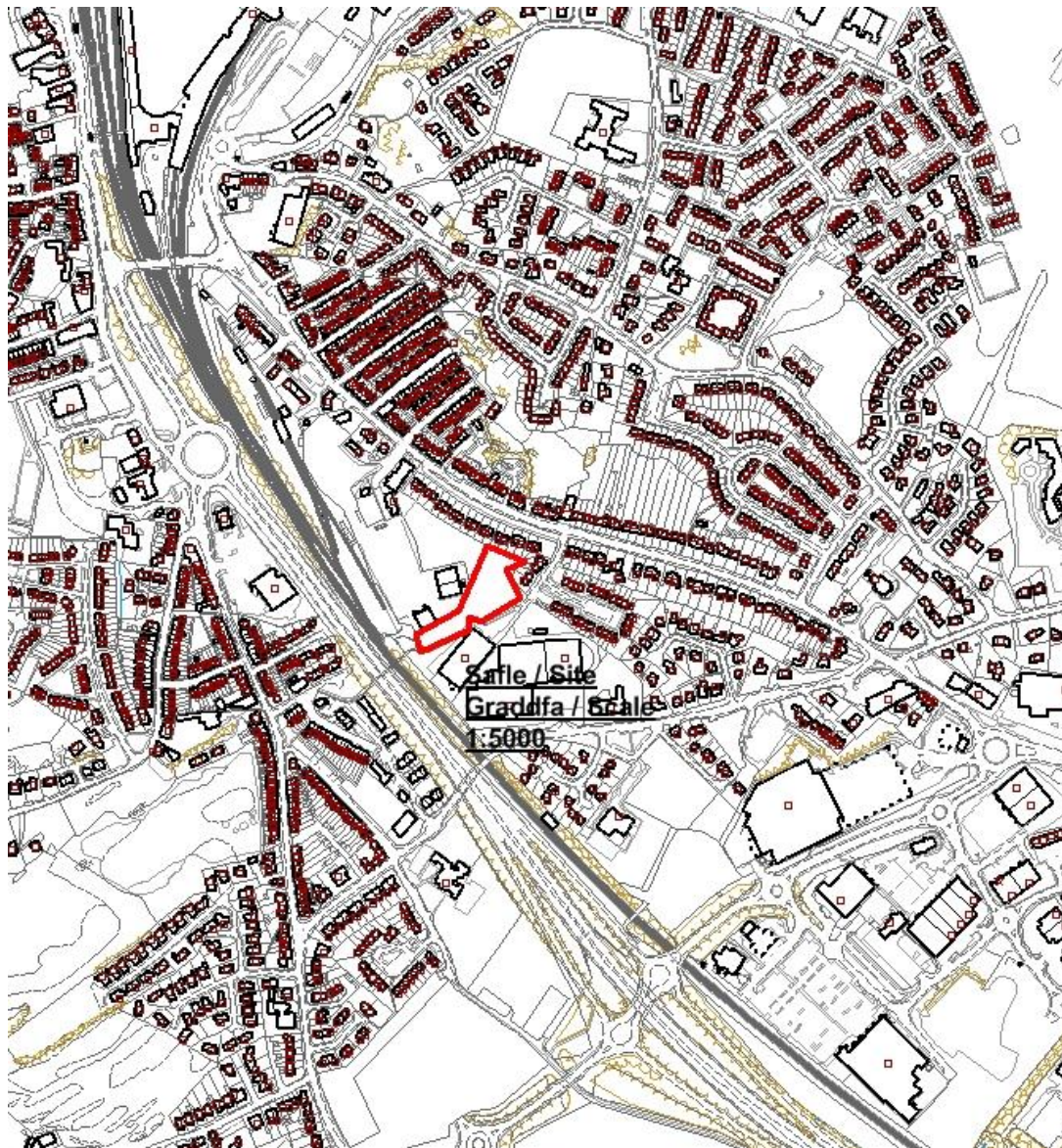
Ymgeisydd Applicant

**WJD Developments  
c/o Penseiri Russell-Hughes Architects  
56 Bridge Street,  
Llangefni,  
Ynys Môn.  
LL77 7HH.**

Cais amlinellol ar gyfer codi 18 o anheddau ar dir yn

Outline application for the erection of 18 dwellings on land at

Canada Gardens, London Road, Holyhead



**Planning Committee: 02/04/2014**

**Report of Head of Planning Service (NJ)**

**Recommendation:**

Permit

**Reason for Reporting to Committee:**

The approval of housing on the site which is allocated for business use would be a departure from Policy 2 of the Ynys Mon Local Plan and Policies B2 and B4 of the Gwynedd Structure Plan.

### **1. Proposal and Site**

The site is a parcel of vacant land accessed off London Road through Morrison Crescent. It is crossed by a public footpath running from London Road and across the A55 to Penllech-Nest. Access to existing industrial units is taken off the same access track. The site is in an elevated position in relation to the A55 and overlooks the Gwynedd Shipping depot to the rear. The majority of the site lies within employment allocation S8 under Policy 2 of the Local Plan which allocates the site for business / industry development.

The application is an outline application for residential development of the land with all matters reserved for subsequent approval. The submitted layout plan shows 18 dwellings in total arranged as semi-detached units. The site layout plan originally submitted has been amended to address concerns regarding amenity effects to neighbouring occupiers.

### **2. Key Issue(s)**

Material considerations outweighing the policies of the development plan

### **3. Main Policies**

#### **Gwynedd Structure Plan**

Policy A3 : Scale and Phasing

Policy A9 : Affordable Housing

Policy B2 : Employment Provision

Policy B4 : Protection of Employment Land

#### **Ynys Mon Local Plan**

Policy 2 : New Jobs

Policy 48 : Housing Development Criteria

Policy 49: Defined Settlements

#### **Stopped Unitary Development Plan**

Policy EP3 : Local Action Area

Policy HP2 : Housing Density

Policy HP7 : Affordable Housing

Policy SG7 : Noise

#### **Supplementary Planning Guidance**

Affordable Housing (May 2004)

#### **Relevant National or Local Policy**

Planning Policy Wales Edition 6

TAN 2 : Planning and Affordable Housing

TAN 11 : Noise

TAN 12 : Design

TAN 15 : Development and Flood Risk

### **4. Response to Consultation and Publicity**



**Cllr J A Roberts** – no objection to the proposed development due to past planning history and appeal. Objection unless normal procedures are in place regarding affordable housing.

**Cllrs R Jones & R LL Jones:** Following a meeting with local residents, the following concerns are raised:

Increased traffic affecting local residents who may find difficulty parking outside their own properties;

Footpaths on the development should be wide enough to accommodate prams and other off road traffic;

Fencing needs to be robust to withstand vandalism;

Could the developer be asked to contribute towards improving the play area ;

Would the entrance to the play area be left as it is?;

Will there be affordable housing and will they be given over to a housing association?

Will the road leading to the site be improved?

There is a lot of wildlife in the area – has an assessment been made?

Traffic joining the main road opposite a busy motor repair garage – what safety measures will be put in place to ensure vehicular and pedestrian safety?

**Holyhead Town Council** No objection. Community benefit sought in relation to play equipment at London Road play area to which the developer has agreed in principle.

**Natural Resources Wales** – protected species survey required; conditions suggested regarding levels to avoid future flood risks; standard advice in relation to potential contamination.

**Built Environment & Landscape Section:** The site abuts the Grade II listed Pont Penllech Nest. Concern regarding effect on the setting of the listed building of the proposed acoustic fence but confirmed to be a matter which can be discussed at the reserved matters stage.

**Footpaths Officer** – the applicant has included details of a 'diverted footpath' – this matter will require formal consent.

**Drainage Section** – additional details requested; details received and are acceptable in principle

**Highway Authority** – reiterate previous recommendation – conditional approval

**Environmental Health Section** - Previous application was accompanied by a noise assessment which identified measures required to protect future inhabitants from noise. Similar conditions should be applied in this case. Contaminated land condition also required.

**Dwr Cymru – Welsh Water** –standard conditions

**Ecological and Environmental Advisor:** comments in relation to submitted ecological details which is noted not to be a full survey

**Public consultation** – two letters were received as a result of the publicity undertaken. One letter confirms that the writer has no objection to the proposed development but queries future intentions regarding a lease for the adjoining industrial units and parking arrangements – cars using the industrial units currently use the vacant site for parking. A copy of the letter has been sent to the agent as the content relates to private issues outside the scope of the planning system. The development as proposed retains separate access to the industrial units. The second letter raises concerns in relation to parking and traffic issues already in existence on London Road and the junction with Morrison Crescent and the discussions held with the Highway Authority regarding possible solutions. The proposed development will exacerbate the situation. The drainage infrastructure is also considered unsuitable to cope and previous flooding has been an issue.

## **5. Relevant Planning History**

H/349C/TR – Change of use of part of Anglesey Knitting Factory and use of surrounding land for warehousing and storage purposes – Approved 23/12/80

19C452 – Use of approximately half of the old factory unit as a storage facility for plant hire business together with the occasional maintenance and cleaning of the stored plant at Canada Gardens – Refused 24/1/91

19C452A – Change of use of the remainder of the building from storage and distribution to light industrial use at Canada Gardens, Holyhead – Approved 5/1/96

19C452B- Outline application for residential development of land at Canada Gardens, Holyhead – Withdrawn 5/12/05

19C452C- Outline application for residential development of land at Canada Gardens, Holyhead – Refused 25/4/07

19C452D Outline application for residential development of land at Canada Gardens, Holyhead- Refused 12/12/2008 Appeal Allowed 2/11/2009

## 6. Main Planning Considerations

Principle of the Development : The development plan comprises the Ynys Mon Local Plan and the Gwynedd Structure Plan as adopted. Policy 2 of the Local Plan on New Jobs states that the Council will support employment generating proposals on sites allocated on the Proposals Map and detailed in Proposals S1 to S35 – the majority of the development site as now proposed in this application is within allocation S8 for business / industrial use. Policy B2 of the Gwynedd Structure Plan states that employment provision will be encouraged by ensuring an adequate supply of land at suitable locations. Policy B4 of the Structure Plan states that 'sites identified in accordance with Policy B2 will be protected from other forms of development including housing and retailing'. As a proposal for a housing development, the application departs from the development plan.

The Stopped Unitary Development Plan has changed the emphasis in terms of economic development in Holyhead with large scale allocations for jobs purposes being made to the south east of the town at Penrhos Link and Ty Mawr. The application site is no longer specifically allocated within the UDP. However, it is contained within the Local Action Area designated under employment policy EP 3 which states that

'A Local Action Area is designated for Holyhead within which new development, redevelopment, rehabilitation and improvement which improves the town and port of Holyhead will be permitted'.

Paragraph 11.17 of the UDP explains that

'The purpose of the Action Area is to reinforce the strategy of this plan which is seeking to promote economic and other activity which will offset the process of decline affecting local communities'.

The policy is significantly contained within the employment chapter of the Plan and whilst the Local Action Area designation does not specifically exclude residential development as part of the redevelopment of the area the focus and emphasis is clearly on economic development. Whilst it may be argued that residential development and the physical improvement of the site in general terms together with a response to housing need issues in the locality as part of the application are compatible with the precept contained within Policy EP3, the physical layout of the site and its proximity to industrial development has led to the previous refusal of planning consent as the site was considered physically unsuitable for housing due to noise issues.

Contrary to officer recommendation, the Planning and Orders Committee refused permission for residential development in 2008 although the scheme as then submitted had addressed concerns regarding noise for example. On appeal, no evidence could be produced that the site continued to be required for economic purposes and the Inspector granted planning permission subject to conditions. There has been no material change in circumstances since the appeal decision.

**The Proposal** : The application is an outline proposal for the residential development of the site of up to 18 dwellings. The site measures some 0.78 ha overall and the density is slightly less than average but reflects the pattern of development in the immediate vicinity.

**Noise Impacts:** To the west of the site at an approximate distance of some 20m runs the Holyhead to Chester Railway and the A55. The site is elevated above these and is elevated above the Gwynedd Shipping HGV depot to the north west. At the request of the Planning Service, the Environmental Health Section undertook a 24 hour noise monitoring survey to assess noise sources at the site in dealing with the previous application for residential development. The results indicate that the site is within Noise Exposure Category B (TAN 11) which means that noise should be taken into account when determining planning applications and that where appropriate conditions should be imposed to ensure an adequate level of protection. This is consistent with Policy SG7 of the UDP which states that development proposals will not

be permitted which would result in unacceptable noise exposure. Paragraph 17.27 of the UDP states that 'where difficulties are experienced in separating noise-sensitive from noise-generating developments, proposals should contain mitigation measures to minimise any detrimental impact...In the event that mitigation measures are considered unable to overcome potentially unacceptable noise problems, planning permission will not normally be granted'.

The application as now submitted was accompanied by a Noise Assessment undertaken on behalf of the applicant to assess likely noise impacts upon the development from existing noise sources. This report indicates that the site is dominated by traffic noise both during the day and night. Assuming traditional brick and block construction noise levels with windows closed should be acceptable with standard thermal double glazing and acoustic trickle ventilators. However, some plots would be exposed to more unacceptable noise levels with windows partially open and noise levels within garden areas are expected to exceed the recommended criteria. Proposed plots 5 & 6 and 17 & 18 are principally affected by external noise sources. Further consideration has been given to mechanical ventilation systems for these plots together with the erection of an acoustic barrier at the south west end of the site. The results of the assessment have been considered by the Environmental Health Section and are considered acceptable subject to the proposed mitigation. Given long term maintenance requirements for an acoustic fence, a S106 agreement is proposed.

In dealing with the appeal proposal, the Inspector accepted that noise issues could be satisfactorily dealt with by condition.

**Drainage Impacts:** The drainage proposals are considered acceptable in principle. Natural Resources Wales suggests a condition in relation to no raising of land levels within 4m of the watercourse as a safeguard against future flooding.

**Highways Impacts-** Vehicular and pedestrian access to the site is afforded from London Road but a well-used public footpath currently crosses the site to a pedestrian over-bridge spanning the Holyhead to Chester Railway and the A55 and leading to Kingsland. The path would require formal diversion as part of the scheme. Visibility splays to the site itself have been demonstrated on plan as requested by the Highway Authority. No concern has been expressed by the Highways Authority in relation to additional traffic entering London Road from the site. Conditions are suggested by the Highway Authority. The Inspector did not consider that concerns raised at the appeal were sufficient to lead to a refusal of planning permission.

**Protected Species:** A reply is awaited from Natural Resources Wales in relation to an ecological report submitted in support of the application. The report concludes that the presence of protected species is unlikely but suggests a methodology for reasonable avoidance measures should any reptiles be present. It also suggests avoidance of site clearance during the bird nesting season.

**Contaminated Land:** Concern has previously been expressed that the site may be contaminated. The Environment Agency raises no concerns but suggests standard advice. The Environmental Health Section has suggested a condition requiring investigation (together with mitigation should such be required) prior to any development taking place. This is considered a suitable safeguard and is consistent with conditions imposed on other development on former industrial sites in Holyhead. Environmental legislation has safeguards for the construction phase in relation to Japanese knotweed.

**Play Area** – the scheme will provide 18 new dwelling units and it is likely that the majority will be occupied by families who may use the play area on London Road. A financial contribution has been sought from the developer and is agreed in principle. The payment will be secured as part of a S106 agreement.

## 7. Conclusion

The proposal is a departure from the Local Plan. However, the site is a vacant and underutilised parcel of land within the town which is encouraged for use for housing development under national planning policy. Local emphasis in relation to the location of industrial development has changed. The proposal will bring forward 30% of the units as affordable housing. It is not considered that approval of the scheme would prejudice the development plan. This was borne out in the appeal decision made in 2009.

## 8. Recommendation

Permit subject to the following conditions and subject to a S106 agreement on the provision of affordable housing in accordance with policy requirements together with a financial contribution towards the play area

on London Road.

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

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

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

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

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

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

**(04) Full levels details and cross sections to datum point identifying slab levels and finished floor levels shall be submitted to and approved in writing by the LPA as part of any reserved matters application submitted. No infilling or raising of ground levels shall take place within 4m of the exiting watercourse.**

Reason: To ensure a satisfactory appearance of the development. and to prevent the increased danger of flooding

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

Reason: To ensure a satisfactory appearance of the development.

**(06) No development shall take place until trade descriptions of the materials proposed to be used on the external surfaces of the development have been submitted to and approved in writing by the Local Planning Authority. The approved materials shall be used in the implementation of the development.**

Reason: To ensure a satisfactory appearance of the development.

**(07) No development shall commence until construction details of the dwellings have been submitted to and approved in writing by the LPA showing mitigation proposals for noise impacts emanating from adjoining development, as detailed in the Noise Assessment report prepared by Atkins and submitted on 27<sup>th</sup> September 2007 and the Addendum Report submitted on 11<sup>th</sup> January 2008 under application 19VC452D. The development shall proceed in accordance with the approved details. Any replacement of windows, glazing or ventilation equipment shall be to an equivalent specification as approved, or as otherwise agreed in writing with the LPA.**

Reason: In the interests of residential amenity.

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

Reason: To ensure a satisfactory appearance of the development.

**(09) The provisions of Classes A, B, C, D, E and F of the Town and Country Planning (General Permitted Development) (Wales) Order 2013 (or any Order re-voking or re-enacting that Order) are hereby excluded.**

Reason: In the interests of residential and visual amenity.

**(10) No development shall take place until details of the construction of the access including gradient, lighting, the construction of footways, visibility at the junction with Morrison Crescent and details of the finished surface have been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.**

Reason: To ensure a satisfactory means of access and road infrastructure for the development

**(11) No development shall take place until:**

**i) details of a scheme to assess the nature and extent of any contamination on the site has been submitted to and approved in writing by the local planning authority;**

**ii) the results of the survey carried out under condition 11(i) above have been submitted in writing to the local planning authority;**

**iii) a scheme to deal with any contamination identified by the survey has been submitted to and approved in writing by the local planning authority.**

**Development shall be carried out in accordance with the approved details.**

Reason: In the interests of residential amenity and water quality

**(12) Should contamination not previously identified be found through the course of development it must immediately be reported in writing to the local planning authority. An investigation shall be carried out to assess the nature and extent of any contamination and the contamination shall be dealt with in accordance with a scheme to be submitted to and approved in writing by the local planning authority before any of the dwellings hereby permitted are occupied**

Reason: In the interests of residential amenity and water quality.

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

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

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

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

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

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

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

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

**(17) No development shall commence until the developer has prepared a scheme for the comprehensive and integrated drainage of the site showing how foul water, surface water and land drainage will be dealt with and this has been approved by the local planning authority.**

Reason: To ensure that effective drainage facilities are provided for the proposed development, and that no adverse impact occurs to the environment or the existing public sewerage system,

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

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

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

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

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

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

**(21) The site shall be developed in accordance with the recommendations contained within the Clwydian Ecology Protected Species Report dated 10<sup>th</sup> February 2014.**

Reason: In the interests of ecology.

Rhif y Cais: **27C95C** Application Number

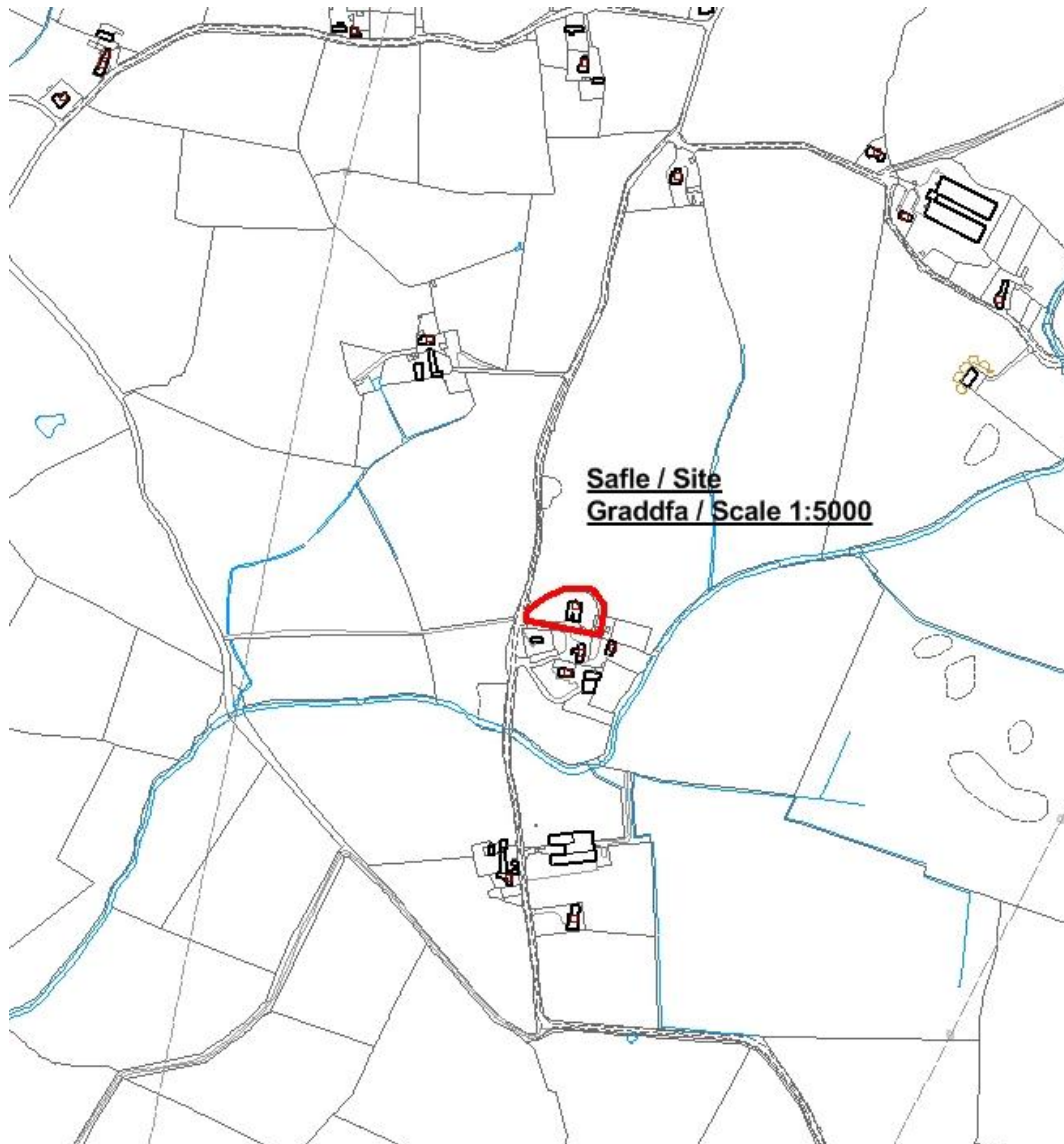
Ymgeisydd Applicant

**Miss Deborah Newbold  
c/o Mr Jeffrey St. Paul  
Jeff St Paul Consulting  
Tyddyn Sadler  
Cerrigceinwen  
Bodorgan  
Ynys Môn  
LL62 5EF**

Cais llawn ar gyfer ail-godi'r annedd a ddifrodwyd  
â tân ynghyd a chodi estyniad yn

Full application for the re-building of the fire  
damaged dwelling together with the erection of an  
extension at

Plas Llanfigael, Llanfigael



**Planning Committee: 02/04/2014**

**Report of Head of Planning Service (AMG)**

**Recommendation:**

Permit

**Reason for Reporting to Committee:**

The proposal is to re-build an extensively fire damaged property which raises policy issues.

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

**1. Proposal and Site**

The site is located within the district of Llanfigael. The subject building is included in the statutory register of listed buildings on Anglesey and in Wales as being grade II and is also located in the setting of the neighbouring grade II listed Church of St Figael. The property was a two storey former rectory.

The proposal entails the re-building of the fire damaged dwelling together with the erection of an extension at the rear of Plas Llanfigael, Llanfigael.

**2. Key Issue(s)**

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

**3. Main Policies**

**Ynys Môn Local Plan**

Policy 1 – General

Policy 41 – Conservation of Buildings

Policy 42 – Design

Policy 53 – Housing in the Countryside

Policy 54 – Replacement Dwellings

**Gwynedd Structure Plan**

Policy A6 – Dwellings in the Countryside

Policy D4 – Location, Siting and Design

Policy D21 – Alterations to a Listed Building

Policy D23 – Demolition of a Listed Building

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 6, February 2014**

**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 John Griffith** – Bearing in mind the condition of the Country House following the fire, it's good to see the owner's intentions here to rebuild it back to its original condition in the 18<sup>th</sup> Century and I hope that



she will keep to her word. I am not completely certain that the conservatory/swimming pool extension blends in completely with the big house but I feel we need to consider it. This is appropriate for a decision to be made by officers in accordance with the relevant policies.

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

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

**Community Council** – No objection.

**Welsh Water** – Comments

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

**Highways** – No recommendation.

**Drainage** – Comments

**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. The latest date for the receipt of representation is the 17<sup>th</sup> February 2014. 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) Concerned that the existing septic tank is inadequate.

Response – Details of the existing septic tank have been received and we are awaiting the observations of the Drainage Section.

ii) Concerned how the proposal may be sympathetically achieved with the proposed plans and extensions as planning laws prevents unrestricted demolition, alterations and extension of a listed building.

Response – Planning policies allows for alterations, extensions and demolition of a listed building where there is adequate justification for the proposal.

## **5. Relevant Planning History**

27C95/LB - Listed Building Consent for a conservatory on Plas Llanfigael, Llanfigael – Withdrawn 21/06/2011

27C95A - Erection of a new garage at Plas Llanfigael, Llanfigael – Approved 08/10/2009

27C95B/LB - Retrospective listed building application for the replacement of windows and external rendering at Plas Llanfigael, Llanfigael – Refused and approved 28/06/2010

## **6. Main Planning Considerations**

Circumstances of the case – The proposal entails the re-building of the fire damaged dwelling together with the erection of a single storey extension at the rear. The external appearance of the re-built former rectory will recreate the appearance of the original building, with a complementary modern single storey extension at the rear to provide a conservatory and swimming pool. The site is not located within any settlement identified in the Ynys Môn Local Plan. Policy 53 of the Ynys Môn Local Plan states that on land in the open countryside the Council will refuse permission for new dwellings except where all of the listed criteria are satisfied. The existing dwelling was subject to a catastrophic fire in April 2011 which resulted in the virtual total loss of the special character of the interior of the building and of the exterior, total loss of the roof, walls to below wall plate level in places, windows and many features of interest. The subject building is also included in the statutory register of listed buildings as being grade II. Therefore it is considered that there are extenuating circumstances in this case which warrants approval. The proposal redeems a statutory protected listed building and rejuvenates it for present and future generations to enjoy.

Affect on the amenities of the neighbouring properties: It is not considered that the proposal will have a detrimental affect on the amenities currently enjoyed by the occupants of the neighbouring properties. The proposal entails the re-building of the fire damaged dwelling. The external appearance of the re-built former

rectory will recreate the appearance of the original building. The proposed single storey rear extension will be partially screened from the neighbouring properties by existing stone walling along the boundary of the property.

## **7. Conclusion**

Although the application is a departure from both local and national planning policies, it is considered that there are extenuating circumstances in this case which warrants approval. The proposal redeems a statutory protected listed building and rejuvenates it for present and future generations to enjoy.

## **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) Before work begins window glazing bar samples of a scale shall be approved in writing by the local planning authority and the works shall be carried out in accordance with the details approved.**

Reason: To ensure that the works are satisfactory from an architectural and conservation area point of view.

**(03) The development permitted by this consent shall be carried out strictly in accordance with the plan(s) submitted on the 08/01/2014, 06/02/2014 & 13/02/2014 under planning application reference 27C95C**

Reason: For the avoidance of doubt.

Rhif y Cais: **33C125L** Application Number

Ymgeisydd Applicant

**Rev Emlyn Williams  
c/o Penseiri Russell-Hughes Architects  
56 Bridge Street,  
Llangefni,  
Ynys Môn.  
LL77 7HH**

Cais llawn i dymchwel modurdy presennol, codi annedd newydd sydd yn cynnwys balconi ar yr ochr ynghyd a chreu mynedfa newydd i gerbydau ynghyd a chadw'r fynedfa l'r anedd presennol yn

Full application for the demolition of the existing garage, erection of a new dwelling which includes a balcony to the side together with the construction of a new vehicular access together with retention of the access to the existing dwelling at

Cynlas, Gaerwen



**Planning Committee: 02/04/2014**

**Report of Head of Planning Service (NJ)**

**Recommendation:**

Permit

**Reason for Reporting to Committee:**

The application constitutes a departure from Local Plan Policy 53 and Gwynedd Structure Plan Policy A6.

### **1. Proposal and Site**

The site is part of the garden area of the bungalow known as Cynlas. The land surrounding Cynlas has the benefit of planning permission for the erection of 5 bungalows, now almost complete with all apart from one occupied. The proposal is to erect a dwelling to the side of Cynlas, accessed on the end of the cul-de-sac to the rear of Cynlas bungalow, the estate road providing access also to the 5 new bungalows.

As part of the original layout of the estate the original access to Cynlas bungalow directly onto the A5 was closed in favour of a new estate road giving access to all the plots including the original bungalow from the far end of the estate road. Rather than provide a shared access for the original bungalow and the proposed plot at the end of the cul-de-sac, the proposal has been amended to give a separate access to the original bungalow nearer the junction with the A5 with the proposed new plot only being accessed from the cul de sac.

The proposal is for a two storey dwelling with parking areas and garden space.

### **2. Key Issue(s)**

Material considerations outweighing the policies of the development plan.

### **3. Main Policies**

#### **Gwynedd Structure Plan**

Policy A3 : Scale and Phasing

Policy A6: New Dwellings in the Open Countryside

#### **Ynys Môn Local Plan**

Policy 48 : Housing Development Criteria

Policy 49: Defined Settlements

#### **Stopped Unitary Development Plan**

Policy HP3 – New Housing – Main and Secondary Centres

### **Relevant National or Local Policy**

Planning Policy Wales (Edition 6)

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

### **4. Response to Consultation and Publicity**

**Local Members:** No reply to consultation

**Community Council:** objection due to concerns regarding the access and surface water

**Dwr Cymru Welsh Water:** Standard conditions

Natural Resources Wales:

**JPPU:** Gaerwen is identified as a defined settlement under Policy 49 of the Local Plan and a Secondary

Centre under the stopped UDP. Although not formally adopted, due to the stage reached in its preparation, it is a material consideration which can be afforded significant weight in dealing with current applications. The site lies inside the stopped UDP development boundary for Gaerwen. Subject to detailed development control considerations, there is no objection on policy grounds.

**Highways** : Not proposed to make a recommendation

**Drainage**: Additional details required

### **Public Consultation**

4 letters of objection have been received from the owners / occupiers of the new bungalows on the Cynlas estate. Objections are based upon:

Access being proposed via the existing estate with the plans suggesting a substantial family residence which may result in several vehicles using the site. There is limited space to manoeuvre on the estate road and additional traffic will lead to congestion;

The two storey design does not blend in with the estate of bungalows;

Objection to heavy machinery using the estate road for construction as the estate is nearing completion and the final road covering will soon be in place; concerns regarding drainage and infrastructure responsibilities in relation to this;

Unacceptable loss of privacy to the bungalow at the rear of the site;

Access should be provided to the front of the original bungalow at Cynlas rather than provided through the estate.

### **5. Relevant Planning History**

33C125C Outline application for the erection of 4 bungalows together with the construction of a new vehicular access on land at Cynlas, Gaerwen – approved 13/5/04

33C125D Outline application for the erection of 5 bungalows together with the construction of a new vehicular access on land at Cynlas, Gaerwen – approved 11/12/06

33C125E/DA Detailed application - approved 28/4/08

33C125G Full application for the erection of 5 bungalows together with the construction of a new vehicular access on land at Cynlas, Gaerwen – approved 28/7/11

33C125H Outline application for the demolition of the existing dwelling and garage and the erection of two dwellings at Cynlas, Gaerwen – approved 8/3/12

### **6. Main Planning Considerations**

**Principle of the Development** : The development plan comprises the Ynys Mon Local Plan and the Gwynedd Structure Plan as adopted. The site is located outside the development plan boundary as defined under Policy 49 of the Local Plan.

The site has the benefit of a now nearly completed permission for 5 bungalows to the rear of the original bungalow at Cynlas. In addition, in 2012, outline planning permission was granted for the demolition of the original bungalow and the erection of two dwellings on the site (33C125H).

The application as now presented retains the original bungalow and seeks full planning permission for the erection of a dwelling to its side.

The Stopped Unitary Development Plan includes the site within the development boundary. Planning permission has previously been granted on the basis of the material weight given to the stopped UDP. The plot represents an underutilised part of the site and would be an infill plot rounding off the estate. Outline permission exists on the site, representing a fall-back position carrying material weight.

**The Proposal :** The application is a full planning application for the erection of a two storey dwelling. Albeit the new estate is wholly developed as single storey dwellings, there is a mix of heights and styles within the wider context of the village. The site is adjacent to a local church of contemporary design and fronted by two storey elements onto the A5. It is not considered that the overall design is out of place in this setting. The proposal is separated from the bungalows on the estate by the estate road and separation distances are taken into account. Cynlas bungalow has a secondary window on its gable elevation but given separation distances, design and screening proposals it is not considered that the development would affect amenities to such an extent as to warrant refusal. Similarly, consideration has been given to the property between the proposed plot and the A5 in terms of overlooking and loss of privacy.

The outline permission granted in 2012 under reference 33C125H was for a new bungalow together with a two storey dwelling on the site in a similar configuration to that achieved under the current application. The precedent of a two storey dwelling has already been accepted.

**Drainage Impacts:** Concern was expressed in dealing with the original outline planning permissions regarding surface water drainage and the potential for flooding on the site. The Community Council raises non-specific concerns regarding surface water. A drainage scheme for the proposal has been submitted and is under consideration.

**Highways Impacts:** The Highway Authority raises no concerns regarding the proposal. The outline planning permission originally retained Cynlas bungalow with an access taken from the end of the estate road cul-de-sac which also served the 5 new bungalows proposed at that time. The outline permission 33C125H for the demolition of Cynlas bungalow and the erection of a bungalow and a two-storey dwelling on the site had one property being accessed off the end of the estate road cul-de-sac and the other just near the junction of the estate road with the A5.

The application as now proposed retains Cynlas bungalow and provides a vehicular access to it at the start of the estate road. The proposed new plot will be accessed off the end of the cul de sac estate road. No additional vehicular traffic will use the estate road than was originally approved when planning permission was granted for the estate in the first instance.

## **7. Conclusion**

The proposal is a departure from the Local Plan. However, the site is included within the development boundary of the stopped UDP; it represents an infill plot on a residential estate and the site already has the benefit of an outline permission for a two storey dwelling. No additional traffic impacts are created on the end of the cul-de-sac than was originally proposed. Drainage details are currently under discussion but it is not anticipated that a solution cannot be agreed, in particular given the recent granting of planning consent for a similar development on this site.

## **8. Recommendation**

**Permit** subject to the following conditions and the resolution of drainage details and any additional conditions required:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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12.1

Gweddill y Ceisiadau

Remainder Applications

Rhif y Cais: 15C116E Application Number

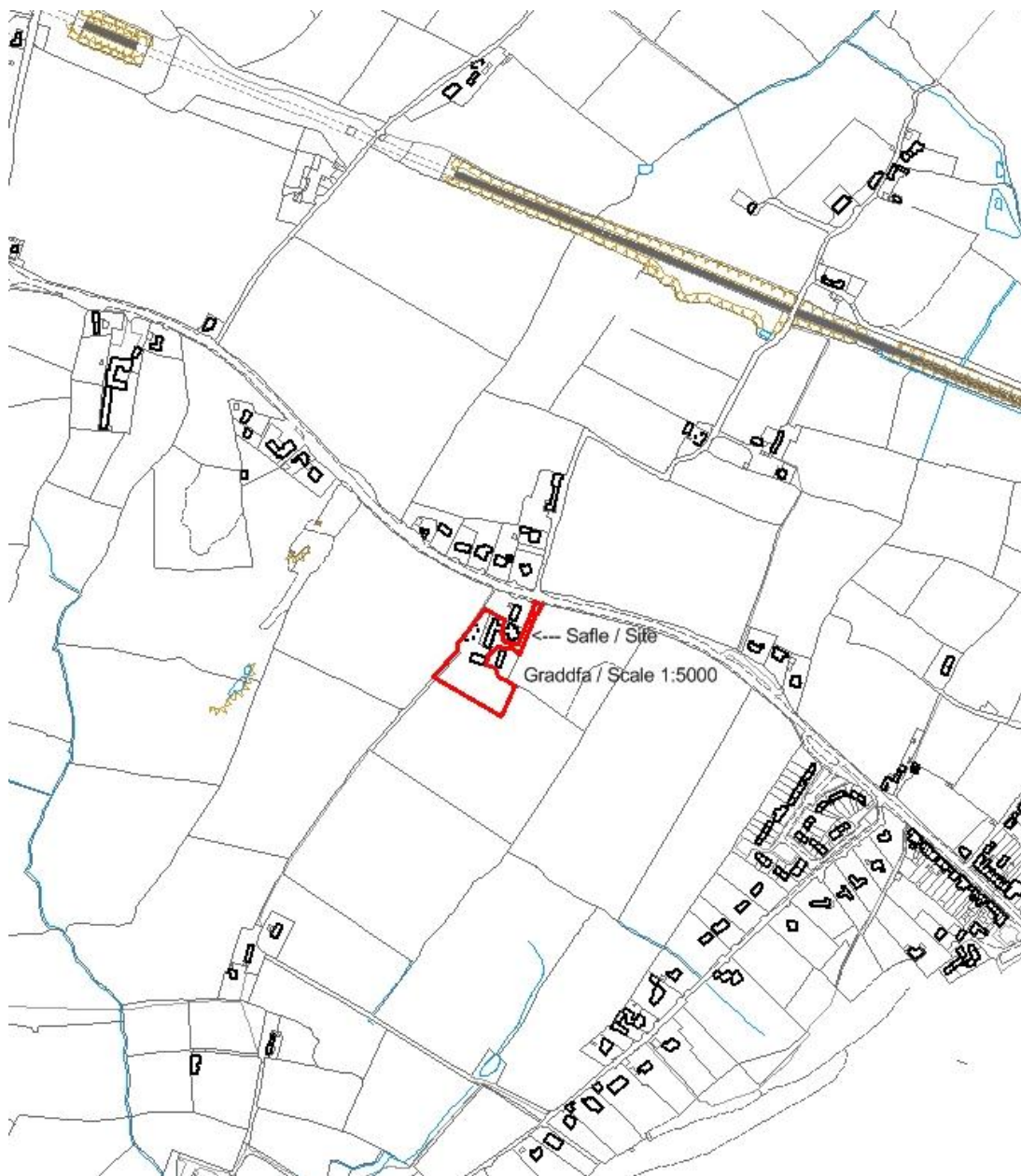
Ymgeisydd Applicant

**Mr Walter Hughes  
3 Bythynnod Gwenllyr  
Malltraeth  
Bodorgan  
Ynys Mon  
LL62 5AF**

Cais llawn am addasu ag ehangu yn

Full application for alterations and extensions at

3, Bythynnod Gwenllyr, Malltraeth



**Planning Committee: 02/04/2014**

**Report of Head of Planning Service (AMH)**

**Recommendation: Refuse**

**Reason for Reporting to Committee:**

Local Member requested to be heard by the planning committee.

### **1. Proposal and Site**

The proposal lies on the outskirts of Malltraeth village towards Hermon/Bethel. The outbuilding the subject of this application has not currently been completed, however the other outbuildings have been converted. The site lies within the AONB

### **2. Key Issue(s)**

The key issue is whether or not the proposed extension undermines the provisions of the Council's approved policies on rural conversions and whether or not the proposal will affect the AONB.

### **3. Main Policies**

#### **Ynys Mon Local Plan**

- 1 – General Policy
- 30 – Landscape
- 42 – Design
- 55 – Conversion
- 58 – Extensions

#### **Gwynedd Structure Plan**

- D1 – Protect and enhance the environment
- D4 – Location, Siting and Design
- D25 – New development or alterations to existing Buildings
- D29 – Ensure new developments or alterations to existing buildings are to a high standard

#### **Stopped Unitary Development Plan**

- GP1 – Development Control Guidance
- GP2 – Landscape
- EN1 – Landscape Character
- EN2 – AONB
- EN13 – Conversion
- HP8 – Conversion

### **4. Response to Consultation and Publicity**

**Local Member (Peter Rogers)** – Call into committee.

**Local Member (Ann Griffiths)** – No response received at time of writing report.

**Footpaths Officer** - Comments.

The application was afforded three means of publicity. These were by the posting of a site notice near the site and the publication of a notice in the local press. The latest date for the receipt of representations is the 07<sup>th</sup> April 2014. At the time of writing this report one letter of support has been received to the department.

### **5. Relevant Planning History**

15C116 – Alterations and extensions at Ty Pigyn, Malltraeth APPROVED 16/08/2001

15C116A - Demolition of existing steel framed barn. Extension and alterations to existing holiday cottage together with the conversion of existing outbuildings to 2 holiday cottages and one dwelling at Tŷ Pigyn, Malltraeth REFUSED 25/05/2004

15C116B – Full plans for the demolition of the existing steel framed barn, extension and alterations to the existing holiday cottages, together with the conversion of existing outbuilding to 2no. holiday cottages and 1no. dwelling at Ty Pigyn, Malltraeth APPROVED 09/08/2004

15C116C – Deletion of conditions (09) (10) (11) and (12) from planning consent 15C116B so as to allow the units to be occupied as permanent residential units at Ty Pigyn Outbuildings, Malltraeth APPROVED 10/12/2007

15C116D – Full application for alterations and extensions at 5 Bythynod Gwenllyr, Malltraeth WITHDRAWN 13/02/14

## **6. Main Planning Considerations**

### **Affect on amenity**

The proposal entails a large extension to the rear of the property as well as creating a first floor to the existing outbuilding. The main planning consideration is whether the original application would have been approved had it included this proposal for an extension to the building and the design of the proposed extension. Any additions to the converted dwelling-house have to be considered against Policy 55 of the Ynys Mon Local Plan. The footprint of the original building currently is 85.5 square metres. Whilst Policy 55 does stipulate that minor extensions can be supported depending on the scale, location and design; however this proposal will create an additional 255 square metres. Nearly 3 times more than the existing outbuilding. Due to the scale of this extension, the section cannot support the application as it will impact the current outbuilding and the other outbuildings in the amenity where it will dominate the surrounding area; this application cannot be supported and is contrary to Policy 55 of the Ynys Mon Local Plan.

### **7. Conclusion**

Given the amount of extensions previously approved, the section cannot support the application for a further extension under Policy 55 of Ynys Mon Local Plan and HP8 of the stopped Unitary Development Plan.

## **8. Recommendation**

### **Refuse**

The Local Planning Authority consider that the proposed extension is contrary to the provisions of Policy 55 of the Ynys Mon Local Plan and Policy HP8 of the stopped Unitary Development Plan and would undermine the integrity of these policies together with the guidance contained within the Council's Supplementary Planning Guidance – Design Guide for the Urban and Rural Environment and Rural Conversions.

**12.2**

**Gweddill y Ceisiadau**

**Remainder Applications**

Rhif y Cais: **19C967C** Application Number

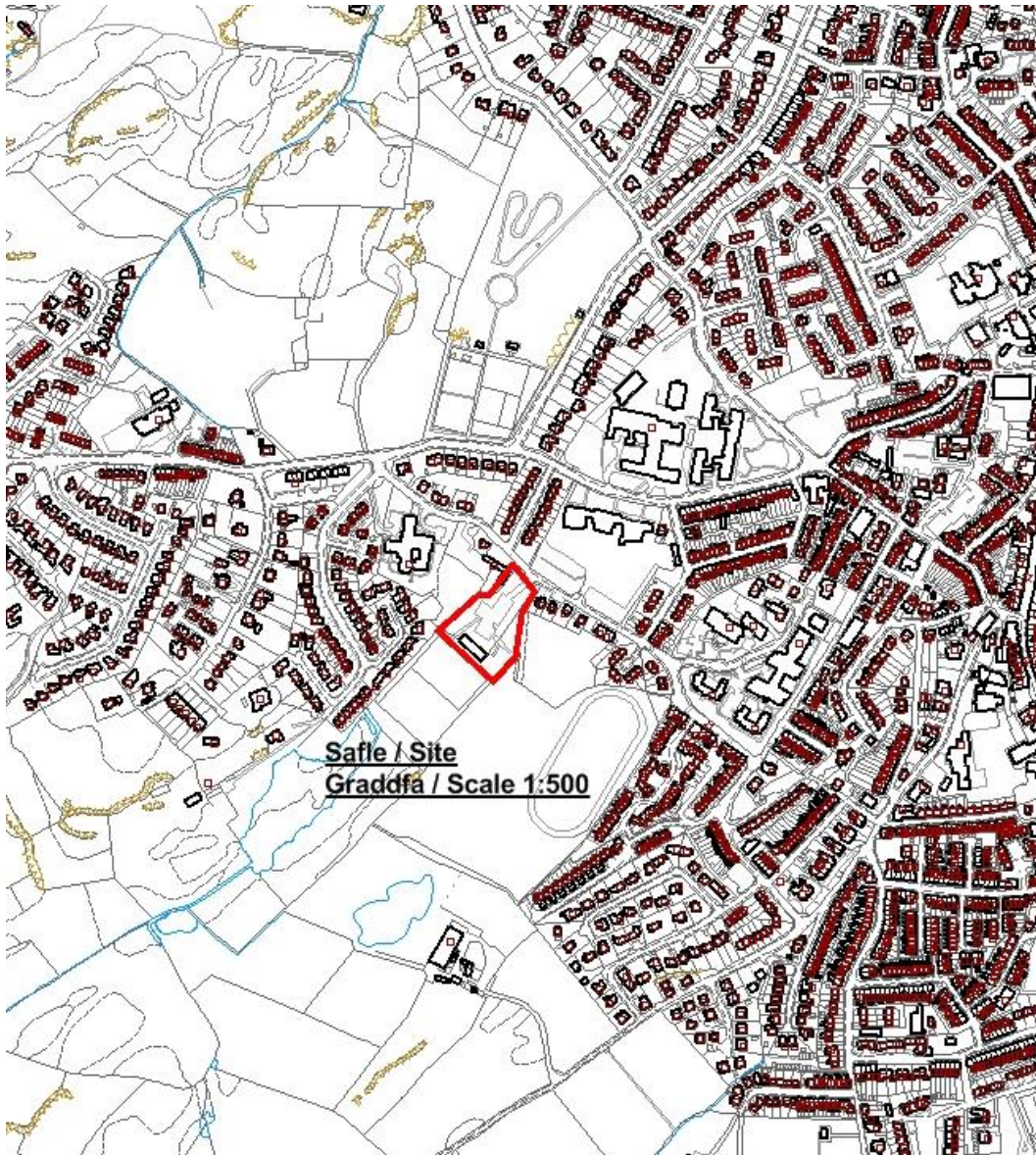
Ymgeisydd Applicant

**Holyhead and Anglesey Weightlifting and Fitness Centre  
c/o J.S Allan  
3 Stad Castellor  
Cemaes Bay  
Anglesey  
UK  
LL67 0NP**

Cais llawn am addasu ag ehangu yn

Full application for alterations and extensions at

Millbank Sports Facilities, Holyhead



**Planning Committee: 02/04/2014**

**Report of Head of Planning Service (OWH)**

**Recommendation:**

Permit

**Reason for Reporting to Committee:**

The application is located in a Council owned land.

### **1. Proposal and Site**

The site is situated in Holyhead town along Garreglwyd Road to the rear of the former Holyhead Secondary school. There is a large car park on the site. The building is currently being used as a weightlifting and fitness facility.

### **2. Key Issue(s)**

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

### **3. Main Policies**

#### **Ynys Mon Local Plan**

Policy 1 – General Policy

Policy 42 - Design

#### **Gwynedd Structure Plan**

Policy D4 - Siting

Policy D29 - Design

#### **Stopped Unitary Development Plan**

Policy GP1 – General Control Guidance

Policy GP2 - Design

**Planning Policy Wales (6<sup>th</sup> Edition), February 2014**

**Technical Advice Note 12 - Design**

### **4. Response to Consultation and Publicity**

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

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

**Councillor Arwel Roberts** – Support the application.

**Community Council** – No objection

**Public Consultation** – The application was afforded two means of publicity. These were by the placing of a notice near the site and the serving of personal notifications on the owners of neighbouring properties. The latest date for the receipt of representations is 02/04/2014. No letters of representations had been received at the time of writing this report.

### **5. Relevant Planning History**

19C967 – Siting of a container for the storage of athletic equipment at Millbank Sport Field, Holyhead – APPROVED 09/11/2006

19C967A – Erection of an extension to create a weightlifting training area at Millbank Sport Centre, Holyhead APPROVED 28/07/2010



## **6. Main Planning Considerations**

**Site and Context** – The location of the proposed extension lies to the front of the building which is used as a weightlifting and fitness sport facility. Small part of the car park will be removed in order to accommodate the proposal; however there is adequate spaces in the car park to accommodate the number of public members who will use the facilities. The scale of the proposal is small where in my considered opinion will not impact the surrounding amenities. The proposed extension will form a new physiotherapy room together with a new reception and male/female changing room. The materials used are also considered acceptable as it will match with the existing building. I consider that that the design of the proposal to be suitable.

**Effect on neighbouring properties** – Since the proposal is a small scale extension to the current building which is already being used as a Sport Centre, I do not consider that the proposal will affect any neighbouring properties. No new windows will be formed by the proposal therefore overlooking is not an issue. There is around 35 metres from the proposal to the nearest dwelling. In my considered opinion, as the proposal is a small scale, the proposal would not affect any neighbouring properties.

## **7. Conclusion**

The proposal is a small scale extension to the front where in my considered opinion is suitable to the current building. The proposal would not affect any amenity or neighbouring properties. There is adequate space in the car park to accommodate the proposal. The proposed development is considered acceptable to the Local Planning Authority. Consequently, it is my opinion that the proposal should be permitted subject to conditions.

## **8. Recommendation**

### **Permit**

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

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

**(02) The development permitted by this consent shall be carried out strictly in accordance with the plan(s) submitted on the 10/03/2014 under planning application reference 19C967C.**

Reason: For the avoidance of doubt.

Rhif y Cais: **22C40A** Application Number

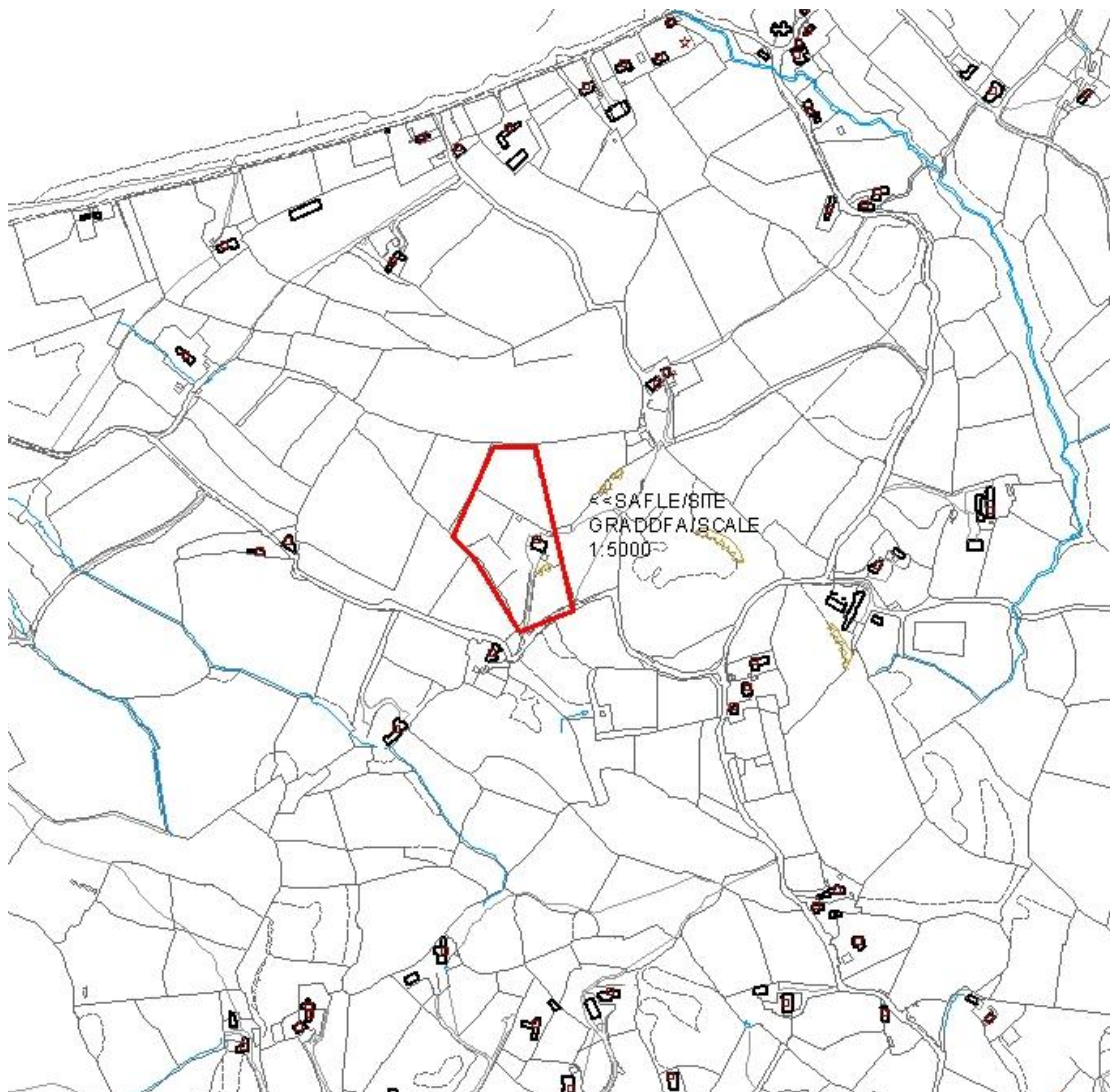
Ymgeisydd Applicant

**Mr Brian Jardine  
c/o Mr Ifan Rowlands  
Yr Adwy  
Llanddeusant  
Holyhead  
Anglesey  
LL65 4AD**

Cais llawn ar gyfer dymchwel yr annedd presennol a modurdy a chodi annedd a modurdy newydd, codi stablau, gosod system trin carthffosiaeth a addasu'r fynedfa presennol yn

Full application for the demolition of existing dwelling and garage, together with the erection of a replacement dwelling and garage, stables, installation of a package treatment plant and alterations to the vehicular access at

Cae Maes Mawr, Llanddona



**Planning Committee: 02/04/2014**

**Report of Head of Planning Service (GJ)**

**Recommendation:**

Permit

**Reason for Reporting to Committee:**

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

### **1. Proposal and Site**

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

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

### **2. Key Issue(s)**

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

### **3. Main Policies**

#### **Ynys Mon Local Plan**

Policy 1 – General Policy

Policy 30 – Landscape

Policy 42 – Design

Policy 48 – Housing Development Criteria

Policy 54 – Replacement Dwellings

#### **Gwynedd Structure Plan**

Policy D1 – Environment

Policy D3 – Environment

Policy D4 – Environment

Policy D28 – Roofing Material

Policy D29 – Design

#### **Stopped Unitary Development Plan**

Policy GP1 – Development Control Guidance

Policy GP2 – Design

Policy EN2 – Area of Outstanding Natural Beauty

Policy HP9 – Replacement Dwellings

Policy SG5 – Private Sewage Treatment Facilities

### **4. Response to Consultation and Publicity**

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

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

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

**Local Member (Cllr Alwyn Rowlands)** – No response

**Welsh Water** – Comments



## **Natural Resources Wales – Comments**

## **Highways – Comments**

**Footpath Officer** – Comments advising a public footpath is nearby.

## **Drainage – Comments**

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

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

Their main objections as follows:-

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

Response to objections received:-

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

## **5. Relevant Planning History**

22C40 – Erection of a private garage at Cae Maes Mawr, Llanddona – Granted 9/12/87

## **6. Main Planning Considerations**

### **Policy Context**

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

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

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

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

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

### **Area of Outstanding Natural Beauty.**

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

It is acknowledged that the site is within an Area of Outstanding Natural Beauty and we have taken on board the comments made by the objector and the Community Council regarding the impact on the Area of Outstanding Natural Beauty. The proposed dwelling has a slate roof and the front elevation and parts of the North and East elevation are clad in natural stonework. The glazing on the North elevation has been reduced to allow more stone to be seen. The original dwelling has little architectural merit and it is our considered opinion that the proposed new dwelling is of high quality and design which will fit in with its surroundings and positively contribute to the Area of Outstanding Natural Beauty.

### **Effect on Amenities**

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

### **Landscape/Trees**

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

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

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

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

### **Species Survey**

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

### **Footpath**

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

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

### **Drainage**

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

### **Justification**

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

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

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

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

### **7. Conclusion**

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

### **8. Recommendation**

#### **Permit**

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

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

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

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

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

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

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

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

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

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

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

Reason: In the interests of the amenities of the locality

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

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

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

Reason: To ensure a satisfactory appearance of the development

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

Reason: For the avoidance of doubt.

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

Reason: For the avoidance of doubt.

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

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

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

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

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

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

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

Reason: For the avoidance of doubt.

## **9. Other Relevant Policies**

### **Supplementary Planning Guidance**

- Parking Standards
- Housing Design Guide

Technical Advice Note 12: Design

## 12.4

### Gweddill y Ceisiadau

### Remainder Applications

Rhif y Cais: **34LPA121R/VAR/CC** Application Number

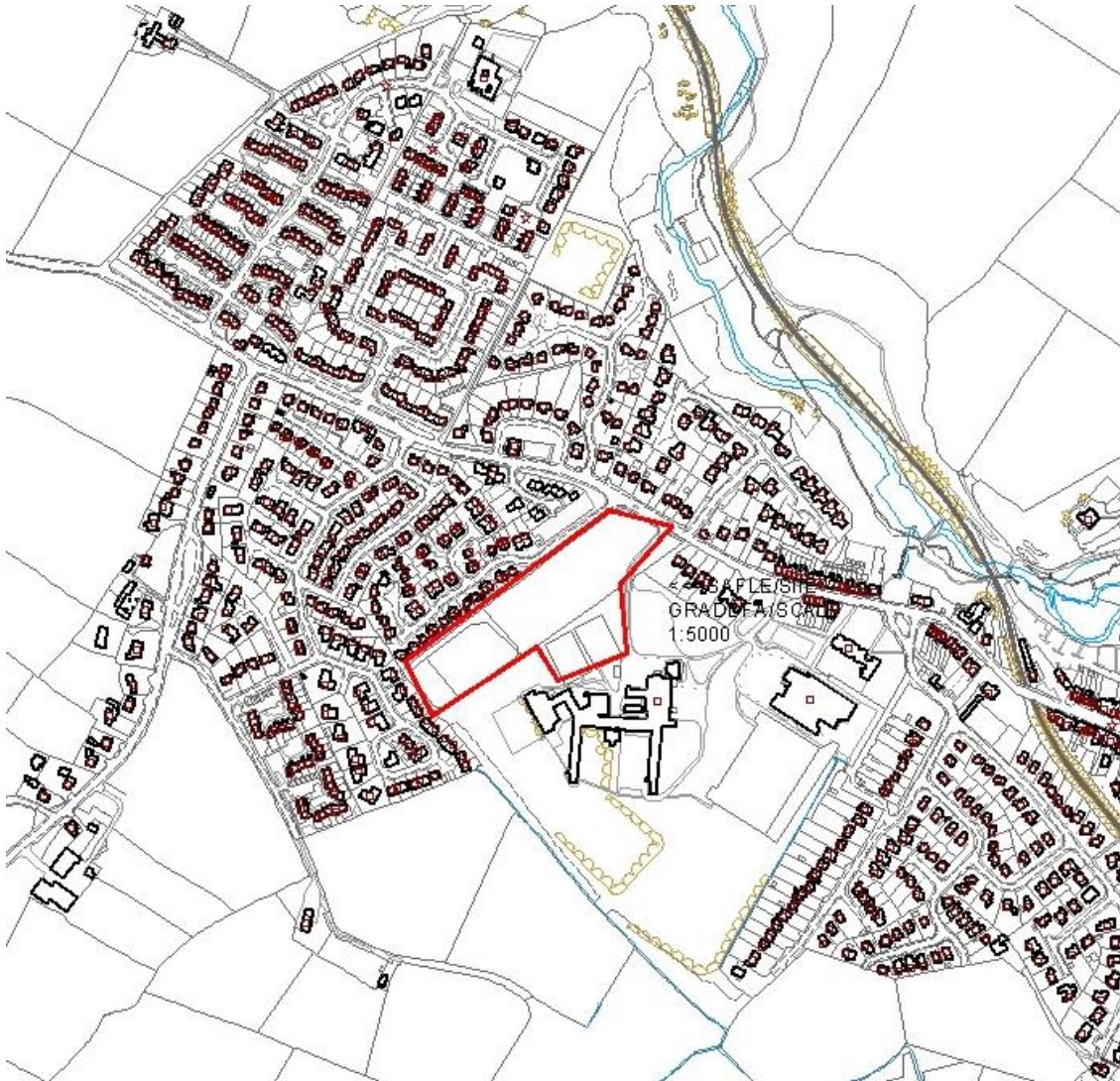
Ymgeisydd Applicant

**Head of Education  
c/o Head of Property  
Cyngor Sir Ynys Mon  
Council Offices  
Llangefni  
Anglesey  
LL77 7TW**

Cais i newid amod (05) ar ganiatad cynllunio rhif 34LPA121Q/CC er mwyn newid lliw y fflui o wyrdd i ddu gwrthstaen yn

Application to vary condition (05) on planning permission 34LPA121Q/CC so as to change the flue colour from green to stainless steel at

Ysgol y Bont, Llangefni



**Planning Committee: 2<sup>nd</sup> April, 2014**

**Report of Head of Planning Service (GJ)**

**Recommendation:**

Permit

**Reason for Reporting to Committee:**

The application is reported to the Planning Committee because the Isle of Anglesey Council is the applicant and the landowner.

### **1. Proposal and Site**

The application relates to the re-located Ysgol y Bont which is under construction at Ysgol Gyfun Llangefni campus.

The application is for variation of condition (05) (flue colour from green to stainless steel) from planning application reference 34LPA121Q/CC at Ysgol y Bont, Llangefni.

### **2. Key Issue(s)**

The key issue is whether the flue fits in with Ysgol y Bont and the impact on the landscape and surrounding area.

### **3. Main Policies**

#### **Ynys Mon Local Plan**

Policy 1 – General Policy

Policy D42 – Design

Policy D45 – Renewable Energy

#### **Gwynedd Structure Plan**

Policy C7 – Renewable Energy

Policy C8 – Energy Conservation

Policy D4 – Siting, Location and Design

Policy D20 – Pollution

Policy D29 – High Standard of Design

#### **Stopped Ynys Mon Unitary Development Plan**

Policy GP1 – Development Control Guidance

Policy GP2 – Design

Policy EP18 – Renewable Energy

Policy SG8 – Air Quality

**Planning Policy Wales 6<sup>th</sup> Edition February, 2014**

**Technical Advice Note 8 Renewable (2005)**

**Technical Advice Note 12 Design (2009)**

**Technical Advice Note 22 Sustainable Buildings (2010)**

**Practive Guidance: Planning for Renewable and Low Carbon Energy – A Toolkit for Planners, Welsh Assembly Government (2010)**

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

### **4. Response to Consultation and Publicity**

**Local Member (Cllr Bob Parry) – No response**

**Local Member (Cllr Dylan Rees)** – No response

**Local Member (Cllr Nicola Roberts)** – No response

**Environmental Health** – No observations

The application was advertised by means of 4 site notices near the site and neighbouring properties have been notified by individual letters. The expiry date to receive representations was the 20<sup>th</sup> March, 2014. At the time of writing the report no letters were received.

## **5. Relevant Planning History**

**34LPA121M/CC/ECON** – Re-location of Ysgol y Bont from Llangefni Industrial Estate onto the Ysgol Gyfun Llangefni Campus. Works to include the construction of a new Special Educational Needs School, together with relevant enabling works including the re-location of playing field, car park, modifications to the site entrance and covered games area – Granted 18/10/11

**34LPA121N/CC** – Variation of conditions (06) and (07) of planning permission 34LPA121M/CC/ECON – Granted 03/08/12

**34LPA121P/CC** – Installation of a biomass wood pellet boiler unit in connection with the new school – Granted 02/08/12

**34LPA121Q/CC** - Installation of a biomass wood pellet boiler unit in connection with the new school – Granted 02/08/13

## **6. Main Planning Considerations**

### **Principle of Development**

The principle of renewable energy development and energy conservation accords with the policies listed above subject to detailed consideration below.

### **External Appearance and Relationship with its Surroundings**

Permission has already been granted for a biomass boiler with a flue to a height of 16 metres. The flue colour was originally leaf green however it has been erected in stainless steel.

The flue is most prominent from the principal elevation and from the highway. It is not considered that the change in colour from leaf green to stainless steel will have a negative impact on the area. Numerous items on the new school are in stainless steel i.e lighting poles, the steel of the covered area near the entrance, the fire escape structure, gates and fences to the rear and downpipes. It is therefore considered that the flue is acceptable in stainless steel.

## **7. Conclusion**

Though the flue will be prominent by virtue of its 16 meter height it is considered acceptable to change the colour to stainless steel. It is not considered that the amenities of any residential properties will be affected.

## **8. Recommendation**

### **Permit**

**(01) The development hereby permitted shall be begun before the expiration of (five) years from the date of this permission.**

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

**(02) An air quality assessment using Nitrogen Dioxide Diffusion Tubes shall be undertaken and submitted in writing to the local planning authority within 12 months and 24 months of the commencement of the operation of the development hereby approved 'the monitoring'. The results of 'the monitoring' shall be approved in writing by the local planning authority. Where 'the monitoring' indicates a 'Significant negative impact on air quality' a scheme of mitigation including a timetable**



**for the implementation thereof shall be included with the results of 'the monitoring' 'significant negative impact on air quality' means a breach of any air quality standard. 'Significant negative impact on air quality' means a breach of any Local Air Quality Standard.**

Reason To demonstrate that the stack height of the biomass boiler is sufficient to prevent emissions having a significant negative impact on air quality objectives for nitrogen dioxide (NO<sub>2</sub>).

**(03) The biomass boiler hereby approved shall only be fuelled with wood chip sourced from virgin timber or clean wood pellets that comply with a recognised fuel standard. The quantity of wood pellets to be used on an annual basis and the fuel specification of the wood pellets (in accordance with CEN/TS 14961:2005 or similar recognised standard as may be approved in writing by the local planning authority) shall be submitted to an approved in writing by the local planning authority prior to the installation of the biomass boiler hereby approved. The operation of the biomass boiler hereby approved shall be in accord with the details to be approved under the provisions of this condition unless otherwise approved in writing by the local planning authority.**

Reason To prevent emissions having a significant negative impact on air quality.

**(04) The flue hereby approved shall be coloured Stainless Steel.**

Reason: To ensure a satisfactory appearance to the development.

**(05) The development hereby permitted shall only be constructed with a slab level as indicated on drawing number AL(20)54 Rev A received 25.04.13 of application reference 34LPA121Q/CC (or any other drawing as maybe approved in writing by the local planning authority).**

Reason: For the avoidance of doubt and to ensure a satisfactory form of development.

**(06) The development permitted by this consent shall be carried out strictly in accordance with the plan(s) submitted on the 17.02.2014 under planning application reference 34LPA121R/VAR/CC.**

Reason: For the avoidance of doubt.

## **9. Other Relevant Policies**

**Technical Advice Note 5 – Nature Conservation and Planning (2009)**

**Technical Advice Note 16 – Sport, Recreation and Open Space (2009)**

**Technical Advice Note 22 – Sustainable Buildings (2010)**

Rhif y Cais: **38C237B** Application Number

Ymgeisydd Applicant

**Mr Huw Eurig Jones  
c/o Cadnant Planning Ltd  
1 & 2 Connaught House  
Riverside Business Park  
Benarth Road  
Conwy  
LL32 8UB**

Cais amlinellol ar gyfer codi annedd ynghyd a creu mynedfa i geir ar dir ger

Outline application for the erection of a dwelling together with the construction of a vehicular access on land adjoining

Careg y Daren, Llanfechell



**Planning Committee: 02/04/2014**

**Report of Head of Planning Service (MTD)**

**Recommendation:**

Refuse

**Reason for Reporting to Committee:**

On request of Local Member

**1. Proposal and Site**

This is a vacant green site and it is proposed to erect a dwelling with associated access

**2. Key Issue(s)**

Would the development of this site conform with the relevant policy requirements.

**3. Main Policies**

**Gwynedd Structure Plan**

A2 Housing

D3 Landscape

D4 Location siting and design

**Ynys Mon Local Plan**

1 General Policy

31 Landscape

48 Housing Development Criteria

50 Listed settlements

**Unitary Development Plan (Stopped 2005)**

Policy 1 General Policy

Policy EN1 Landscape Character

Policy HP4 Villages

**4. Response to Consultation and Publicity**

**Local Member K Jones** has referred the application to Committee to discuss policy issues.

**Local Member J Griffiths** has commented in respect of the application stating;

"May lead to development outside boundary but this is for a local Welsh family which could be acceptable, officer to make recommendation"

**Local Member LM Huws** has not commented

**Highways** Conditions

**Drainage** comments

4 letters have been received points raised include;

Access will be unsafe and it is located on a bend which is used as a passing bay

The area is becoming built up and will soon join the village

Will extend area into hamlet

Would harm privacy

## **5. Relevant Planning History**

38C237 erection of a dwelling refused 10/11/2006

38C237A erection of a dwelling refused 11/02/2008

## **6. Main Planning Considerations**

Applications have been submitted for this site as listed above and have been refused. The reasons for refusal centred around the location of the proposed development in relation to the existing settlement.

It is considered that this objection remains and as such the application should be refused for the reasons given previously.

## **7. Recommendation**

### **Refuse**

The proposal would constitute an unacceptable extension to the existing form of development constituting sporadic development in an open rural location detrimentally affecting the visual amenity and character of the area and as such would be contrary to policies 31,48 and 50 of the Ynys Mon Local Plan, policies HP6 and EN1 of the Ynys Mon Stopped Unitary Development Plan policies A2 and D4 of the Gwynedd Structure Plan and the provisions of Planning Policy Wales February 2014

13.1

Materion Eraill

Other Matters

Rhif y Cais: **39C285D** Application Number

Ymgeisydd Applicant

**Bennett Homes  
c/o J S Allan RIBA  
Gerallt  
3 Stâd Castellor  
Cemaes  
Ynys Môn  
LL67 0NP**

Cais llawn ar gyfer codi 17 o dai ar dir yn

Full application for the erection of 17 dwellings on land at

Lon Gamfa, Menai Bridge



**Planning Committee: 02/04/2014**

**Report of Head of Planning Service (DPJ)**

**Recommendation:**

That members note that the change in the planning obligation and condition described below.

**Reason for Reporting to Committee:**

The Planning Committee resolved to approve the planning application in accord with the recommendation of the report enclosed as Appendix 1. The matter is reported back to the Planning Committee in accord with legal advice for the following reasons:

- 3 Affordable housing Units at 85% of the market value are to be provided. This was agreed following the submission of information in relation to the viability of the proposed development, and reduces the number of affordable housing units by 3.

- Condition (23) - (23) If during the development hereby approved material is found or suspected of being contaminated, then the developer should undertake soil testing and analysis. If the application site is found to be contaminated then a suitable remediation strategy should be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be implemented in accord with any remediation strategy approved in writing under the provisions of this condition.

The amendment to the planning condition has been agreed as information available to the council's Environmental Services indicates that the application site has always been a field as opposed to a commercial or previously developed site. It is further considered that the amended condition will suffice to cover any potential issues as a result of any dumped or buried builders waste being present on the site.

**Pwyllgor Cynllunio: 06/11/2013****Adroddiad gan Bennaeth y Gwasanaeth Cynllunio (DPJ)****Argymhelliad:**

Caniatáu

**Rheswm dros Adrodd i'r Pwyllgor:**

Adroddir ar y cais cynllunio hwn i'r Pwyllgor Cynllunio oherwydd mae'n tynnu'n groes i'r cynllun datblygu a'r swyddogion yn bwriadu ei ganiatáu.

Ymwelwyd â'r safle gan y Pwyllgor Cynllunio ym mis Ionawr 2013 a chan aelodau cyfredol y Pwyllgor Cynllunio ym mis Hydref.

**1. Y Safle a'r Bwriad**

Mae'r cais cynllunio yn un am 17 o anheddau deulawr, tair llofft a gwaith priffyrdd a draenio cysylltiedig. Mae'r gwaith priffyrdd cysylltiedig yn cynnwys cais am system blaenoriaeth chicane wrth y fynedfa i'r datblygiad a bydd traffig sydd yn mynd i mewn i'r datblygiad arfaethedig yn cael blaenoriaeth.

**2. Mater(ion) Allweddol**

- Egwyddor y Datblygiad
- Materion eraill o bwys.

**3. Prif Bolisiau****Cynllun Fframwaith Gwynedd**

A2 (Tir ar gyfer Tai)  
A3 (Graddfa Datblygiadau Tai)  
A6 (Tai Newydd yng Nghefn Gwlad)  
A9 (Tai Fforddiadwy)  
D4 (Safle)

**Cynllun Lleol Ynys Môn**

1 (Polisi Cyffredinol)  
26 (Parcio Ceir)  
33 (Diogelu Natur)  
34 (Diogelu Natur)  
42 (Dyluniad)  
48 (Meini Prawf Codi Tai)  
49 (Trefi/Pentrefi Diffiniedig)  
51 (Safleoedd Mawr)  
53 (Tai yng Nghefn Gwlad)

**Cynllun Datblygu Unedol a Stopiwyd**

GP1 (Cyfarwyddyd Rheoli Datblygu)  
GP2 (Dyluniad)  
TR10 (Safonau Parcio)  
EN14 (Bioamrywiaeth)  
EN7 (Safleoedd Lleol)  
EN14 (Gorchmynion Gwarchod Coed a Gwrychoedd)

**Planning Committee: 06/11/2013****Report of Head of Planning Service (DPJ)****Recommendation:**

Permit

**Reason for Reporting to Committee:**

The planning application is being reported to the planning committee as it comprises a departure from the development plan which officers are minded to approve.

There have been site visits by the Planning Committee in January 2013 and by the current members of the Planning Committee in October.

**1. Proposal and Site**

The planning application is made for 17 two storey, three bedroom dwellings and associated highway and drainage works. The associated highway works include a proposal for a chicane priority system at the entrance to the development, with priority for traffic entering the proposed development.

**2. Key Issue(s)**

- Principle of Development.
- Other Material considerations.

**3. Main Policies****Gwynedd Structure Plan**

A2 (Housing Land)  
A3 (Scale of Housing Development)  
A6 (New Dwellings in the Countryside)  
A9 (Affordable Housing)  
D4 (Siting)

**Ynys Môn Local Plan**

1 (General Policy)  
26 (Car Parking)  
33 (Nature Conservation)  
34 (Nature Conservation)  
42 (Design)  
48 (Housing Development Criteria)  
49 (Defined Settlements)  
51 (Large Sites)  
53 (Houses in the Countryside)

**Stopped Anglesey Unitary Development Plan**

GP1 (Development Control Guidance)  
GP2 (Design)  
TR10 (Parking Standards)  
EN4 (Biodiversity)  
EN7 (Local Sites)  
EN14 (Tree Preservation Orders and Hedgerows)

EN16 (Nodweddion Tirwedd o Bwysicwydd Mawr i Fflora a Ffawna)  
HP2 (Dwysedd tai)  
HP3 (Datblygu Tai Newydd – Prif Ganolfannau a chanolfannau Uwchradd)  
HP7 (Tai Fforddiadwy)  
SG1 (Tir Halogedig)  
SG2 (Perygl o Lifogydd)  
SG3 (Dyfroedd a Reolir)  
SG4 (Cael Gwared a Charthion Aflan)  
SG6 (Rhediad Dŵr Wyneb)

**CCA Tai Fforddiadwy (2004)**

**CCA Cyfarwyddyd dylunio ar gyfer yr Amgylchedd Trefol a Gwledig (Mawrth 2008)**

**Polisi Cynllunio Cymru Cyfrol 5 (Tachwedd 2012)**

**Nodyn Cyngor Technegol 2: Cynllunio a Thai Fforddiadwy (2006)**

**Nodyn Cyngor Technegol 5: Cynllunio a Chadwraeth Natur (2009)**

**Nodyn Cyngor Technegol 12: Dyluniad (2009)**

**Nodyn Cyngor Technegol 18: Trafnidiaeth (2007)**

**4. Ymateb i'r Ymgynghoriad a'r Cyhoeddusrwydd**

Y **Cyngor Tref** yn argymhell gwrthod am y rhesymau canlynol:

- Dwysedd a gorddatblygu ynghyd â chloi tir a allai olygu bod y Cyngor hwn a'r Cyngor Sir yn torri amodau Adran 17 y Ddeddf Trosedd ac Anhrefn.
- Mae'r fynedfa a'r Priffyrdd i'r stadau cyfredol yn beryglus, yn gul ac yn ansafonol o ran eu lled.
- Ffordd "Ilwybr byr" is-safonol gyda risg gynyddol, yn arbennig i blant, i gael mynediad i'r ysgol gyfagos a'r cae chwarae cyhoeddus.
- Cynnydd yn nwysedd cyfredol y traffig o ran ceir a lorïau masnachol.
- Gwifrau pŵer foltedd uchel - perygl i drigolion a phlant yn arbennig - angen cyngor gan y Cwmni Pŵer ynglŷn â'r ystyriaethau iechyd a diogelwch.
- Llifogydd a ffrydiau naturiol - Hwn oedd y prif gyflenwad dŵr cyntaf i Borthaethwy oherwydd y ffrydiau naturiol. Gwyddys bod yr ardal yn dioddef llifogydd yn rheolaidd.
- Mae gan drigolion yr ardal bryderon mawr ynghylch dŵr wyneb ac ati a gallant ddarparu tystiolaeth ffotograffig.

EN16 (Landscape Features of Major Importance to Flora & Fauna)  
HP2 (Housing Density)  
HP3 (New Housing Development – Main & Secondary Centres)  
HP7 (Affordable Housing)  
SG1 (Contaminated Land)  
SG2 (Flood Risk)  
SG3 (Controlled Waters)  
SG4 (Foul Sewage Disposal)  
SG6 (Surface Water Run Off)

**SPG Affordable Housing (2004)**

**SPG Isle of Anglesey Council Design in the Urban and Rural Built Environment (March 2008)**

**Planning Policy Wales Edition 5 (November 2012)**

**Technical Advice Note 2: Planning and Affordable Housing (2006)**

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

**Technical Advice Note 12: Design (2009)**

**Technical Advice Note 18: Transport (2007)**

**4. Response to Consultation and Publicity**

**Town Council** Recommend refusal on the following grounds:

- Density and over development together with land locking which could result in this Council and the County Council being in breach of Section 17 of the Crime and Disorder Act.
- Road Access and Highways to the existing estates are dangerous, narrow non-standard width roads
- "Rat run" sub-standard road with an increased risk, particularly to children, whilst gaining access to the adjacent school and public playing field.
- The increase in the existing density of traffic for cars and commercial lorries.
- High voltage power lines - danger to inhabitants and particularly children - advice required from Power Company due to health and safety grounds.
- Flooding and natural springs - This used to be the first main water supply to Menai Bridge due to natural springs. The area is subject to flooding and known to flood regularly.
- The residents of the area have great concerns regarding surface water etc. and can provide photographic evidence.



- Fel Cyngor lleol, rydym yn argymhell nad yw'r tir hwn yn addas ar gyfer unrhyw ddatblygiad o gwbl oherwydd y ffrydiau naturiol.
- Y cwlfer yn gorlifo
- Carthffosiaeth - Yr unig wahaniaeth rhwng y cynllun blaenorol a'r cynllun newydd - dygwyd sylw at y ffaith bod y gwaith peipiau gwirioneddol yn sylweddol. Mae'r peipiau cyfredol yn mynd drwy eiddo preifat. Bydd cysylltu 18 o dai at y garthffos breifat gyfredol yn ychwanegu at y problemau a'r risg i dir ac eiddo preifat ac i drigolion cyfredol cyn iddo gyrraedd y garthffos gyhoeddus sydd eisoes wedi ei gorlwytho. Bydd hyn yn achosi llifogydd ym mhrif dref Porthaethwy oherwydd nad yw Dŵr Cymru wedi adnewyddu'r peipiau. Mae datblygwyr eraill yn yr ardal wedi cael eu gorfodi i osod pwmp. Cyfarfu Dŵr Cymru a chynrychiolwyr Cyngor Tref Porthaethwy ynghylch datblygiad Tŷ Mawr, Llanfairpwll, pryd dywedwyd wrth yr Awdurdod Dŵr nad yw'r peipiau cyfredol o Four Crosses i lawr i Garej Britannia wedi cael ei hadnewyddu a dywedwyd na ddylid caniatáu unrhyw ddatblygiadau pellach ym mhen uchaf Porthaethwy oherwydd y diffyg hwn yn Ward Tysilio.

**Y Cyngorydd Jim Evans** Ni chafwyd unrhyw sylwadau.

**Y Cyngorydd Meirion Jones** Ni chafwyd unrhyw sylwadau.

**Y Cyngorydd Alun Wyn Mummery** Ni chafwyd unrhyw sylwadau.

**Y cyn Aelod Lleol** Cyflwynodd y sylwadau canlynol:

Mae'r cais hwn wedi bod yn yr Adran Gynllunio am nifer o flynyddoedd ac wedi cael ei newid sawl gwaith ers yr adeg yr oedd ef yn aelod lleol. Mae 26 o drigolion yn y cyffiniau sydd â phryderon mawr ac maent wedi cyflwyno eu sylwadau yn ysgrifenedig.

Mae'r cyfan o Penlon wedi cael ei adeiladu dros nifer o ddegawdau gyda ffyrdd cul, mae trigolion yn parcio eu cerbydau ar ochrau'r ffordd sydd yn gyfleus allan o oriau swyddfa ac ar y penwythnosau.

Mae tair mynedfa o'r briffordd i'r stad dai fawr hon o Ffordd Pentraeth (Four Crosses, o Ffordd Pentraeth, Siop Newydd a Chil y Graig. Mae ffordd Cil y Graig yn is-safonol ac yn gul oherwydd y cerbydau sy'n cael eu parcio ar y stryd. Bydd y cais hwn yn creu 50 o symudiadau traffig ynghyd â gwaith danfon cysylltiedig.

- As local Council we recommend that this land development is not fit for any development whatsoever due to natural springs.
- Culvert overflow.
- Sewerage - The only difference between the previous plan and the new plan – it has been highlighted that the actual pipework is substantial. Route of existing pipework goes through private properties. Connecting the 18 houses to the existing private sewer will increase the problems and risk to private land and property and existing householders before it reaches the public sewer which is already overloaded. This will cause flooding within the main town of Menai Bridge due to Dwr Cymru not updating the pipes. Other developers in the area have been forced to install a pump. Dwr Cymru met Representatives of Menai Bridge Town Council regarding the Ty Mawr Development, Llanfairpwll, when it was pointed out to the Water Authority that the existing pipe work from Four Crosses down to Britannia Garage has not been ungraded and it was stated that no further development within the top end of Menai Bridge should be allowed due to this inadequacy in the Tysilio Ward.

**Councillor Jim Evans** No observations received.

**Councillor Meirion Jones** No observations received.

**Councillor Alun Wyn Mummery** No observations received.

**Former Local Member** Submitted the following observations:

This application has been within the Planning Department for many years & has been subject to many changes since the local member was in office. There are 26 residents in proximity who have grave concerns and have written in with their observations.

The whole of Penlon has been built over many decades with narrow highway widths, residents park their vehicles on the sides of roads, this is a natural convenience for out of office hours and weekends.

There are three highway accesses from this vast housing area from Pentraeth Road (Four Crosses, from Pentraeth Road, Siop Newydd and Cil y Graig. Cil y Graig is sub-standard and narrow due to on-street parking. This application will create 50 vehicle movements together with associated deliveries.

Mae'n debyg y bydd y system blaenoriaeth "Chicane" arfaethedig yn arwain at ddamweiniau oherwydd mae'r dyluniad yn dibynnu ar gwrtseis'r rheini sy'n mynd i mewn/gadael y stad.

Mewn llythyr pellach, eglura bod ganddo bryderon difrifol ynghylch datblygu'r safle.

1. Oherwydd y sefyllfa ddirifol sy'n bodoli drwy'r cyfan o ardal Penlon o ran cael mynediad i'r ffordd fawr oherwydd parcio ar y stryd, ffordd cul a dim ond 3 mynedfa neu ffordd allan i draffig sef Cil y Graig, Penlon i Ffordd Pentraeth a Stad Cae Tros Lon. Mae traffig Teithio i'r Gwaith Menai Môn yn defnyddio'r rhan hon o Borthaethwy fel ffordd fer, naill ai i osgoi tagfeydd yn ymyl Ysgol David Hughes neu i gael i Ysgol y Bont yn Nhyddyn Mostyn bob dydd.
2. Mae i safle'r datblygiad hanes hir o lifogydd oherwydd y tir corsiog. Nifer o flynyddoedd yn ôl, llenwyd y tir gan y perchennog gyda deunydd a oedd wedi ei ddympio gan godi lefel y ddaear. Yn lle lleihau llif y dŵr o'r safle, mae hyn wedi gwneud y sefyllfa'n waeth nag yr oedd o'r blaen.
3. Bydd y tai yn tyrru dros y byngalos cyfredol o gwmpas safle'r datblygiad yn Lôn y Gamfa gan olygu y bydd modd gweld i mewn i ardal breifat y gerddi cyfredol.
4. Mae gennyf bryderon difrifol ynghylch draenio dŵr wyneb o safle'r datblygiad - mae tystiolaeth hanesyddol o lifogydd o'r safle i eiddo cyfagos. Mae eiddo a gerddi rhif 18 Lôn y Gamfa yn dioddef gan lifogydd yn aml, yr un modd â'r eiddo gyferbyn i a gerllaw rhif 18. Mae'r gerddi o gwmpas yr eiddo yn cael eu heffeithio gan lifogydd yn barhaus, yr un modd â'r eiddo cyfagos gyferbyn i a ger rhif 18. Mae'r gerddi o gwmpas yr eiddo yn dioddef gan lifogydd yn barhaus, ni fedrir cael gwared ar y dŵr wyneb na'i ddraenio oherwydd mae 6 modfedd dan y tir. Cafodd yr eiddo hwn ei adeiladu gan ddatblygwyr yr ymgeisydd felly maent yn ymwybodol iawn o'r difrod a wnaed i'r eiddo hwn.
5. Nid yw'r cyfarwyddiadau cynllunio diwygiedig ar gyfer dŵr wyneb (llythyr gan y pensaer i'r Pennaeth Cynllunio 25.10.12) yn rhoddi llawer o hyder i'r bobl sy'n byw yn y cyffiniau.
6. Mae'r tanc teneuo, y celloedd storm a'r casgenni dŵr glaw wedi cael eu codi i rybudd llifogydd 30 blynedd, ni fydd modd i'r rhain ymdopi gyda nerth y dŵr wyneb a ddaw i lawr o'r caeau o'r ardal gyfagos. Mae'r safle datblygu yn "Sinc Gorsio" lle mae'r holl ddŵr wyneb yn mynd i lawr i'r safle. Pan mae'r tanciau hyn yn llawn a fydd y system ddraenio dŵr glaw cyfredol yn

The proposed "Chicane" priority system will likely result in accidents, as the design is dependent on the good nature of those entering/leaving the estate.

In a further letter he explains that he has grave concerns regarding the development of the site.

1. As the highway access throughout the whole Penlon area is at a critical stage with on street parking, narrow width roads, with only 3 access or returns for traffic, ie Cil y Graig, Penlon onto Pentreath Road and Cae Tros Lon Estate. The Menai Mon Travel to work traffic use this part of Menai Bridge as rat runs, to either pass by pass the David Hughes School snarl ups or to access the Ysgol y Bont in Tyddyn Mostyn daily.
2. The development site has a long history of flooding from boggy land; many years ago the landowner filled in the land with dumped material and raised the ground level. Instead of lessening the outfall of water from the site this has made it even worse than before.
3. The houses will tower over the existing bungalows surrounding the development site in Lon y Gamfa, encouraging viewing into the private area of existing gardens.
4. I have grave concerns about the surface water drainage from the development site - there is historical evidence of flooding from the site to adjoining properties. No 18 Lon y Gamfa's properties and gardens are continuously feeling the effect of flooding, and so are neighbouring properties opposite and adjoining no 18. The gardens surrounding the property are continuously feeling the effect of flooding, and so are neighbouring properties opposite and adjoining no 18. The gardens surrounding the property are continuously being flooded; the surface water cannot be removed or drained as the ground has 6 inches of mud under it. This property was built by the applicant developers so they are very much aware of the damage done to this property.
5. The revised planning directions for the surface water (letter from the architect to Head of Planning 25.10.12 does not give much confidence to people living in the vicinity.
6. The attenuation tank, storm cells and rainwater butts have been raised to a 30 year flood warning, these will not be able to cope with the massive strength of surface water coming down from the fields of the surrounding area. The development site is a "Boggy Sink" where all the surface water travels down to the site. When these tanks are full will the existing surface water

- gallu ymdopi gyda'r llif, os bydd y rhain yn cael ei difrodi, pa mor aml fydd y datblygwyr yn dod i siecio/trwsio'r offer. A fydd y rhwystr yn cael ei fonitro'n rheolaidd.
7. Mae'r aelod lleol yn dymuno i aelodau'r Pwyllgor Cynllunio gerdded o gwmpas safle'r datblygiad ac yn eu cynghori i ddod â wellingtons.
  8. Mae gan y rhan fwyaf o'r eiddo cyfagos gyfleusterau carthffosiaeth sydd heb eu mabwysiadu – a ydynt i fyny â safonau cyfreithiol?
  9. Mae yna ardal tir caeedig rhwng tir y datblygiad a Gilfach Goch, yn y gorffennol mae pobl ifanc wedi bod yn gwneud coelcerthi yno, a fydd y datblygwyr yn defnyddio'r ardal hon ar gyfer plotiau adeiladu yn y dyfodol?
  10. A fydd yr eiddo newydd yn dai fforddiadwy a pha ganran o'r tai newydd fydd yn dai fforddiadwy.
  11. Mae perygl mawr y bydd traffig sy'n symud o'r safle yn goryrru ac yn creu damweiniau, a oes bwriad i osod twmpathau yn y ffordd yn y dyfodol ynghyd ag arwyddion priodol ar y briffordd.
  12. Petai'r datblygwr presennol yn gwerthu'r tir i ddatblygwr arall, a oes modd sicrhau y bydd unrhyw amodau ar y cais cynllunio yn cael eu gorfodi'n gadarn.
  13. Mae'n bosib y bydd gan safle'r datblygiad gydag 17 o dai newydd gymaint â 50 o gerbydau, ynghyd â faniau danfon nwyddau, lorïau i'r safle - ni fydd y ffyrdd presennol yn gallu ymdopi gyda'r cynnydd anferthol hwn yn y traffig i'r rhan hon o Penlon
  14. Mewn cyfarfod gyda Dŵr Cymru a Chyngor Tref Porthaethwy nifer o flynyddoedd yn ôl, nododd rheolwyr y bwrdd dŵr y byddai'r dŵr wyneb a'r garthffosiaeth sy'n pasio drwy Borthaethwy o'r stadau tai i lawr i gylchfan Britannia yn golygu na fyddai modd i'r system ymdopi gydag unrhyw ddŵr ychwanegol ac y byddai'n rhaid ystyried buddsoddi yn sylweddol yn y dyfodol.
- drainage cope with the outflow, if these are damaged how often will the developers come and check/repair the equipment. Will the blockage be monitored regularly?
7. The local member wishes the Planning Committee members to walk the development site and advises them to bring their wellingtons.
  8. Most of the surrounding properties have un-adopted sewage facilities – are they up to lawful standards?
  9. There is a land locked area between the development land and Gilfach Goch, in the past youngsters have been building bonfires there, will the developers be using this for building plots in the future?
  10. Will the newly built properties be affordable housing and what percentage of the new build will be?
  11. There is a great danger for traffic moving off the site will cause speeding and accidents to existing property owners, will there be sleeping policemen installed in the future, and appropriate highway signage.
  12. Should the present developer sell off the land to another developer, can we make sure that any conditions on the planning application are strongly enforced.
  13. The development site with 17 new houses may have as many as 50 owner vehicles, plus delivery vans, lorries to the site – the present road structure will not cope with this massive increase in volume of traffic in this part of Penlon.
  14. In a meeting with Welsh Water and Menai Bridge Town Council many years ago, water board managers indicated that the volume of surface water and sewerage passing through Menai Bridge from the housing estates down to the Britannia roundabout would mean that the system would not be able to cope with any extra volume, and that serious investment should be looked at in the future.

Mewn llythyr ar wahân, nododd yr aelod lleol ei fod yn dymuno i'r cais gael ei ystyried gan y pwyllgor cynllunio am resymau priffyrdd.

**Priffyrdd** Caniatâd amodol yn gofyn am ddarparu 'chicane' wrth y fynedfa i'r datblygiad. Yn ogystal, mae angen i'r archwiliad diogelwch a gynhaliwyd gan beirianwyr allanol ar y 'chicane' fod yn foddhaol.

**Draenio** Mae'r system ddraenio dŵr wyneb a'r symiau a weithiwyd allan i gefnogi hynny yn foddhaol yn gyffredinol ar yr amod fod amod cynllunio wedi ei eirio'n addas yn cael ei gynnwys

In a separate letter it was indicated the local member wished the application to be reported to the planning committee on highway grounds.

**Highways** Conditional permission notably requiring the provision of a chicane at the entrance to the development. Also required that the proposed chicane was subject to a safety audit by external engineers which has been undertaken and is acceptable.

**Drainage** The surface water drainage system and supporting calculations are generally satisfactory subject to a suitably worded planning condition to cover outstanding aspects. In addition the applicant

mewn perthynas â'r agweddau sy'n parhau i fod angen sylw. Yn ychwanegol at hyn, dylid dweud wrth yr ymgeisydd y bydd angen caniatâd penodol gan yr Awdurdod hwn ar gyfer cwlfferti ffosydd cyfredol a hynny yn unol ag adran 23 Deddf Draenio Tir 1991.

**Rheoli Adeiladu** Bydd y lled o 3.1 metr rhwng cyrbinau fynedfa 'chicane' yn dderbyniol yn yr achos hwn.

**Ymgynghorydd Ecolegol** yn fodlon gyda'r wybodaeth ecolegol a gyflwynwyd fel rhan o'r cais cynllunio. Wedi argymhell wedyn y gellir darparu byffer ar gyfer y safle fel rhan o ddarpariaethau'r cynllun tirlunio ar hyd y ffin a fyddai'n cadw'r coed aeddfed a nodwyd yn yr adroddiad ecolegol.

Mae'r Ymgynghorydd Ecolegol hefyd wedi ymateb i un o'r gwrthwynebiadau isod ac wedi egluro pam na fedrir cyfiawnhau gofyn am arolwg ystumod mewn perthynas â'r datblygiad ar y safle hwn.

**Ymgynghorydd Tai Fforddiadwy** Yn argymhell bod 6 tŷ fforddiadwy ar 85% o bris y farchnad yn cael eu darparu gydag adolygiad manwl o incwm a chostau ar ôl eu cwblhau.

**Cyfoeth Naturiol Cymru** Mae'r cynigion dŵr wyneb yn dderbyniol ar yr amod bod y dŵr wyneb yn cael ei deneuo a'i storio ar y safle yn unol â'r amod a argymhellir, nad yw'r cyfraddau arllwysiadu'n cael eu newid ac na ddylid cynyddu'r risg o ran llifogydd/draenio. Maent hefyd wedi ymchwilio i'r trwyth olchion sy'n tarddu o safle'r cais ac wedi penderfynu nad oes angen cymryd unrhyw gamau yn y cyswllt hwn.

Nid oes unrhyw wrthwynebiadau i'r datblygiad ar sail cadwraeth natur ond maent wedi gwneud nifer o sylwadau ar yr adroddiad ecolegol ac mae'r rheini wedi cael eu cynnwys fel amodau neu gynghorion fel sy'n briodol.

**Gwasanaethau Amgylcheddol** Yn argymhell amodau a chynghorion o ran gweithgareddau adeiladu a thir llygreddig.

**Dwr Cymru** Caniatâd amodol ac wedi cadarnhau bod y trefniadau carthffosiaeth yn dderbyniol. Maent hefyd wedi cadarnhau y gall y system garthffosiaeth gyhoeddus yng nghyffiniau'r datblygiad ymdopi gyda llif y garthffosiaeth o'r datblygiad ac wedi gwneud sylwadau ar yr achosion penodol o rwystrau yn y gwrthwynebiadau a gafwyd.

**Gwasanaeth Tân** Dim sylwadau o ran cyflenwad dŵr neu fynediad i'r datblygiad gan yr injan dân.

**Scottish Power** Dim sylwadau.

should be advised that culverting of the existing ditches will require the express approval of this authority under section 23 of the Land Drainage Act 1991.

**Building Control** The 3.1 meter width between the kerbs of the "chicane entrance" will be acceptable in this instance.

**Ecological Adviser** Satisfied with the ecological information submitted as part of the planning application. Subsequently also recommended that the buffer for the site could be achieved as part of the provisions of a landscaping scheme along the boundaries which retains mature trees noted in the ecological report.

The Ecological Adviser has also responded to one of the objections below and explained why requesting a bat survey in connection with the development could not be justified on this site.

**Affordable Housing Adviser** Recommended that 6 affordable homes at 85% of the market value are provided, with a detailed review of income and costs after completion.

**Natural Resources Wales** The surface water proposals are acceptable subject to surface water being attenuated and stored anon site as per the condition recommended, then the discharge rates should remain unchanged and flood/drainage risk should not be increased. Have also investigated leachate originating from the application site and decided not to instigate any proceedings in this regard.

No objections are raised to the development on nature conservation grounds but they have made a number of observations as regard the ecological report which have been included as conditions or informatives as appropriate.

**Environmental Services** Conditions and informatives recommended as regards construction activities and contaminated land.

**Welsh Water** Conditional permission and have confirmed that the foul drainage arrangements are acceptable. They have also confirmed that the public sewerage system in the vicinity of the development can accommodate foul drainage flows from the development and they have commented on specific instances of blockage in the objections received.

**Fire Service** No observations as regards water supplies or access to the development by fire appliances.

**Scottish Power** No observations received.

### **Ymddiriedolaeth Bywyd Gwyllt Gogledd Cymru**

Mae safle'r datblygiad arfaethedig yn union gerllaw Gwarchodfa Natur Caeau Pen y Clip ar hyd y ffin dde orllewinol. Mae'r ardal hon o'r warchodfa yn gorsiog ac mae dŵr yn sefyll ar y tir ar wahanol adegau o'r flwyddyn. Byddem yn croesawu arwydd o'r modd y byddir yn rhwystro'r dŵr sy'n llifo o'r datblygiad rhag mynd i mewn i'r warchodfa; mae'n debygol y gallai'r llif hwn fod yn llygredig am amryw rhesymau. Caiff y warchodfa natur ei phori am oddeutu 5-6 mis y flwyddyn ac rydym yn pwysleisio na ddylai fod unrhyw fychau ar y ffin ar unrhyw adeg. Un o nodweddion allweddol ein gwarchodaf natur yw'r rhywogaethau o wrychoedd. Ymddengys fod y cynllun tirlunio yn awgrymu y byddai gwrychyn llydan o rywogaethau amrywiol nad ydynt yn rhai cynhenid yn cael eu plannu o gwmpas y datblygiad. Rydym yn argymhell yn gryf y dylid plannu rhywogaethau cynhenid yn lle'r rhain yn arbennig ar y ffin dde orllewinol.

### **Ymateb i Gyhoeddusrwydd**

Derbyniwyd 43 o lythyrau yn gwrthwynebu'r cais cynllunio am y rhesymau isod:

- Ystyriaethau mynediad a thraffig yn ystod ac yn dilyn y gwaith adeiladu
- Pwy fydd yn gyfrifol am drwsio Lôn y Gamfa yn dilyn ei defnyddio gan draffig adeiladu.
- Mae tagfeydd eisoes ym Mhenlon. Mae'r awduron yn dwyn sylw at bwynt peryglus wrth gornel Penlon/Cil y Graig.
- Mae cerbydau'r gwasanaethau argyfwng, loriau lludw a cherbydau masnachol eisoes yn cael anhawster cael at eiddo yn y rhan hon o'r stad.
- Pryderon ynghylch y fynedfa yn 55 Lôn y Gamfa a'r ffaith bod y fynedfa i'r datblygiad yn gul. Mae lled lôn arferol y stad yn 8.5 metr ond y tu allan i rif 55, mae wedi ei ostwng i 4.150. Dywed yr awdur hefyd y dylid cael pafin o flaen ei heiddo ond y byddai hynny yn gostwng y lled ymhellach i 2.650 metr. Mae diffyg llwybr troed o flaen eiddo'r awdur yn golygu y bydd pobl yn gadael y stad ar ochr eiddo'r awdur.
- Dywed un awdur bod y cynlluniau yn gamarweiniol o ran y 'chicane' ac mae'n werth nodi bod y llwybr troed yn dod i ben wrth wal yr ardd ac nad oes unrhyw fynediad i gerddwyr yn union y tu allan i fynedfa'r eiddo.
- Risg i blant sy'n chwarae yn y stryd.
- Mynedfa beryglus i feicwyr a cherddwyr.
- Goblygiadau o ran parcio
- Carthffosiaeth - Dywed un awdur bod un prif garthffos wedi blocio a bod y cynnwys wedi

**North Wales Wildlife Trust** The proposed development lies immediately adjacent to our Caeau Pen y Clip Nature Reserve along its south-west boundary. This area of the reserve is marshy with areas of standing water at various times of the year. We would welcome an indication of how surface run-off from the development will be prevented from entering the reserve; it is likely that this run-off could be contaminated in various ways. The nature reserve is grazed for 5-6 months of the year and we stress that the boundary must remain intact at all times. One of the key features of our nature reserve is its species rich hedgerows. The Landscaping Plan appears to indicate that a 2m wide hedge of various non-native species will be created around the development. We would strongly recommend that these are replaced with native species, especially on the south-western boundary.

### **Response to Publicity**

43 letters received objecting to the planning application on the following grounds:

- Access & traffic considerations, during and following construction.
- Who will be responsible for the repair of Lon y Gamfa following the use by construction traffic?
- Penlon is already congested. Writers point to a danger spot at the corner of Penlon/Cilgraig.
- Emergency services refuse vehicles and commercial vehicles currently have difficulty accessing properties in this part of the estate.
- Concern regarding ingress and access at 55 Lon y Gamfa and the narrowness of the access to the development. The normal road width in the estate is 8.5 meters whereas outside 55 it is reduced to 4.150. The writer states that there should also be a pavement in front of their property but that this would reduce the width further to 2.650 meters. The lack of a footpath in front of the writers property means that people will leave the estate on the writer's side.
- One writer states that the drawing are deceptive regarding the chicane and it is noteworthy that the footpath ends at the garden wall with no pedestrian access immediately outside the entrance to the property
- Risk to children playing in the street.
- Unsafe access for cyclists and pedestrians.
- Parking implications
- Sewerage - One writer states that they had the main sewer backing up and releasing

llifo ar draws eu heiddo ac 17 o gartrefi eraill a oedd yn cysylltu i'r garthffos ac y byddai hyn eto yn rhoddi pwysau difrifol ar system sydd eisoes yn methu ymdopi gyda'r tai presennol.

- Colli preifatrwydd ac edrych dros yr ystafelloedd gwely.
- Llifogydd. Nodwyd bod y ffrwd sy'n rhedeg i gwlfert yn Lôn y Gamfa yn gorlifo i erddi ac i'r lon. Mae pobl efail yn cyfeirio at y ffaith fod ffrydiau ar y safle.
- Effaith ar lif y ffrwd.
- Tân oherwydd nid oes mynediad uniongyrchol i'r tir.
- Dwysedd y datblygiad.
- Dim newid ers y ceisiadau cynllunio diwethaf.
- Holi a ddylid adeiladu yn ymyl polyn trydan. Gallai hyn fod yn andwyol i iechyd y deiliaid.
- Bydd y datblygiad yn andwyol i fywyd gwylt a phlanhigion ar y llecyn glaswelltog
- Effaith ar fwynderau eiddo cyfredol yn yr ardal oherwydd edrych drosodd, traffig, sŵn, llygredd, anhwylystod.
- Yr elfen tai fforddiadwy yn cael ei gwestiynu.
- Mae'r safle y tu allan i ffin Cynllun Datblygu Lleol Ynys Môn. Roedd y CDLI mwy diweddar yn dangos llinell o gwmpas y safle ond ni chafodd y llinell ei chymeradwyo.
- Mae tai eisoes ar werth yn yr ardal.
- Y rhagolygon economaidd yn golygu y byddai'r tai yn wag.
- Eiddo gweigion yn arwain at fwy o drosedd.
- Dyluniad y system ddraenio a gyflwynwyd yn annerbyniol ac ni fyddai'r datblygwyr yn ei chynnal.
- Mae'r datblygiad mewn ardal gadwraeth/llain las yn ardal Porthaethwy.
- Cynnydd yn y sbwriel a'r gwastraff a fydd yn cael ei adael.
- Dywed yr awdur eu bod o'r farn y byddai datblygu'r tir yn cael effaith ar eu gallu i werthu eu tai
- Mae'r stad yn ddigon mawr eisoes
- Pris eiddo cyfagos yn mynd i lawr
- Gofynnwyd a yw'r arolwg ystumod wedi cael ei gynnal ac mae'r awdur yn dweud ei fod wedi gweld ystumod yn yr ardal.
- Ymholiad ynghylch digonolrwydd y trefniadau o ran rheoli dŵr wyneb.
- Diogelwch plant sy'n chwarae.

Derbyniwyd llythyr gan y cyn Aelod Cynulliad yn gofyn am i sylwadau'r etholwyr gael eu hystyried yn llawn wrth benderfynu ar y cais cynllunio. Mewn llythyr pellach, caiff gwrthwynebiadau etholwyr eu

its contents all over their property a further 17 homes linking into the sewer this would again put severe pressure on a system that is already at its limits and not large enough to cope with the houses there at present.

- Invasion of privacy & overlooking of bedrooms.
- Flooding. Noted that the stream that runs to a culvert in Lon y Gamfa floods into gardens and the road. Other writers refer to there being springs on the site.
- Effect on the flow characteristics of the stream.
- Fire as there is no direct access to the land.
- Density of the development.
- No change since last planning application applications.
- Queried whether building should take place near an electric pole. This could be detrimental to the health of occupants.
- Development will be detrimental to wildlife & flora using the green area.
- Effect on the amenities of existing properties in the locality by virtue of overlooking, traffic, noise, pollution, inconvenience.
- Affordable housing element questioned and queried.
- The site is outside the boundary in the Ynys Mon Local Plan. The more recent LDP showed a line around the site but this was never approved.
- Existing dwellings already for sale in the area.
- Economic outlook could mean that the houses would be empty.
- Empty properties result in increased crime rates.
- Design of the submitted drainage system is unacceptable and would not be maintained by the developers.
- The development is on a conservation area/green belt for the Menai Bridge area.
- Increase in litter and waste disposal.
- The writer states that they believe that any development of the land will affect their ability to sell their house.
- The estate is already big enough.
- De-valuation of adjacent properties.
- Queried whether a bat survey has been undertaken and the writer states that they have seen bats in the area.
- Adequacy of the surface water regulation arrangements queried.
- Safety of children playing.

A letter has been received from the former Assembly Member requesting that full consideration is provided to views of constituents in determining the planning application. In a further

cynnwys a gofynnir i'r rheini gael eu hystyried ar adeg penderfynu ar y cais cynllunio.

Derbyniwyd un llythyr hefyd gan yr Aelod Seneddol yn disgrifio pryderon un o'i etholwyr, ac mae'r rheini wedi eu cynnwys gyda rhai a restrir uchod.

## 5. Hanes Cynllunio Perthnasol

**39C285:** Datblygiad Preswyl. Tynnwyd yn ôl - 09.08.00.

**39C285A:** Newid Cytundeb Adran 106 oedd ynghlwm wrth ganiatâd cynllunio 39C83 er mwyn dileu'r adran oedd yn ymwneud â ffurfio lle chwarae. Caniatau - 04.02.99

**39C285B:** Datblygiad preswyl. Gwrthodwyd ar 10.11.99 ar y sail y byddai'r safle yn y cefn gwlad ac yn groes i bolisi, hefyd ar y sail bod y systemau dŵr wyneb a draenio tir presennol yn anaddas i gymryd y dŵr wyneb ychwanegol o'r datblygiad.

**39C285C:** Cais amlinellol am ddatblygiad preswyl a chreu mynedfa newydd. Tynnwyd yn ôl - 17.04.2008

**39C285E/SCR:** Barn Sgrinio. Ddim angen AEA - 15.08.2007.

## 6. Prif Ystyriaethau Cynllunio

### Yr Egwyddor o ddatblygu Preswyl

Gan ystyried darpariaethau adran 38(6) Deddf 2004, os oes unrhyw sylw i'w roi i'r cynllun datblygu i bwrpasau gwneud penderfyniad o dan y Deddfau cynllunio rhaid i'r penderfyniad gael ei wneud yn unol â'r cynllun oni bai bod yna ystyriaethau o bwys sy'n nodi fel arall. Mae'r cynllun datblygu ar gyfer Ynys Môn yn cynnwys Cynllun Fframwaith Gwynedd (cymeradwywyd Tachwedd 1993) a Chynllun Lleol Lleol Ynys Môn (mabwysiadwyd Rhagfyr 1996).

Mae safle'r cais y tu allan ond yn gyfagos i ffin ddatblygu Porthaethwy yng Nghynllun Lleol Ynys Môn (Rhagfyr 1996) ac y mae felly yn y cefn gwlad. Mae'r cais felly wedi ei hysbysebu fel cais sy'n tynnu'n groes i bolisiau A6 Cynllun Fframwaith Gwynedd a 53 yn y Cynllun Lleol Ynys Môn.

Yn y Cynllun Datblygu Unedol Ynys Môn a Stopiwyd 2005, mae safle'r cais wedi ei leoli y tu fewn i'r ffin ddatblygu. O ystyried y camau pell yr aethpwyd gyda pharatoi'r cynllun hwn gellir rhoi cryn bwysau i'w ddarpariaethau ac y maent yn gorbwysu darpariaethau'r cynllun datblygu ac felly mae'r egwyddor o ddatblygu yn dderbyniol, yn amodol ar

letter the objections of a constituent are enclosed and it is requested that they are considered in determining the planning application.

One letter has also been received from the Member of Parliament describing the concerns of one of his constituents, grounds of which are contained in those listed above.

## 5. Relevant Planning History

**39C285:** Residential Development. Withdrawn - 09.08.00.

**39C285A:** Modification of Section 106 Agreement attached to planning permission 39C83 so as to discharge the section relating to the formation of a play area. Approved - 04.02.99

**39C285B:** Residential development. Refused on the 10.11.99 on the grounds that the site would be in the countryside and in contravention of policy, also on the grounds that the existing surface water and land drainage systems are not suitable to take additional surface water development.

**39C285C:** Outline application for residential development and construction of a new access. Withdrawn - 17.04.2008

**39C285E/SCR:** Screening Opinion. No EIA required - 15.08.2007.

## 6. Main Planning Considerations

### Principle of Residential

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

The application site is located outside but adjoining the settlement boundary of Menai Bridge in the adopted Ynys Mon Local Plan (December 1996), and is therefore in the countryside. The application has therefore been advertised as a departure from policies A6 of the Gwynedd Structure Plan and 53 of the Ynys Mon Local Plan.

In the Stopped Ynys Mon Unitary Development Plan 2005 the application site is located within the settlement boundary. Given the advanced stage reached in the preparation of this plan weight can be attributed to its provisions such as to outweigh the provisions of the development plan and the principle of the development is acceptable subject

yr ystyriaethau manwl a restrir isod.

### **Parcio ar y Briffordd ac Ystyriaethau Diogelwch**

Ceir mynediad i'r datblygiad oddi ar y briffordd gyhoeddus gyda system flaenoriaeth yn cysylltu'r datblygiad o Lôn y Gamfa ac mae hwn wedi bod yn destun adroddiad Archwiliad Diogelwch gan Beirianwyr mewn cysylltiad â'r rhan hwn o'r datblygiad sydd yn cael ei dderbyn gan Adain Priffyrdd y Cyngor. Mae rhai o'r gwrthwynebiadau a dderbyniwyd yn nodi anawsterau a wynebir gan gerbydau argyfwng yn benodol y Gwasanaeth Tân yn cael at y safle drwy Cil y Graig lle mae cerbydau wedi eu parcio yn lleihau lled y gerbydion a hefyd drwy'r "chicane" arfaethedig oherwydd ei led. Nid yw Gwasanaeth Tân Gogledd Cymru yn gwrthwynebu o gwbl o ran lled unrhyw un o'r ffyrdd hyn o gael mynediad. Mae Adain Rheoli Adeiladau'r Cyngor hefyd wedi cadarnhau bod lled o 3.1m yn y "chicane" arfaethedig yn dderbyniol o ran caniatâu mynediad i gerbyd argyfwng.

Mae llawer o'r gwrthwynebiadau a dderbyniwyd yn ymwneud â pha mor ddigonol yw rhwydwaith y priffyrdd oddi amgylch ac yn arbennig y rhannau o Penlon a Cil y Graig. Nid oes unrhyw wrthwynebiad i'r Cais Cynllunio yn cael ei wneud ar y sail hon gan yr Adain Priffyrdd gan ei fod yn ystyried y gall rhwydwaith y ffyrdd ymdopi'n iawn gyda maint y datblygiad sy'n destun yr adroddiad hwn.

Ceir ar ddeall bod y datblygwr, mewn proses di statudol ar wahân, wedi cytuno i dalu £10,000 tuag at wneud gwelliannau, tawelu traffig a bydd yr arian wedi ei glustnodi mewn cyswllt â'r datblygiad hwn. Bydd yr Adain Priffyrdd wedyn yn monitro'r datblygiad am gyfnod o 12 mis wedi'i bobl ddechrau byw yn yr anheddau er mwyn asesu unrhyw effeithiau traffig a byd y cyfraniad ariannol yn cael ei ddefnyddio wedi hynny ar gyfer unrhyw waith fydd ei angen. Os na fydd unrhyw effeithiau yn codi o'r datblygiad, yna bydd arian y datblygwr yn cael ei ddychwelyd iddo.

### **Draenio Dŵr Wyneb a Dŵr Budr**

Bydd y draeniad carthffosiaeth o'r datblygiad wedi ei gysylltu i'r garthffosiaeth gyhoeddus. Lleoliad y cysylltiad fydd twll arolygu ar Lôn Gamfa. Pan gyflwynwyd y cais rydym ar ddeall mai carthffosiaeth breifat oedd yma ond yn 2011 ddaeth Dŵr Cymru yn gyfrifol am bob carthffosiaeth oedd yn gwasanaethu dau eiddo neu fwy ac ers yr amser hwn mae wedi bod yn garthffosiaeth gyhoeddus a Dŵr Cymru yw'r ymgymerydd statudol cyfrifol. Mae Dŵr Cymru wedi cadarnhau nad oes ganddo unrhyw wrthwynebiadau i'r trefniadau draenio carthffosiaeth o osod yr amodau a argymhellir.

Bydd dŵr wyneb o'r datblygiad yn cael ei arllwys i gwrs dwr cyfagos sy'n arwain i garthffosiaeth dŵr wyneb preifat sy'n arllwys yn uniongyrchol i Afon

to the detailed considerations listed below.

### **Highway Parking & Safety Considerations**

The development would be accessed from the public highway with a priority system connecting the development from Lon y Gamfa and this has been the subject of a Safety Audit report by Engineers in connection with this part of the development which is accepted by the council's Highways section. Some of the objections received point to difficulties faced by emergency vehicles notably the Fire Service in reaching the site via "Cil y Graig" where parked vehicles reduce the width of the carriageway and via the proposed chicane by virtue of its width. No objections are raised on this basis by North Wales Fire Service in terms of the width of either of these means of access. The council's Building Control Section has also confirmed that 3.1 m width of the proposed chicane is acceptable in terms of emergency vehicle access.

Many of the objections received relate to the adequacy of the surrounding highway network and in particular parts of "Penlon" & "Cil y Graig". No objections are raised to the Planning Application on these grounds by the Highways Section as they consider that the highway network can adequately cater for the scale of development subject to this report.

It is understood that in separate non statutory process that the developer has agreed to make a payment of £10,000 towards improvements, traffic calming which will be ring fenced in connection with this development. The Highways Section will then monitor the development for a 12 month period following the occupation of the dwellings in order to assess any traffic impacts and contribution will then be used for any necessary works arising. If no attributable impacts found within this period the developer's monies will be returned.

### **Foul & Surface Water Drainage**

Foul drainage from the development will be connected to the public sewer. The connection point will be to a manhole on "Lon Gamfa". When the application was submitted it is understood that this was a private sewer but in 2011 Welsh Water became responsible for all sewers serving two or more properties and since this time it has been a public sewer and for which they are the responsible statutory undertaker. Welsh Water has confirmed that they have no objections to the foul drainage arrangements subject to the conditions recommended.

Surface water from the development will be discharged into an adjacent watercourse which leads to a private surface water sewer which outfalls directly into the Menai Straits. Objections



Menai. Cafwyd gwrthwynebiadau yn dweud bod y cwrs dwr hwn yn gorlifo ac y bydd y datblygiad hwn yn gwaethygu'r mater. Nid ydym yn credu mai hyn fydd yr achos gan fod y system draenio dŵr wyneb a fwriedir mewn cyswllt â'r datblygiad yn mynd i gyfyngu'r llif dŵr i 3 litr yr eiliad. Mae'r system wedi ei dylunio hefyd i storio dŵr wyneb o ddigwyddiadau y tu hwnt i'r 1 mewn 30 hyd at y digwyddiad 1 mewn 100 mlynedd, mewn tanciau unigol o dan y ddaear. Mae'r cynigion hyn yn dderbyniol i Asiantaeth yr Amgylchedd, Dŵr Cymru a Swyddog Draenio'r Cyngor.

### **Cadwraeth Natur**

Mae'r cais yn cael ei gefnogi gan asesiad ecolegol sydd hefyd wedi ei ddiweddaru o ystyried y cyfnod o amser y bu'r cais cynllunio dan ystyriaeth gan yr awdurdod cynllunio lleol.

Mae ffin dde-orllewin safle'r cais wedi ei leoli ger Gwarchodfa Natur Caeau Pen y Clip sy'n cael ei reoli gan Ymddiriedolaeth Bywyd Gwyllt Gogledd Cymru ac maent wedi gwneud sylwadau manwl .

Mae'r ystyriaethau o bwys uchod wedi eu hystyried gan Cyfoeth Naturiol Cymru ac Ymgynghorydd Ecolegol y Cyngor ac nid ydynt yn lleisio unrhyw wrthwynebiadau, ac argymhellir amodau lle bo hynny'n briodol isod.

### **Dyluniad ac Edrychiad Allanol**

Mae'r datblygiad wedi ei leoli mewn rhan o Borthaethwy lle cafwyd datblygiadau tai gweddol fodern ers y 1970au. Yn y cyd-destun hwn , bydd cymeriad, edrychiad a dwysedd y datblygiad yn gweddu gyda'r pethau o'i gwmpas.

### **Mwynderau Preswyl**

Rhoddyd sylw hefyd i edrych drosodd ar effaith ar olygfa'r eiddo preswyl cyfagos yn Lôn y Gamfa a Gilfach Goch. Ystyriod bod y cynnig yn dderbyniol yn hyn o beth .

#### **7. Casgliad**

Er y ffaith bod y cais yn un sy'n tynnu'n groes i Gynllun Lleol Ynys Môn, mae'r egwyddor o gael datblygiad preswyl yn dderbyniol o ystyried y camau pell yr aethpwyd gyda pharatoi'r CDU a Stopiwyd. Mae ystyriaethau o bwys, yn bennaf ystyriaethau priffyrdd a draenio, wedi eu hystyried yn yr adroddiad uchod ac ystyriod eu bod yn dderbyniol o osod yr amodau isod.

#### **8. Argymhelliad**

Awdurdodi Pennaeth y Gwasanaeth Cynllunio i

have been received that this watercourse floods & that this development will exacerbate the issue. It is not considered that this will be the case as the surface water drainage system proposed in connection with the development flows will be limited to 3 litres a second. The system is also designed to store surface water from events beyond the 1 in 30 and up to the 1 in 100 year event in individual tanks below ground. These proposals are acceptable to the Environment Agency, Welsh Water and the council's Drainage Officer.

### **Nature Conservation**

The application is supported by an ecological assessment which has also been updated given the length of time that the planning application has been under consideration by the local planning authority.

The south-western boundary of the application site is located adjacent to the Caeau Pen y Clip Nature Reserve which is managed by North Wales Wildlife Trust who has made detailed observations.

Both the above material consideration have been considered by Natural Resources Wales and the council's Ecological Adviser and no objections are raised, conditions are recommended where appropriate below.

### **Design & External Appearance**

The development is located in a part of Menai Bridge which has been developed with modern relatively housing developments since the 1970's. In this context the character, appearance and density of the development will accord with that of the surroundings.

### **Residential Amenity**

Regard has been given in terms of overlooking and the effect on the outlook of adjacent residential properties at Lon y Gamfa and Gilfach Goch. The proposal is considered acceptable in this regard.

#### **7. Conclusion**

Notwithstanding the fact that the application comprises a departure from the Ynys Mon Local Plan the principle of residential development is acceptable given the advanced stage reached in the preparation of the Stopped UDP. Detailed considerations notably highway and drainage considerations have been considered in the report above and are considered acceptable subject to the conditions listed below.

#### **8. Recommendation**

To authorise the Head of Planning Service to

ganiatáu'r cais yn amodol ar gwblhau cytundeb cyfreithiol yn cynnwys yr ymrwymiad canlynol:

6 uned tai Fforddiadwy i'w darparu mewn cysylltiad â'r datblygiad ar 85% o werth y farchnad.

Wedi hynny bod caniatâd cynllunio'n cael ei ryddhau gyda'r amodau canlynol:

**(01) Rhaid cychwyn y datblygiad y cyfeirir ato yn y caniatâd cynllunio hwn ddim hwyrach na (pum) mlynedd o ddyddiad y caniatâd hwn.**

Rheswm: Ufuddhau i anghenion Rhan 91(1) Deddf Cynllunio Gwlad a Thref 1990.

**(02) Rhaid i'r datblygiad a ganiateir yma gael ei adeiladu yn hollol unol â'r manylion a ddangosir ar y cynlluniau a roddwyd gerbron isod ac a geir yn y ffurflen gais, ac mewn unrhyw ddogfennau eraill sydd ynghyd â'r fath gais.**

Dyluniad Rhif	Enw'r Dyluniad
1	Gosodiad Safle
3	Gosodiad Draeniad Budr
5	Cynlluniau Llawr a Drychiadau
6	Adrannau Draeniad Budr
8	<u>Manylion chicane diwygiedig a dreifiau i Lleiniau 1 a 2</u>
9	<u>Gosodiad Diwigiedig / Lefelau Lleiniau Diwygiedig 1/2 a 5/6</u>
10	<u>Cynllun Lleoliad "A"</u>
12	<u>Cynllun Gosodiad Dŵr wyneb</u>
13	<u>Adrannau Draeniad Dŵr wyneb</u>
14	<u>Arolwg topograffig</u>
15	<u>Cynllun Lleoliad "B"</u>

**Oni bai iddo gael ei ganiatáu yn wahanol yn ysgrifenedig gan yr awdurdod cynllunio lleol neu ei gynnwys o fewn unrhyw ddarpariaethau yn yr amodau yn y caniatad cynllunio hwn.**

Rheswm: I sicrhau bod y datblygiad yn cael ei wneud yn unol â'r manylion sydd wedi eu cymeradwyo.

**(03) Ni chaniateir cyflawni unrhyw ddatblygiad cyn cyflwyno manylion am y deunyddiau y bwriedir eu defnyddio ar wynebau allanol y datblygiad i'r Awdurdod Cynllunio Lleol, a'u**

**permit** the application subject to the completion of a legal agreement containing the following obligation:

6 Affordable housing units to be provided in connection with the development at 85% of the market value.

Thereafter that planning permission is issued subject to the following conditions:

**(01) The development hereby permitted shall be begun before the expiration of (five) years from the date of this permission.**

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

**(02) The development hereby permitted shall be carried out in strict conformity with the details shown on the plans tabled below and contained in the form of application, and in any other documents accompanying such application.**

Drawing No	Drawing Name
1	Site Layout
3	Foul Drainage Layout
5	Floor Plans/Elevations
6	Foul Drainage Sections
8	Revised Chicane detail and driveways to Plots 1 and 2
9	Revised Layout/Levels Plots 1/2 and 5/6
10	Location Plan "A"
12	Surface Water Layout Plan
13	Surface Water Sections
14	Topographical Survey
15	Location Plan "B"

**Unless otherwise approved in writing by the local planning authority or included within any provision of the conditions of this planning permission.**

Reason To ensure that the development is implemented in accord with the approved details.

**(03) No development shall take place until trade descriptions of the materials proposed to be used on the external surfaces of the development have been submitted to and**

**cymeradwyo ganddo mewn ysgrifen. Rhaid defnyddio'r deunyddiau a gymeradwywyd wrth weithredu'r datblygiad.**

Rheswm: I sicrhau bod y datblygiad yn edrych yn foddhaol.

**(04) Ni chyflawnir unrhyw ddatblygiad cyn cyflwyno i'r Awdurdod Cynllunio Lleol gynllun tirwedd a phlannu coed sy'n darparu ar gyfer cadw'r coed presennol, a'i gymeradwyo ganddo mewn ysgrifen. Bydd y cynllun tirwedd yn dangos y plannu arfaethedig, yn cynnwys rhywogaethau, maint a dwysedd ac yn gwahaniaethu rhwng y coed hynny a gedwir gan ddangos eu rhywogaeth, ymlediad ac aeddfedrwydd ynghyd a mesurau i'w gwarchod yn ystod y datblygiad. Bydd y gwaith plannu newydd a gymeradwyir yn cael ei weithredu ddim hwyrach na'r tymor plannu cyntaf ar ôl meddiannu'r adeiladau neu gwblhau'r datblygiad, pa un bynnag fyddo gyntaf. Gweithredir y mesurau gwarchod cyn cychwyn y datblygiad.**

Rheswm: Er budd mwynderau gweledol yr ardal.

**(05) Os oes unrhyw goeden neu lwyn sydd yn rhan o'r cynllun tirwedd a gymeradwywyd ymhen cyfnod o bum mlynedd o'i ph/blannu yn methu sefydlu, yn cael ei niweidio neu yn cael ei heintio'n ddifrifol, yn marw neu yn cael ei symud am unrhyw reswm yna fe fydd coeden neu lwyn newydd o fath, maint ac aeddfedrwydd a gymeradwyir gan yr Awdurdod Cynllunio Lleol yn cael ei ph/blannu yn eu lle yn ystod y tymor plannu nesaf.**

Rheswm: Er budd mwynderau gweledol yr ardal.

**(06) Ni chyflawnir unrhyw ddatblygiad hyd nes fo manylion lefelau slabiau arfaethedig yr adeilad(au) mewn perthynas â lefelau presennol ac arfaethedig yr adeilad wedi eu cyflwyno ac wedi eu cymeradwyo yn ysgrifenedig gan yr Awdurdod Cynllunio Lleol. Fe fydd yr adeilad(au) yn cael ei/eu hadeiladu/hadeiladu gyda'r lefelau slabiau arfaethedig.**

Rheswm: I osgoi unrhyw amheuaeth ac i sicrhau ffurf foddhaol o ddatblygiad.

**(07) Ni chaniateir gwneud unrhyw waith datblygu hyd nes y bo manylion llawn am gynllun yn nodi'r holl ddulliau arfaethedig o gau o amgylch ac o fewn y safle boed gyda waliau, ffensys neu wrychoedd wedi ei gyflwyno i'r Awdurdod Cynllunio Lleol ac wedi derbyn ei ganiatâd ysgrifenedig. Rhaid adeiladu, codi neu blannu'r dull cymeradwy o amgáu cyn bod neb yn byw yn y datblygiad.**

**approved in writing by the Local Planning Authority. The approved materials shall be used in the implementation of the development.**

Reason: To ensure a satisfactory appearance to the development.

**(04) No development shall take place until a scheme of landscaping and tree planting for the site which provides for the retention of existing trees has been submitted to and approved in writing by the Local Planning Authority. The landscaping scheme shall show the proposed planting, including species, size and density and distinguish those trees to be retained showing their species, spread and maturity together with measures for their protection in the course of development. The approved new planting shall be implemented no later than the first planting season after the occupation of the buildings or completion of the development, whichever is the sooner. The approved protection measures shall be implemented prior to the commencement of development.**

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

**(05) Any trees or shrub which forms part of the approved landscaping scheme which within a period of five years from planting fails to become established, becomes seriously damaged or diseased, dies or for any reason is removed shall be replaced in the next planting season by a tree or shrub of a species, size and maturity to be approved by the Local Planning Authority.**

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

**(06) No development shall take place until details of the proposed slab levels of the building(s) in relation to the existing and proposed levels of the site and the surrounding land have been submitted to and approved in writing by the Local Planning Authority. The building(s) shall be constructed with the approved slab levels.**

Reason: For the avoidance of doubt and to ensure a satisfactory form of development.

**(07) No development shall take place until full details of a scheme indicating all of the proposed means of enclosure around and within the site whether by means of walls, fences or hedges has been submitted to and approved in writing by the Local Planning Authority. The approved means of enclosure shall be constructed, erected or planted prior to the occupation of the development.**

Rheswm: I sicrhau bod y manylion ac edrychiad y datblygiad yn dderbyniol i'r Awdurdod Cynllunio Lleol.

**(08) Rhaid i'r manylion sydd i'w cyflwyno i dderbyn caniatâd ysgrifenedig yr Awdurdod Cynllunio Lleol i gynnwys cynllun tirlunio a phlannu coed ar y safle sy'n darparu ar gyfer cadw'r coed presennol. Rhaid i'r cynllun tirlunio ddangos y gwaith plannu arfaethedig yn cynnwys rhywogaeth, maint a dwysedd gan wahaniaethu rhwng y coed sydd i'w cadw yn dangos eu rhywogaeth, eu taeniad a'u hoed ynghyd a mesurau i'w diogelu yng nghwrs y datblygiad yn unol â BS 5837:2005 Coed mewn Perthynas â Gwaith Adeiladu. Rhaid i'r plannu newydd fydd wedi ei gymeradwyo gael ei wneud heb fod yn hwyrach na'r tymor plannu cyntaf ar ôl i bobl ddechrau byw yn yr adeiladau neu gwblhau'r datblygiad, prun bynnag yw'r cyntaf. Rhaid i'r mesurau diogelu a gymeradwywyd gael eu rhoi ar waith cyn dechrau'r datblygiad.**

Rheswm: Er budd mwynderau gweledol yr ardal.

**(09) Os oes unrhyw goeden neu lwyn sydd yn rhan o'r cynllun tirweddu a gymeradwywyd ymhen cyfnod o bum mlynedd o'i ph/blannu yn methu sefydlu, yn cael ei niweidio neu yn cael ei heintio'n ddifrifol, yn marw neu yn cael ei symud am unrhyw reswm yna fe fydd coeden neu lwyn newydd o fath, maint ac aeddfedrwydd a gymeradwyir gan yr Awdurdod Cynllunio Lleol yn cael ei ph/blannu yn eu lle yn ystod y tymor plannu nesaf.**

Rheswm: Er budd mwynderau gweledol yr ardal.

**(10) Rhaid i ddŵr wyneb a dŵr budr ddraenio o'r safle ar wahân.**

Rheswm: Er mwyn gwarchod y cyfan o'r garthffos gyhoeddus

**(11) Ni chaniateir i ddŵr wyneb lifo yn uniongyrchol neu'n anuniongyrchol i'r sustem garthffosiaeth gyhoeddus oni bai y cytunwyd yn ysgrifenedig gyda'r awdurdod cynllunio lleol.**

Rheswm: Atal gormod o ddŵr rhag llifo i'r sustem garthffosiaeth gyhoeddus, gwarchod iechyd a diogelwch preswylwyr a sicrhau na chaiff yr amgylchedd ei niweidio.

**(12) Ni chaiff dŵr draenio tir arllwys yn uniongyrchol nac yn anuniongyrchol i'r system garthffosiaeth gyhoeddus.**

Rheswm: Rhwystro gormod o ddŵr rhag llifo i'r system garthffosiaeth gyhoeddus a llygru'r

Reason To ensure that the details and appearance of the development are acceptable to the Local Planning Authority.

**(08) The details to be submitted for the approval in writing of the Local Planning Authority shall include a scheme of landscaping and tree planting for the site which provides for the retention of the existing trees. The landscaping scheme shall show the proposed planting including species, size and density and distinguish the trees to be retained showing their species spread and maturity together with measures for their protection in the course of development in accord with BS 5837:2005 Trees in Relation to Construction. The approved new planting shall be implemented not later than the first planting season after the occupation of the buildings or completion of the development, whichever is the sooner. The approved protection measures shall be implemented prior to the commencement of development.**

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

**(09) Any trees or shrub which forms part of the approved landscaping scheme which within a period of five years from planting fails to become established, becomes seriously damaged or diseased, dies or for any reason is removed shall be replaced in the next planting season by a tree or shrub of a species, size and maturity to be approved by the Local Planning Authority.**

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

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

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

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

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

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

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

amgylchedd.

**(13) Ni chaniateir dechrau unrhyw waith datblygu hyd nes y bo'r datblygwr wedi paratoi cynllun ar gyfer draeniad cynhwysfawr ac integredig y safle yn dangos sut y byddir yn delio â dŵr budr, dŵr wyneb a dŵr tir a bod hyn wedi ei gymeradwyo gan yr Awdurdod Cynllunio Lleol.**

Rheswm: Er mwyn sicrhau bod cyfleusterau draenio effeithiol yn cael eu darparu ar gyfer y datblygiad arfaethedig, ac na fydd unrhyw effeithiau niweidiol yn digwydd i'r amgylchedd nac i'r system garthffosiaeth gyhoeddus bresennol.

**(14) Serch y manylion draenio a gyflwynwyd ni chaniateir dechrau unrhyw waith datblygu a ganiateir yma hyd nes y bo'r manylion draenio canlynol wedi eu cyflwyno i'r awdurdod cynllunio lleol ac wedi derbyn ei ganiatâd ysgrifenedig:**

**Dyluniad a manyleb lawn ar gyfer yr holl system rheoleiddio dŵr wyneb a dŵr budr a draeniau tir sy'n gwasanaethu'r datblygiad (yn cynnwys yr holl lefydd parcio a ffordd/ffyrdd y stad.**

**Rhaid i'r system rheoleiddio dŵr wyneb sydd i'w gyflwyno dan ddarpariaethau'r amod hwn gyfyngu'r rhediad dŵr wyneb i 3 litr yr eiliad a bod wedi ei ddylunio i storio dŵr wyneb hyd at ddigwyddiad 1 mewn 100 mlynedd.**

**Rhaid i'r manylion a ganiateir dan ddarpariaethau'r amod hwn fod wedi eu cwblhau ac yn gweithio'n llawn cyn y bydd neb yn byw yn y datblygiad a ganiateir yma.**

Rheswm: Er mwyn sicrhau bod y datblygiad yn cael ei ddraenio'n ddigonol ac i atal risg gynyddol o lifogydd ar y safle ac oddi ar y safle.

**(15) Serch y cynlluniau a gymeradwyir yma ni chaniateir dechrau unrhyw waith datblygu hyd nes y bo manylebau a chynlluniau llawn am y system flaenoriaeth arfaethedig a ddangosir ar ddyluniad rhif (\*\*\*\*) ac a dderbyniwyd (\*\*\*\*) wedi eu cyflwyno i'r awdurdod cynllunio lleol ac wedi derbyn ei ganiatâd ysgrifenedig. Ni chaniateir i neb fyw yn yr anheddau ar y datblygiad a ganiateir yma hyd nes y bo'r system flaenoriaeth sydd wedi chymeradwyo o dan yr amod hwn wedi eu cwblhau'n llawn.**

Rheswm: I leihau'r perygl a'r anghyfleustra i ddefnyddwyr y briffordd.

**(16) Bydd raid adeiladu pob dreif gerbydau ar oledf na fydd yn ddim mwy serth nag 1 mewn 20 am y 5 metr cyntaf yn ôl o ochr agosaf y llwybr cerdded cyffiniol.**

**(13) No development shall commence until the developer has prepared a scheme for the comprehensive and integrated drainage of the site showing how foul water, surface water and land drainage will be dealt with and this has been approved by the Local Planning Authority.**

Reason: To ensure the effective drainage facilities are provided for the proposed development, and that no adverse impact occurs to the environment or the existing public sewerage system.

**(14) Notwithstanding the drainage details submitted no development approved by this permission shall be commenced until the following drainage details have been submitted to and approved in writing by the local planning authority:**

**Full design and specification for all foul, surface water regulation system and land drains serving the development (including all parking areas and the estate road(s).**

**The surface water regulation system to be submitted under the provisions of this condition shall limit surface water run-off to 3 litres a second shall be designed to store surface water up to 1 in a 100 year event.**

**The details approved under the provisions of this condition shall be completed and fully operational prior to the occupation of the development hereby approved.**

Reason: To ensure that the development is adequately drained prevent the increased risk of flooding on and off the site.

**(15) Notwithstanding the plans hereby approved no development shall commence until detailed specifications and plans of the proposed priority system illustrated on drawing number (\*\*\*\*) and received (\*\*\*\*) shall be submitted to and approved in writing by the local planning authority. No dwelling on the development hereby approved shall be occupied until the priority system duly approved under this condition has been fully completed.**

Reason: To minimise danger and inconvenience to highway users.

**(16) The vehicle driveways shall be constructed with its gradient not exceeding 1 in 20 for the first 5 metres back from the nearside edge of the adjoining footway.**

Rheswm: I leihau'r perygl a'r anghyfleustra i ddefnyddwyr y briffordd.

**(17) Rhaid cwblhau'r lle parcio ceir yn gwbl unol â'r manylion fel a gyflwynwyd cyn cychwyn ar y defnydd a ganiateir yma ac wedyn bydd raid cadw'r lle parcio i'r dibenion hyn yn unig.**

Rheswm: I alluogi cerbydau i dynnu oddi ar y ffordd, parcio a throi o'r briffordd i leihau peryglon, rhwystr ac anhwylostod i ddefnyddwyr y briffordd gyfagos.

**(18) Ni chaniateir i unrhyw waliau, gwrychoedd, ffensys (yn cynnwys unrhyw ddulliau o amgáu) a godir neu a blennir o fewn 2 fetr i ffordd/ffyrdd y stad a ganiateir yma ac/neu'r briffordd gyhoeddus fod yn uwch na 0.6 metr uwch lefel cerbydlon y ffordd.**

Rheswm: I ddarparu rhyng-weledd digonol rhwng y fynedfa a'r briffordd gyhoeddus bresennol ar gyfer diogelwch a hwylustod defnyddwyr y briffordd a'r fynedfa.

**(19) Rhaid adeiladu'r ffordd/ffyrdd stad a'r mynedfeydd a ganiateir yma yn unol ag "Anghenion Technegol ar gyfer Ffyrdd Stad ym Môn" Cyngor Sir Ynys Môn (Dyddiad) neu unrhyw ddogfen arall amgen a gymeradwyir yn ysgrifenedig gan yr awdurdod cynllunio lleol.**

Rheswm: Er mwyn lleihau peryglon, rhwystr ac anhwylostod i ddefnyddwyr y briffordd a'r fynedfa.

**(20) Rhaid cwblhau'r ffordd/ffyrdd stad a ganiateir yma i orffeniad cwrs sylfaen gyda'r system ddraenio dŵr wyneb wedi ei gwblhau ac yn gweithredu'n llwyr cyn datblygu unrhyw un o'r anheddau a ganiateir yma.**

Rheswm: Er mwyn lleihau peryglon, rhwystr ac anhwylostod i ddefnyddwyr y briffordd a'r fynedfa.

**(21) Rhaid i'r ffordd/ffyrdd stad a ganiateir yma fod wedi ei gyrbio a'r gerbydlon a llwybrau troed wedi eu hwynebu cyn bod neb yn byw yn yr annedd olaf yn y datblygiad a ganiateir yma neu o fewn 2 flynedd i ddechrau'r datblygiad hwn pa un bynnag yw'r cyntaf.**

Rheswm: Er mwyn lleihau peryglon, rhwystr ac anhwylostod i ddefnyddwyr y briffordd a'r fynedfa.

**(22) Ni chaniateir dechrau'r datblygiad hyd nes bod fesurau mewn lle ar gyfer rheoli a chynnal a chadw y fynedfa a'r ffordd yr ystad yn unol â manylion a gyflwynwyd yn flaenorol i a'u**

Reason: To minimise danger and inconvenience to highway users.

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

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

**(18) All walls, hedges, fences (includes any means of enclosure) erected or planted within 2 meters of the estate road(s) hereby approved and /or the public highway shall not exceed 0.6 meters above the level of the road carriageway.**

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

**(19) The estate road(s) and accesses hereby approved shall be constructed in accord with the Isle of Anglesey Council "Technical Requirements for Estate Roads in Anglesey" (Date) or any expressly alternative document approved in writing by the local planning authority.**

Reason: In order to minimise danger, obstruction and inconvenience to users of the highway and of the access.

**(20) The estate road(s) hereby approved shall be completed to a base course finish and with the surface water drainage system complete and fully operational prior to the development of any of the dwellings hereby approved.**

Reason: In order to minimise danger, obstruction and inconvenience to users of the highway and of the access.

**(21) The estate road(s) hereby approved shall be kerbed and the carriageway and footways surfaced prior to the occupation of the last dwelling on the development hereby approved or within 2 years of the commencement of this development whichever is the sooner.**

Reason: In order to minimise danger, obstruction and inconvenience to users of the highway and of the access.

**(22) No development shall commence until measures are in place for the management and maintenance of the access and estate roads in accordance with details previously submitted to**

**cymeradwyo yn ysgrifenedig gan yr awdurdod cynllunio lleol. Bydd y fynedfa a'r ffyrdd yr ystad yn cael ei gynnal yn unol â'r manylion a gymeradwywyd cyn belled â bod y defnydd a ganiateir drwy hyn yn parhau.**

Rheswm: Er mwyn lleihau peryglon, rhwystr ac anhwylystod i ddefnyddwyr y briffordd a'r fynedfa.

**(23) Ni chaniateir dechrau unrhyw waith datblygu a ganiateir yma hyd nes: (a) Bod safle'r cais wedi bod yn destun cynllun manwl i ymchwilio a chofnodi llygriad a bod adroddiad wedi ei gyflwyno i'r awdurdod cynllunio lleol a'i gymeradwyo ganddo. (b) Cynigion manwl yn unol â'r arferion gorau cyfredol ar gyfer symud ymaith, cynnwys neu unrhyw ffordd arall o wneud llygriad o'r fath yn ddiniwed (y "Cynigion Llygru") a'u bod wedi eu cyflwyno i'r awdurdod cynllunio lleol a'u cymeradwyo ganddo. (c) Ar gyfer pob rhan o'r datblygiad rhaid ymgymryd â chynigion llygru sy'n berthnasol i'r rhan honno (neu unrhyw ran fyddai'n cael ei effeithio gan y datblygiad, naill ai cyn neu yn ystod y fath datblygiad fel bydd yn briodol. (d) Os deuir ar draws unrhyw lygredd yn ystod y gwaith datblygu nad oedd wedi ei nodi yn flaenorol ac sy'n dod o ffynhonnell wahanol ac/neu o fath gwahanol i'r rhai fydd wedi eu cynnwys yn y "Cynigion Llygru" yna rhaid cyflwyno "Cynigion Llygru" wedi eu diwygio i'r awdurdod cynllunio lleol. (e) Os canfyddir pethau wedi eu halogi ar y safle yn ystod y gwaith datblygu mewn ardaloedd yr oedd disgwyl iddynt yn flaenorol fod yn lân, yna rhaid i'r gwaith o'u hadfer gael ei wneud yn unol â'r "Cynigion Llygru" fydd wedi eu cytuno.**

Rheswm: Er mwyn sicrhau bod unrhyw halogiad sy'n bresennol yn cael ei drin yn foddhaol.

**(24) Serch y cynlluniau a'r wybodaeth gefnogol a gyflwynwyd ni chaniateir i'r datblygiad a ganiateir yma ddechrau hyd nes y bo cynllun ar gyfer draenio'r safle mewn ffordd gynhwysfawr ac integredig ac yn dangos sut y byddir yn delio â draenio dŵr budr, dŵr wyneb a dŵr tir wedi ei gyflwyno i'r awdurdod cynllunio lleol ac wedi derbyn ei ganiatâd ysgrifenedig. Rhaid i'r manylion a gymeradwyir o dan ddarpariaethau'r amod hwn fod wedi eu cwblhau cyn bod neb yn byw yn y datblygiad neu unrhyw ddyddiad arall a all gael ei gymeradwyo yn ysgrifenedig gan yr awdurdod cynllunio lleol. Rhaid i rediad dŵr wyneb a gynhyrchir gan y datblygiad fod wedi ei gyfyngu i'r storm gritigol 1 mewn 100 mlynedd (gan ganiatáu ar gyfer newid hinsawdd).**

Rheswm: Er mwyn sicrhau bod cyfleusterau draenio effeithiol yn cael eu darparu ar gyfer y datblygiad, ac na fydd unrhyw effeithiau andwyol yn digwydd i'r amgylchedd nac i eiddo cyfagos ac er mwyn sicrhau

**and approved in writing by the local planning authority. The access and estate roads shall be maintained according to the approved details for as long as the use hereby approved continues.**

Reason: In order to minimise danger, obstruction and inconvenience to users of the highway and of the access.

**(23) No development approved by this permission shall be commenced until: (a) The application site has been subjected to a detailed scheme for the investigation and recording of contamination and a report has been submitted to and approved by the local planning authority. (b) Detailed proposals in line with current best practice for the removal, containment or otherwise rendering harmless such contamination (the "Contamination Proposals") have been submitted to and approved by the local planning authority. (c) For each part of the development contamination proposals relevant to that part (or any part that would be affected by the development) shall be carried out either before or during such development as appropriate. (d) If during development works any contamination should be encountered which was not previously identified and is derived from a different source and/or of a different type to those included in the "Contamination Proposals" then revised "Contamination Proposals" shall be submitted to the local planning authority. (e) If during development work site contaminants are found in areas previously expected to be clean, then their remediation shall be carried out in line with the agreed "Contamination Proposals."**

Reason To ensure that contamination present is satisfactorily remedied.

**(24) Notwithstanding the plans and supporting information submitted the development hereby approved shall commence until a scheme for the comprehensive and integrated drainage of the site demonstrating how foul water, surface water and land drainage will dealt with has been submitted to and approved in writing by the local planning authority. The details approved under the provisions of this condition shall be completed prior to the occupation of the development or any other date as may be approved in writing by the local planning authority. Surface water run-off generated by the development shall be limited to the 1 in 100 year critical storm (allowance for climate change)**

Reason To ensure that effective drainage facilities are provided for the proposed development and that no adverse impact occurs to the environment or adjacent properties and to ensure satisfactory

storio / cael gwared ar ddŵr wyneb o'r datblygiad mewn ffordd foddhaol.

Cynghorion

Memo Draenio 03.04.13

Llythyr Dŵr Cymru 12.12.12 a chynlluniau

Memo Gwasanaethau Amgylcheddol 19.10.11, 23.11.12

Llythyr Asiantaeth yr Amgylchedd 19.03.13

Memo Priffyrdd 29.11.12

Cynghorir yr ymgeisydd i gysylltu gydag Adran Priffyrdd y Cyngor a chytuno ar leoliad compownd y safle, cynllun rheoli traffig, unrhyw gyfleusterau golchi olwynion cerbydau, oriau a dyddiau gweithredu a rheolaeth a gweithrediad cerbydau adeiladu, yn cynnwys cyfleusterau parcio staff a chontractwr.

Bydd yn rhaid cael caniatâd ysgrifenedig blaenorol yr Awdurdod Lleol i gwlfertu unrhyw ddyfrgwrs o dan delerau Deddf Iechyd y Cyhoedd 1936, a chaniatâd ysgrifenedig blaenorol gennym ni o dan dermau Deddf Draenio Tir 1991/Deddf Adnoddau Dŵr 1991. Rydym yn edrych i osgoi cwlferu, ac ni fydd caniatâd yr awdurdod yn cael ei roi fel arfer i waith o'r fath ar wahân i groesi mynedfeydd.

storage of/disposal of surface water from the development.

Informatives

Drainage memo 03.04.13

Welsh Water letter 12.12.12 & plans

Environmental Services memo 19.10.11, 23.11.12

Environment Agency letter 19.03.13

Highway memo 29.11.12

The applicant is advised to contact the council's Highways Section and agree the site compound location, traffic management scheme, any vehicle wheel washing facilities, hours and days of operation and the management and operation of construction vehicles, including staff and contractor parking facilities.

Any culverting of a watercourse requires the prior written approval of the Local Authority under the terms of the Public Health Act 1936, and the prior written consent from us under the terms of the Land Drainage Act 1991/Water Resources Act 1991. We seek to avoid culverting, and its consent for such works will not normally be granted except for access crossings.



## 13.2

Rhif y Cais: **46C427K/TR/EIA/ECON** Application Number

Ymgeisydd Applicant

**Land and Lakes (Anglesey) Ltd  
c/o HOW Planning LLP  
40 Peter Street  
Manchester  
M2 5GP**

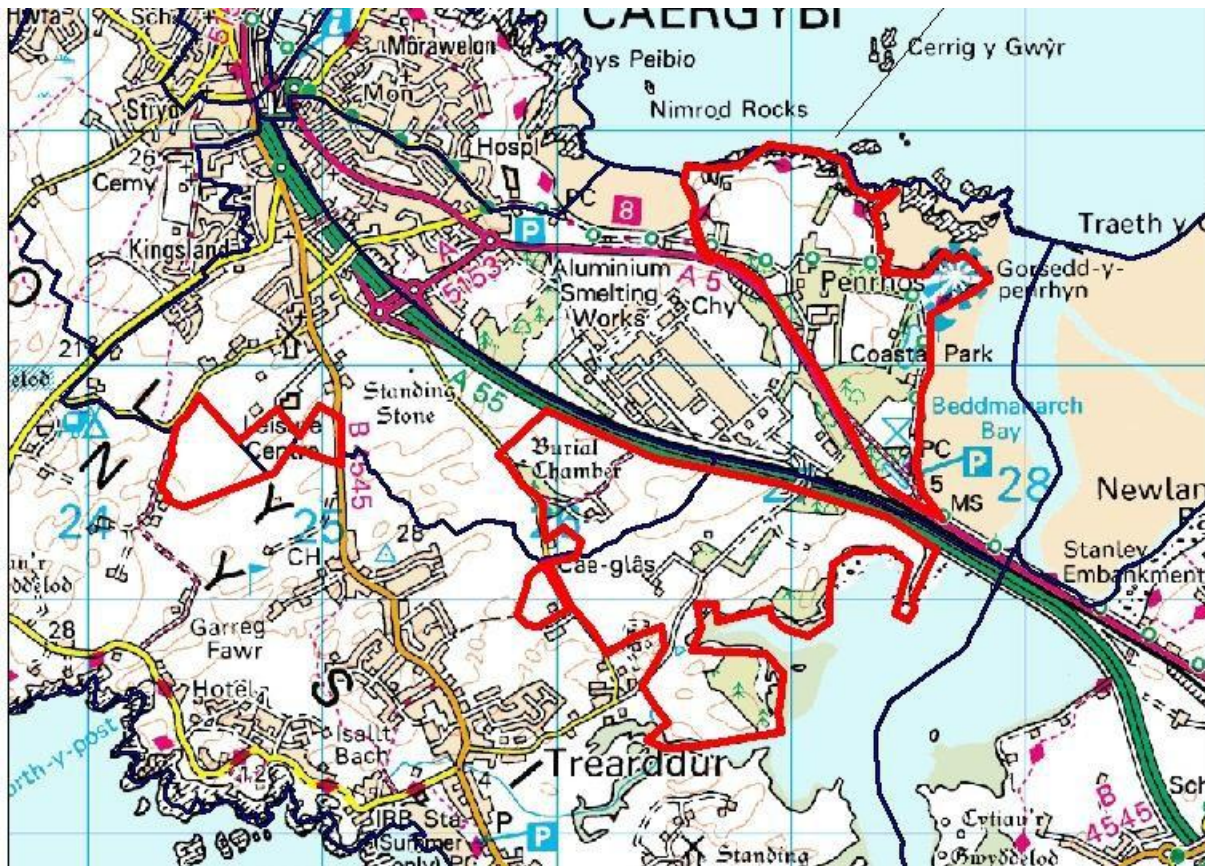
Cais cynllunio hybrid sy'n cynnig: Amlinellol gyda'r holl faterion wedi eu cadw'n ôl ac eithrio dull mynediad, ar gyfer : Pentref Hamdden ym Mharc Arfordirol Penrhos, Ffordd Llundain, Caergybi yn cynnwys: Hyd at 500 o unedau hamdden newydd gan gynnwys porthdai a bythynnod newydd; Adeilad canolbwynt canolog newydd gan gynnwys derbynfa gyda chyfleusterau hamdden gan gynnwys parc dwr isdrofannol dan do, neuadd chwaraeon dan do, caffis, bariau, bwytai ac adwerthu; Adeilad canolog newydd ar gyfer Marchnad Ffermwyr; Adeilad hamdden a sba canolog newydd; Canolfan chwaraeon dwr a chaffi newydd ar safle'r hen Dy Cwch; Dymchwel y Baddondy ac adeiladu bwyty ar ei safle; Dymchwel adeiladau eraill gan gynnwys tair ysgubor amaethyddol a thair annedd; Darparu a chynnal 29 hectar o ardaloedd cyhoeddus gyda maes parcio i'r cyhoedd a gwelliannau i'r llwybr arfordirol gan gynnwys: Rhodfeydd a reolir o fewn 15 hectar i goetir, cadw a gwella Pwll Grace, Pwll Lili, Pwll Sgowtiaid gyda llwyfannau gweld, y Fynwent Anifeiliaid Anwes, y Gofeb, y Ty Pwmp a maes picnic gyda gorsafoedd bwydo adar a chuddfannau gwyllo adar, gydag arwyddion dehongli addysgiadol a dwyieithog trwy'r cyfan; Creu trywydd cerfluniau newydd trwy goetir a llwybrau pren a gwell cysylltiad gyda Llwybr yr Arfordir; Bydd y traeth yn parhau i fod yn hygrych i'r cyhoedd gan ddarparu mynediad diogel i'r dwr bas; Canolfan Bwer a Gwres gyfun. Tir yn Cae Glas - Codi llety a chyfleusterau pentref hamdden sydd wedi eu dylunio i'w defnyddio yn y lle cyntaf fel llety dros dro i weithwyr adeiladu ar gyfer Wylfa B ar dir Cae Glas, Parc Cybi, Caergybi yn cynnwys: Hyd at 315 o borthdai i'w hisrannu yn y lle cyntaf fel llety ar gyfer gweithwyr niwclear; Adeilad canolbwynt canolog gan gynnwys derbynfa a chantîn ar gyfer y llety; Cyfleuster Parcio a Theithio gyda hyd at 700 o lecynnau parcio ceir; Gwesty newydd; Adeilad canolbwynt wrth ochr llyn yn cynnwys bwyty, caffi, adwerthu a bar; Cae pêl-droed glaswellt newydd a chae criced; a Canolfan Bwer a Gwres Gyfun. I'w haddasu wedyn (ar ôl adeiladu Wylfa B) i fod yn estyniad i Bentref Hamdden Parc Arfordirol Penrhos gan gynnwys: Porthdai ac adeiladau cyfleusterau wedi eu hadnewyddu i greu llety gwyliau o safon uchel (hyd at 315 o borthdai i

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

deuluoedd); Canolfan Ymwelwyr a Gwarchodfa Natur sy'n caniatáu mynediad i'r cyhoedd dan reolaeth; a Canolfan Dreftadaeth gyda lle parcio i ymwelwyr. Tir yn Kingsland - Codi datblygiad preswyl a ddyluniwyd i'w ddefnyddio yn y lle cyntaf fel llety i weithwyr adeiladu yn Kingsland, Ffordd Kingsland, Caergybi yn cynnwys: Hyd at 320 o dai newydd i'w defnyddio yn y lle cyntaf fel llety dros dro i weithwyr adeiladu. I'w haddasu wedyn (ar ôl adeiladu Wylfa B) i fod yn ddatblygiad preswyl a fyddai'n cynnwys: Hyd at 360 o anheddau mewn tirwedd o safon uchel a llecynnau agored. Bydd datblygiadau atodol ar gyfer pob cam o'r gwaith datblygu, gan gynnwys darpariaethau ar gyfer parcio, ardaloedd gwasanaeth, llecynnau agored a pheiriannau/gwaith. Manylion llawn ar gyfer newid defnydd yr adeiladau Stad cyfredol ym Mharc Arfordirol Penrhos, Ffordd Llundain, Caergybi gan gynnwys newid defnydd: Twr y Beili ac adeiladau allanol yn Fferm Penrhos o dy clwb criced i fod yn ganolfan wybodaeth i ymwelwyr, bwyty, caffi, bariâu ac adwerthu; Ysgubor y Fferm ac Adeiladau Trol o fod yn adeiladau fferm i fod yn ganolfan ar gyfer hurio beiciau ac offer chwaraeon; Y Twr o ddefnydd preswyl i fod yn llety i reolwyr a swyddfa atodol; a Ty Beddmanarch o annedd i fod yn ganolfan i ymwelwyr

public access; and Heritage Centre with visitor parking. Land at Kingsland: The erection of a residential development which has been designed to be used initially as temporary construction workers accommodation at land at Kingsland, Kingsland Road, Holyhead comprising: Up to 360 new houses to be initially used as temporary construction workers accommodation. To be subsequently converted (post Wylfa B construction) into a residential development comprising: Up to 320 residential dwellings set in high quality landscaping and open spaces. Each phase of development will have ancillary development comprising car parking, servicing areas, open spaces and plant. Full detail for the change of use of the existing Estate buildings at Penrhos Coastal Park, London Road, Holyhead including the change of use for: The Bailiffs Tower and outbuildings at Penrhos Home Farm from a cricket clubhouse to a visitors information centre, restaurant, café, bars and retail; Home Farm Barn and Cart Buildings from farm buildings to cycle and sports hire centre; The Tower from residential to a Managers accommodation and ancillary office; and Beddmanarch House from residential to a visitors centre.

Parc Arfordirol Penrhos \ Penrhos Coastal Park, Cae Glas a Kingsland, Caergybi \ Holyhead



**Planning Committee: 02/04/2014**

**Report of Head of Planning Service (DPJ)**

**Recommendation:**

For Information Only

**Reason for Reporting to Committee:**

That members note the decision of the Welsh Government not to call in the above planning application for the reasons contained in their letter of 07.03.14 enclosed as Appendix 1.

That Members note that the detailed requirements of the planning obligation are now to be settled and the conditions finalised and, in accordance with the resolution of 6<sup>th</sup> November 2013, a report on these will be provided prior to the planning decision being issued.

Department for Housing and Regeneration  
Adran Tai ac Adfywio



Llywodraeth Cymru  
Welsh Government

Mr E Gwyndaf Jones  
Chief Planning Officer  
Isle of Anglesey County Council  
Llangefni  
Anglesey  
LL77 7TW

Ein Cyf/Our ref: qA1053934/1  
Eich Cyf/Your ref: 46C427K/TR/EIA/ECON  
Dyddiad/Date: 7 March 2014

Dear Mr Jones

**TOWN AND COUNTRY PLANNING ACT 1990 – SECTION 77 CALL IN REQUEST  
TOWN AND COUNTRY PLANNING (NOTIFICATION) (WALES) DIRECTION 2012  
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)  
(WALES) ORDER 2012  
OUTLINE PLANNING APPLICATION FOR THE PROPOSED DEVELOPMENT AT  
PENRHOS, CAE GLAS AND KINGSLAND, HOLYHEAD, ANGLESEY  
APPLICATION NO. 46C427K/TR/EIA/ECON**

1. I refer to your letter dated 19 November 2013 to the Welsh Ministers notifying the application for planning permission referred to in the title of this letter under the Town and Country Planning (Notification) (Wales) Direction 2012. The Welsh Ministers also received requests for application no. 46C427K/TR/EIA/ECON to be called in for their determination. Likewise, they received requests for the final decision on application no. 46C427K/TR/EIA/ECON be left to the Council to make.
2. Section 77 of the Town and Country Planning Act 1990 enables the Welsh Ministers to direct that an application shall be referred to them instead of being dealt with by a local planning authority. This power falls within the portfolio of the Minister for Housing and Regeneration, Carl Sargeant AM.
3. The Welsh Government's policy on calling in planning applications is set out in *Planning Policy Wales (PPW) (Edition 6, February 2014)*. The Welsh Government considers that local planning authorities, as elected bodies, should be left to make decisions about development proposals wherever possible. The Welsh Ministers do not, in practice, call in many planning applications and will only do so where the proposal raises issues of more than local importance.



4. To assist the Minister in his consideration of whether the application raises issues of more than local importance policy colleagues within the Welsh Government were consulted for their views. Their responses are contained at Annex 1 to this letter.
5. National planning policy in relation to Areas of Outstanding Natural Beauty (AONBs) is set out in PPW at paragraph 5.5.6 and states that:

“In National Parks or AONBs, special considerations apply to major development proposals which are more national than local in character.”

Paragraph 5.5.6 states that applications for major developments should not take place in AONBs except in exceptional circumstances and sets out the assessments that should be included in the consideration of such applications.

6. PPW advises that call-in is generally only considered appropriate where an application raises planning issues of more than local importance and that it could be considered appropriate where, for example, proposals are in conflict with national planning policies. In considering whether an application for planning permission should be called in the Welsh Ministers are concerned with whether the local planning authority has identified the planning issues and the relevant planning policies, and how the authority has assessed those issues and policies. It therefore does not follow that just because a proposal is more national than local in character that it will automatically be called in for determination by the Welsh Ministers.
7. As the application is for major development within the Anglesey AONB the Council has identified that paragraph 5.5.6 of PPW is relevant and has considered and assessed the application against it. The question of call-in is essentially about who should be the decision maker on an application for planning permission and not whether planning permission should be granted or not. Call-in is not concerned with whether the Welsh Ministers agree with the weight that the local planning authority has attached to the policies when determining an application; that is a matter entirely for the local planning authority and cannot be considered as part of the call-in process. Whilst it is for a local planning authority to reach its own conclusions on the issues raised in relation to the potential impact on the Anglesey AONB however, the Welsh Ministers would expect to see details of the evidence and assessments on which the conclusion was based.
8. The Council Officer's Report identifies that the planning application is considered to be major development and should not take place in an AONB except in exceptional circumstances. It is clear from the Council Officer's Report that the local planning authority in considering the application has had regard to the assessments listed in paragraph 5.5.6 of PPW for the consideration of applications for major developments in AONBs.
9. The Minister is of the view that the Council has identified the relevant planning issues and planning policies, and that the assessments undertaken by the Council relating to the impact on the Anglesey AONB are adequate. He also considers that the Council Officer's Report does provide consideration of the advice from NRW.

10. In relation to NRW's concerns whether the Council's committee should have resolved to approve the application prior to the finalising of the Section 106 Agreement, the Council has indicated that the resolution by the Planning Committee was to endorse authority to Officers at the Council to negotiate matters further with the applicant and stakeholders only. The Minister is of the view that NRW's concerns can be addressed through other mechanisms, such as continued negotiation of the Section 106 Agreement, other than through the call-in regime. In considering whether to call-in a planning application the Welsh Ministers are unable to take the planning merits of the proposed development into account which also applies to whether a Section 106 Agreement is adequate or not. The Heads of Terms as drafted are not detailed but it is anticipated that the detailed provisions will be a matter for negotiation between the applicant and your Council.
11. Having considered the issues associated with the application in the light of the Welsh Government's policy on call-in and the advice provided by the consultees, it is the Minister's view that the Council has balanced the environmental, economic and other policy considerations in coming to its view on the application, and has had regard to the assessments required for major development proposals in an AONB as set out in PPW. In view of this he is of the opinion the issues raised by the application are not of more than local importance. The Minister therefore does not consider the application should be called in for determination by the Welsh Ministers and it is now for your Council to determine the application as it sees fit.
12. In reaching his decision the Minister did not consider the planning merits of the proposed development and his decision not to call in the application should not in any way be taken as a reflection on the planning merits of the proposal.
13. I am directed by the Minister to refer to the Direction contained in the letter dated 11 December 2013 made under Article 18 of the above Order, in respect of the above application. The Direction was issued to stop the Council from granting planning permission for this application or any development of the same kind as that which forms part of or includes the site to which the application relates. The Direction was issued in order to allow the Welsh Ministers time to consider whether the planning application should be called in for their determination.
14. As the Minister has concluded that the application should not be called in, in exercise of his powers under Article 31 of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012, the Minister for Housing and Regeneration hereby cancels the Direction dated 11 December 2013 made under Article 18 of the Order.
15. Your Council has jurisdiction for deciding whether environmental impact assessment is required for this proposal and this matter has not been considered. Any screening opinion will need to be made available for public inspection.

16. It would assist us if a copy of any planning decision which your Council issues could be sent to my colleague, John Saunders (Ext 3878).

Yours faithfully,



**Andrew Ward MRTPI**  
Decisions Manager  
Planning Division

Signed under authority of the Minister for Housing and Regeneration,  
one of the Welsh Ministers

## ANNEX 1 – Policy Colleagues’ Responses

i) Welsh Government Planning Policy Branch with responsibility for national planning policy on: flood risk development issues

*“It is noted that a small part of the application area is identified as being within Zone C2 of the TAN15 Development Advice Map. TAN15 identifies that the proposed development of holiday chalets would be classified as Highly Vulnerable Development, and therefore should not be permitted in Zone C2 as identified in Section 6 of TAN15.*

*However as the Zone C2 designation affects only a small area of the application it is necessary to have regard to paragraph 11.1 of TAN15. This states that where a site falls partially within Zone C it will be a matter for the planning authority to judge whether to apply Section 6, although it is probable that an assessment in accordance with Section 7 and Appendix 1 will be required.*

*Paragraph 11.1 also identifies that the Environment Agency [now NRW] will assist planning authorities in coming to their decision on whether the consequences of flooding are acceptable.*

*It is noted that a Flood Consequence Assessment (FCA) has been prepared by Capita Symonds in support of the application. Whilst I have some reservations about the lack of modelling to support the assertions made in the FCA, and the format of the document not clearly covering the requirements set out in paragraph A1.5 of TAN15, I acknowledge that NRW’s response has indicated that they are satisfied with the level of detail in the FCA.*

*Consequently, on balance and in regard to paragraph 11.1 of TAN15, it is not possible to conclude that the proposed development would be contrary to national planning policy on flood risk. Therefore intervention on flood risk grounds is not recommended.”*

ii) Welsh Government Planning Policy Branch with responsibility for national planning policy on: residential development issues

*“This is an outline application for a “leisure village” at Penrhos Coastal Park, Holyhead providing up to 500 new leisure units on three sites (Kingsland, Cae Glas and Penrhos), including lodges, cottages and conversion of existing buildings. It is proposed that the accommodation would initially be used as temporary housing for the construction workers for Wylfa B power station. The units at the Cae Glas site would subsequently be converted into holiday lodges and those at Kingsland would be sold as market and affordable housing (in 2027-29).*

*The Kingsland element of the proposal is largely within Holyhead under the (unadopted) UDP. Other parts of the three sites are in the open countryside or allocated for employment, recreation and community facilities. The Cae Glas and Penrhos sites are in an AONB and part of the Cae Glas site is in a green wedge.*

*The construction of Wylfa B is a decision of the UK Government and the Council has recognised in a Position Statement the need to accommodate the construction workers.*

*According to the Officer’s Report, the “legacy” housing at the Kingsland site is not required to address housing need as Anglesey currently has a 5.8 year housing land supply (as at 1 April 2012). However, the use of this accommodation for market and affordable housing is not envisaged until 2027-29 and therefore falls outside the current five-year housing land supply timeframe and could therefore be factored into future decisions on other housing proposals. The Officer’s Report also states that there is little scope for locating the temporary accommodation elsewhere.*



*Under national policy, the planning system should support economic and employment growth alongside social and environmental considerations within the context of sustainable development, including aligning jobs and services with housing, wherever possible, so as to reduce the need for travel, especially by car (Planning Policy Wales, paragraph 7.1.3). National policy also states that major developments should not take place in AONBs except in exceptional circumstances. This may arise where there is demonstrated to be an overriding public need and refusal would be severely detrimental to the local economy and there is no potential for locating the development elsewhere or meeting the need in some other way (Planning Policy Wales, paragraph 5.5.6). National policy also includes a presumption against inappropriate development in green wedges, except in very exceptional circumstances where other considerations outweigh any harm which such development would do to the green wedge (Planning Policy Wales, paragraph 4.8.15).*

*The Officer's Report provides a detailed assessment of the above issues and recommends that the application be approved as it is considered that the proposal will provide significant economic benefits.*

*Based on the information available, the proposal does not appear to be contrary to national policy and therefore **call-in is not recommended.***

iii) Welsh Government Planning Policy Branch with responsibility for national planning policy on: minerals and landfill issues

*"There do not appear to be any issues of more than local importance in relation to minerals or land contamination. On this basis of these issues, non intervention is recommended."*

iv) Welsh Government Planning Policy Branch with responsibility for national planning policy on: economic development and retail issues

*"This is an outline application for a major "leisure village" development at Penrhos Coastal Park, Holyhead providing up to 500 new leisure units on three sites (Kingsland, Cae Glas and Penrhos), including lodges, cottages and conversion of existing buildings. Other uses spread over the three locations include, a central new hub building comprising reception with leisure facilities including indoor sub-tropical water park, indoor sports hall and cafes, bars, restaurants and retail; new Farmer's Market building; Central new spa and leisure building; and a new café and water sports centre at the site of the former Boathouse; a Combined Heat and Power Centre at Cae Glas; a Park and Ride facility comprising up to 700 car parking spaces; a new hotel; a lakeside hub comprising restaurant, café, retail and bar; new grass football pitch and cricket pitch*

*The application proposes that the accommodation would initially be used as temporary housing for the construction workers for Wylfa B power station. The units at the Cae Glas site would subsequently be converted into holiday lodges and those at Kingsland would be sold as market and affordable housing (in 2027-29).*

*The Kingsland element of the proposal is largely within Holyhead under the (unadopted) UDP. Other parts of the three sites are in the open countryside or allocated for employment, recreation and community facilities. The Cae Glas and Penrhos sites are in an AONB and part of the Cae Glas site is in a green wedge.*

*The construction of Wylfa B is a decision of the UK Government and the Council has recognised in a Position Statement the need to accommodate the construction workers.*

**National Planning Policy**

*Planning Policy Wales (PPW) Chapter 7 paragraphs 7.1.1 and 7.1.2 define economic development as development of land that generates wealth, jobs and incomes. Paragraph 7.1.2 explains that it is essential that the planning system makes provision for the needs of the*

entire economy and not just those defined as B-B8. PPW (7.1.3) states that the planning system should support economic and employment growth alongside social and environmental considerations within the context of sustainable development, including aligning jobs and services with housing, wherever possible, so as to reduce the need for travel, especially by car.

Local planning authorities should adopt a positive and constructive approach to applications for economic development. Local planning authorities should take account of the likely economic benefits of the development (PPW 7.6.1). Local planning authorities should consider numbers and types of jobs created; whether the development will address economic disadvantage or support regeneration priorities; and contribute to wider spatial strategies such as the growth and regeneration of certain areas.

In addition local planning authorities should look favourably on proposals for new onsite low carbon energy generation (PPW 7.4.1).

PPW Chapter 11 indicates that tourism is vital to economic prosperity and job creation in many parts of Wales and can be a catalyst for environmental protection, regeneration and improvement (PPW 11.1.1). Sustainable tourism is encouraged where it contributes to economic development, conservation, rural diversification, urban regeneration and social inclusion, and recognises the needs of visitors and local communities. Appropriate tourist-related commercial development in new destinations should be encouraged. In rural areas, tourism-related development is an essential element in providing for a healthy, diverse, local and national economy. It can contribute to the provision and maintenance of facilities for local communities (PPW 11.1.7).

The Report recognises that all three sites sit within an AONB and that major developments should not take place except in exceptional circumstances. PPW (5.5.6) states that such exceptional circumstances may arise where, after rigorous examination, there is demonstrated to be an overriding public need and refusal would be severely detrimental to the local economy and there is no potential for locating the development elsewhere or meeting the need in some other way. The Report is of the view that taking into account the national policies in PPW in respect of economic development, need is demonstrated.

### **Officer Report**

The Officer Report (referred to as the Report) considers the economic benefits of the proposal to be of significance and should be given considerable weight. The Report makes extensive reference to PPW in its assessment, particularly Chapter 7 Economic Development.

The Report explains that the development plan for Anglesey comprises the Gwynedd Structure Plan (approved November 1993) and the adopted Ynys Local Plan (adopted December 1996). The Report recognises that PPW advises that "Where development plan policies are outdated or superseded local planning authorities should give them decreasing weight in favour of other material considerations, such as national planning policy, in the determination of individual applications.

The Report presents the views of the Economic Development Unit which states that a proposal of this scale on Anglesey is a unique opportunity to transform the socio-economic fortunes of the Island (potentially for generations). The Island has over recent years suffered the lowest GVA in the UK, endured outward migration of 16-24 year old and increased economic inactivity. This proposal (along with other major energy related development) will hopefully change this trend and this point needs to be made explicit.

The Report explains that the need for the development is an important consideration in determining the planning application. The Construction worker's accommodation is required to deliver a nationally important infrastructure project supported by the UK and Welsh Government. Sole reliance on either existing residential or tourism accommodation on the

*Island cannot deliver the required number of accommodation units and that a mixed approach in accordance with the Position Statement would provide a feasible and viable approach.*

*The Report expresses the opinion that failure to provide an appropriate site for workers' accommodation in accordance with the council's Position Statement on workers accommodation, could delay or prolong the build period of Wylfa B which is likely to have negative impacts on the local economy.*

*The Report considers that the need for additional employment in Holyhead and the surrounding area to try to reverse the adverse impacts of recent major job losses is undisputed. The development represents a potential investment of a significant level of capital into the local economy, during both construction and operation, assisting to diversify the local economy and providing an important complementary development to other public and private sector regeneration projects for the area. The applicant considers that if permission is refused, there will be no new long term job creation nor will any of the other benefits of the scheme be delivered. The acute need for economic growth and regeneration, and major intervention to significantly improve the economic prospects for the local community will remain unfulfilled and are likely to become more acute.*

*In relation to PPW section 7.6.1, the Report estimates the proposal will create up to 420 jobs per year in the construction sector; and 465 FTE operational jobs (rising to 615 FTE once multiplier effects are considered). Planning Officers acknowledge that the proposals represent a 'step change' in the economy of Anglesey.*

*The Report considers that policy in PPW (7.1.3) regarding aligning jobs and services with housing for sustainability reasons weighs in favour of the proposed development in terms of the proposed nuclear workers accommodation at Holyhead, given the services available and the sustainability credentials of the settlement of Holyhead. It is also considered to weigh in favour of the provision of a significant tourism/leisure facility.*

*The Report identifies policy in PPW (7.1.4) which states that economic development should be steered toward the most appropriate locations rather than preventing or discouraging development, and considers the application is broadly in accordance with this aim.*

*The Report states that there is a national need for tourism proposals such as this. Tourism Partnership North Wales has stated that "The Land and Lakes project would be of national significance in terms of tourism development and promotion. It will contribute to the national objectives of Visit Wales' Tourism 2020, i.e. to grow tourism in Wales by 10%, between 2013 and 2020."*

*As part of the submission a Regeneris Report which accompanied the application assessed likely socio economic impacts of the development. In response, the council commissioned URS to undertake an assessment of the anticipated impacts of the Land and Lakes development (which includes assessment of the Regeneris Report).*

### **Recommendation**

*Based on the information provided the local planning authority appears to have had due regard to both national and local planning policy and carried out a detailed assessment of the application and its issues. It has considered the potential benefits of the economic, social and environmental elements of the application together with its potential impacts. From an economic development perspective the proposal does not appear to be contrary to national policy and therefore call-in is not recommended."*

- v) Welsh Government Planning Policy Branch with responsibility for national planning policy on: issues surrounding Welsh language

*“National planning policy on the Welsh language is contained in Planning Policy Wales, and supplemented by guidance in Technical Advice Note (TAN) 20. This was recently updated and it advises local planning authorities that consideration should be given to impacts on the Welsh language when preparing a development plan. It also provides guidance for applying mitigation measures to address or reduce the impact of proposals on the language.*

*In considering this request I have read the relevant reports prepared by the local planning authority and am satisfied that they have given due consideration to national planning policy on the Welsh language. The Language Impact Assessment report prepared by the applicants has been scrutinised by the Joint Planning Policy Unit with appropriate regard given to national planning policy and to the authority’s own planning policies and guidance. Their analysis recognises opportunities and threats to the Welsh language arising from the proposed development, and makes clear that effective mitigation measures will be expected as part of the development.*

*For these reasons, I **do not recommend** that the application is called in.”*

- vi) Welsh Government Development Management Branch with responsibility for planning issues associated with Hazard Installation Control Zones and airfield safeguarding

*“The application covers three separate development sites: Penrhos, Cae Glas and Kingsland. The Penrhos and Kingsland sites both fall outside the Plan A area and do not meet the consultation criteria for Plan B. Therefore they do not need to be considered further for the purposes of this response.*

*Parts of the Cae Glas development site, however, fall within the ambit of Plan A for the RAF Valley safeguarding zone.*

*The outline planning application does not specify the height of any part of the proposed development, however, based on the description it is assumed that the 45.7 metre consultation height will not be exceeded. In any case the Ministry of Defence has been consulted and are content.*

*In view of the above, there does not appear to be any safeguarding issues that would warrant this application being called-in.”*

- vii) Welsh Government Resource and Delivery Branch with responsibility for planning issues associated with recreation, leisure and tourism

*“I have considered this application in accordance with RAD Branch’s responsibilities for tourism and recreation planning policy, and offer the following observation.*

*The development proposal is an application for development of three separate sites. One of the sites proposed for development involves removal of public access to privately owned land, currently used for recreational purposes. Whilst I note that the application proposes some level of mitigation and enhancement of associated rights of way, the loss of access to land and the provision of members-only access to recreational and leisure opportunities developed as part of the proposal do not in my view accord with the thrust of PPW 11.1.11 or TAN 16.*

*I note the support of the North Wales Tourism Alliance, which takes the view that the development proposal is of “national significance” for the tourism industry in Wales. The development proposal would fill a quality niche in the tourism sector in the North Wales area, and offers associated inward investment and economic development opportunities. Whilst I*

*concur with the Alliance that the development would provide an enhanced tourism offer in the region, the impact of the increase in tourism revenue, directly and indirectly associated with the leisure/tourism development is identified as a significant consideration in the officer's report, and I do not consider that the more-than-local impact on tourism increase is of itself a sufficient justification to recommend call-in.*

*On the balance of the above I do not recommend that we recover this application for the Minister's decision."*

viii) Welsh Government Network Management Branch with responsibility for planning issues associated with transport

*"Prior to use of the Cae Glas site as workers accommodation associated with any proposed works at Wylfa nuclear power station, full details of the forecast trip generation and mitigation of the impact on the trunk road network shall be submitted to and approved by the highway authority in writing .*

*The Welsh Government Transport Division has no objection in principal with the application."*

ix) Cadw with responsibility for planning issues associated with the historic landscape

*"The proposal is located with the vicinity of the following scheduled ancient monuments:*

*Cae Glas:*

*AN011 Trefignath Burial Chamber within boundary.*

*AN092 Tre-Arddur Hut Group & An012 Ty Mawr Standing Stone outside but near to boundary.*

*Kingsland:*

*AN012 Ty Mawr Standing Stone,*

*AN034 Porth Dafarch Hut Circles*

*AN033 Plas Meilw Hut Circles nearby but nor directly affected.*

*The proposed development is also in the vicinity of the following listed buildings:*

*Milestone*

*Candle Tower and walls adjoining remains of Penrhos House*

*Tower, walls and courtyard buildings*

*Bailiff's Tower with boundary wall, gates and attached outbuildings at Penrhos Home Farm*

*Barn and cart sheds, Penrhos Home Farm*

*Water tower*

*The Betting Stand (aka Rotten Tower)*

*The Battery*

*Stanley Tollhouse*

*In Cadw's opinion the scheduled areas and intervisibility of the above monuments would be largely unaffected and would raise no particular concerns in respect of the listed buildings. The normal planning application process should be adequate to ensure the details of the scheme are appropriate and Cadw, therefore, would not support call-in."*



x) Natural Resources Wales with responsibility for planning issues associated with Site of Special Scientific Interest (SSSI), Areas of Outstanding Natural Beauty (AONB's) and Woodland Grant Schemes

“1. Thank you for your letter of 7 November requesting our views on whether the above application should be called in. NRW are of the opinion that this application should be called in for the following reasons:

- The current proposal and associated s.106 agreement does not adequately address the concerns raised by NRW or reflect the advice given.
  - Prior to approval of the application, we would have expected to see considerable progress on the detailed mitigation proposal, with clear reference to our advice to the Isle of Anglesey County Council (IoACC).
  - The need for a determination as to whether there is a national need for the application in its current form in an AONB, in line with the provisions of PPW.
2. The primary issue for NRW is that there will be a significant adverse impact on the Anglesey Area of Outstanding Natural Beauty (AONB). This is accepted by both the applicant and by the IoACC Planning Officer in his report recommending approval. We consider that impact on the adjacent SSSIs can be appropriately mitigated or compensated for, but for the AONB there will be a significant residual impact that planting and landscaping can reduce in the long term but not wholly eliminate. The local planning authority assessed those issues and came, via the Environmental Impact Assessment (EIA) process, to roughly similar conclusions about impacts.
3. However, the extent of that impact remains uncertain. The matter is complicated because the application is in outline and the details, and therefore the extent of the impacts, are the subject of ongoing discussions, which it is hoped will be resolved in the Section 106 provisions and conditions applied to the permission. **(Your question 1 refers)**

CCW (NRW's predecessor body) previously objected to this proposal as it was not satisfied that the applicant had considered the implications on the AONB and the provisions of Planning Policy Wales (PPW), and a concern that the landscape assessment and EIA did not fully recognize the extent of the adverse impacts. Following extensive discussions with the developer, and reassurances that necessary mitigation would be developed through the s.106 agreement, NRW withdrew its objection. Understood that as the application was in outline, the design detail would be the subject of future reserved matters applications, and would be the subject of ongoing discussions with the developer. We stated that our concerns over the impact on the AONB remained and we proposed a number of amendments to the design that could form part of such discussions and that we believed were necessary to alleviate impacts.

4. Our position is summarised in the IoACC Planning Officers Report to the Committee of 2nd November, Page 91;

“It is noted that NRW have concerns over the overall impact of the development on the AONB. It is also noted that they are not objecting and it is considered that provided the mitigation is undertaken, which will be subject to a section 106 agreement and appropriate conditions, then the effect on the environment can be moderated appropriately and the AONB qualities preserved and enhanced.”

5. *Their report is accurate up to the word 'moderated'. While we consider that "the effect on the environment can be moderated" by conditions and amendments to the details of the proposal, it is not our view that they can be appropriately moderated for the AONB or that the overall AONB qualities will be preserved and enhanced. "Moderated appropriately" relates to the impacts on the SSSI and not the AONB. IoACC appears to conflate our view that the impacts on the SSSI can be moderated appropriately with our concerns about the AONB. (See paragraph 2 above for an accurate summary of our response.)*
6. *Our strong advice was that the consequent issue for the IoACC, in accordance with the provisions of PPW, was therefore whether it could be demonstrated that there was an overriding public need for the development and that refusal would be severely detrimental to the local economy and that there was no potential for locating the development elsewhere or meeting the need in some other way, **(Your question 3 refers)***

**NRW's current position.**

7. *It is clear that the current proposal, in its current form, will cause an adverse impact, the extent of which is yet to be fully determined, on an AONB. It is still not clear from the information we currently have whether our concern over the residual impacts have been resolved.*
8. *In relation to your question 5, we have to date given strong and detailed advice on the significance and importance of the AONB, the scale of impacts, and the importance of adhering to the provisions of Para 5.5.6 of PPW. We have also advised on the conditions needed to minimize impacts.*
9. *NRW has had no indication of any progress in implementing the conditions we consider necessary to minimize adverse effect. However, we note that many of the conditions attached to the IoACC Planning Officer's original report of 2 October are unenforceable, as they provide no indication of when the various schemes/information are to be submitted for approval by the authority, or whether and when the approved details should be implemented.*
10. *Under these circumstances there is likely to be significant residual adverse effects on the AONB, which can only be justified on the basis of overriding public need. Both the applicants and the IoACC Planning Officer consider that there is a national need for the proposal, in particular because of the accommodation needs produced by construction of the Nuclear Power station proposed.*
11. *Given that the justification for and objections to the proposal are both national in character, it is our view that the proposal should be called in.*

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 For completeness we have provided summary answers to the specific questions you raise, listed below.

**(i) What do you consider to be the issues raised by the application which are relevant to your remit?**

*There will be an adverse impact on the AONB which can be minimized but not wholly mitigated.*

**(ii) Has the local planning authority identified those issues in its consideration of the application?**

*Yes*

**(iii) Has the local planning authority identified the national planning policies and legislation/directives relevant to those issues?**

*Yes*

***(iv) Has the local planning authority assessed those issues in an appropriate manner? Here we are not asking whether or not you agree with the conclusions of the authority on the merits of the issue – that is not something we can take into consideration – but whether the authority’s assessment has been made in a reasonably robust way, using up-to-date methodology and knowledge.***

*Although the LPA has identified the issues in their report, their assessment and how they have reached their conclusions is vague in part, and does not demonstrate that a robust and transparent approach has been taken, particularly regarding the issue of alternatives and why the application has been aggregated into a whole.*

***(v) Does your consideration of these issues lead to you to conclude that the application is one which should be determined by the Welsh Ministers rather than the local planning authority? It would be appreciated if you would give your reasons for your conclusion.***

*See the last 2 paragraphs in the section on NRW’s current position above.”*