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ISLE OF ANGLESEY
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RHYBUDD O GYFARFOD	NOTICE OF MEETING
PWYLLGOR CYNLLUNIO A GORCHMYNION	PLANNING AND ORDERS COMMITTEE
DYDD MERCHER, 2 GORFFENNAF, 2014 ➔ 1:00 pm ←	WEDNESDAY, 2 JULY 2014 ➔ 1.00 pm ←
SIAMBR Y CYNGOR, SWYDDFEYDD Y CYNGOR, LLANGFNI	COUNCIL CHAMBER - COUNCIL OFFICES, LLANGFNI
Swyddog Pwyllgor	Ann Holmes 01248 752518 Committee Officer

AELODAU / MEMBERS

Cynghorwyr / Councillors:

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

A g e n d a

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

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

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

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None to be considered at this meeting.

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None to consider at this meeting.

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Planning and Orders Committee

Minutes of the meeting held on 4th June, 2014

- PRESENT:** Councillor W.T.Hughes (Chair)
- Councillors Lewis Davies, Jeff Evans, John Griffith, Victor Hughes, Raymond Jones
- IN ATTENDANCE:** Planning Development Manager (DFJ)
Planning Assistants
Senior Engineer (Development Control) (EDJ)
Highways Technician (JAR)
Legal Services Manager (RJ)
Committee Officer (ATH)
- APOLOGIES:** Councillors Ann Griffith (Vice-Chair), Kenneth Hughes, Vaughan Hughes, Richard Owain Jones, Nicola Roberts
- ALSO PRESENT:** Local Members: Councillor Carwyn Jones (application 7.2), Councillor R.G.Parry, OBE (on behalf of Councillor Trefor Lloyd Hughes for application 7.5), Councillor Llinos Huws (application 12.1), Councillor Ieuan Williams (application 12.2)
-

1 APOLOGIES

Apoloiges for absence were presented and noted as listed above.

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

Councillor Lewis Davies drew attention to the fact that only 6 from the Committee's total of 11 members were present at this meeting, and he asked whether that was considered sufficient to be able to arrive at democratic decisions in a way that is transparent and fair.

The Legal Services Manager advised that under the provisions of the Council's Constitution, the quorum for a meeting is one quarter of the whole number of Members i.e. 3 Members for this Committee. As there is a quorum of Members present, there is no reason in law therefore why the meeting should not proceed.

2 DECLARATION OF INTEREST

Councillor Jeff Evans declared an interest in respect of application 7.1

Councillors Lewis Davies and John Griffith declared an interest in relation to applications 6.1 and 7.4 on the basis of the reference to wind turbines in the Plaid Cymru Manifesto. They stated that they would keep an open mind and consider each application on its own merits.

Mr John A. Rowlands, Highways Technician declared an interest in respect of application 7.2.

3 MINUTES OF THE 21ST MAY, 2014 MEETING

The minutes of the previous meetings of the Planning and Orders Committee held on 7th May and the 8th May, 2014 were presented and confirmed as correct.

4 SITE VISITS 21ST MAY, 2014

The minutes of the Planning Site Visits held on 21st May, 2014 were presented and confirmed as correct.

5 PUBLIC SPEAKING

The Chair announced that there were Public Speakers in relation to applications 7.2 and 7.5

6 APPLICATIONS THAT WILL BE DEFERRED

6.1 41C125B/EIA/RE – Full application for the erection of three 800kw – 900kw wind turbines with a maximum hub height of up to 55m, rotor diameter of up to 52m and a maximum upright vertical tip height of up to 81m, the improvements to the existing access to the A5025 road together with the erection of 3 equipment housing cabinets on land at Bryn Eryr Uchaf, Menai Bridge

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

7 APPLICATIONS ARISING

7.1 19C1136 – Full application for the siting of a mobile building to provide a nursery at Ysgol Gynradd Kingsland

Councillor Jeff Evans declared an interest in this application; he remained at the meeting but did not vote or participate in the matter.

The Planning Development Manager reported that consideration of the application was deferred at the previous meeting of the Planning and Orders Committee in May, 2014 because of Highways issues. Those issues have now been overcome with a supporting letter received from Caban Kingsland confirming parking arrangements. Since receiving the supporting letter, the Highways Department has confirmed that it has no objections to the proposal. The recommendation is therefore one of approval.

Councillor Lewis Davies proposed that the application be approved and his proposal was seconded by Councillor Victor Hughes.

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

7.2 22C40A – 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

The application was reported to the Planning and Orders Committee as it had been called in to the Committee by two of the Local Members.

Having declared an interest in this application Mr John Alun Rowlands, Highways Technician withdrew from the meeting during the discussion thereon.

The Committee noted that Mr Ifan Rowlands who had requested to speak at the meeting in support of the application was not present.

Councillor Carwyn Jones addressing the Committee as a Local Member said that he was speaking to convey the views of a number of concerned residents of Llanddona as well as the unanimous viewpoint of the Community Council in opposing this application for a large dwelling on a coastal site within an AONB. He highlighted the following issues as matters of concern:

- The preservation of the character of the historical landscape around the Blue Banner beach of Llanddona is important to the community of Llanddona and the Community Council. The coastal area is replete with a patchwork of fields with a cottage here and there; Cae Maes Mawr was one of these ancient cottages before its conversion to a bungalow.
- The development on the scale proposed comprising of a five bedroomed dwelling with 5 ensuite bathrooms complete with garage and stables will tarnish the view from the beach and will stand out like a sore thumb.

- The slopes of Llanddona Beach are a known area of land slippage of which there has been a serious occurrence two year ago. Part of the coastal path has been closed recently and cracks in the road to the beach are currently under investigation by the Highways Department. Serious consideration must be given to the possibility of further land slippage as a consequence of this large development.
- The applicant wishes to excavate to a considerable depth because the proposed development is substantially taller than the original bungalow with possible effects to the road above which is on a steep slope.
- The application site is clearly visible from Llanddona Beach up to Traeth Coch and will also be clearly visible when visitors are sitting outside the Ship and enjoying the views.
- The Welsh Government's Planning Policy accords the same status to AONBs as to national parks in terms of their beauty, landscape and views and both must be protected from inappropriate developments. This equal status means that both must be treated in the same way in development control policies and decisions.
- Section 5 of Planning Policy Wales deals with safeguarding and improving AONBs and states that the main aim in the designation of an AONB is to protect and to enhance its natural beauty. Development control policies and decisions which affect AONBs should presume in favour of their natural beauty and should give weight to the protection and the enhancement of the beauty, wildlife and cultural heritage of these areas.
- The Committee is asked to consider the unanimous view of Llanddona Community Council in opposing this proposal and is asked to reject the application and to protect the AONB which once ruined, cannot be restored.

The Planning Development Manager said the principal issue arising with regard to the application is its potential effect on the AONB. The Planning Authority is aware of the strength of feeling locally in opposition to the proposal and is not disregarding of it. The Officer in the written report acknowledges that in the case of this application, a finely balanced judgement is required and having regard of the policy considerations, is of the opinion that the proposed replacement dwelling is of high quality and design which will accord with its natural surroundings without harming the natural beauty of the area. The recommendation is therefore to approve the application.

Councillor Jeff Evans said that having been present on the site visit he personally could not see any issues arising so as to warrant rejecting the application although he could understand that there are issues locally given the beauty of the area. He thought that due regard must be had of the unanimous views of the Community Council as reflecting the feelings of the locality which are often paramount. Therefore he was more inclined to vote against the proposal because of the public objections; the Community Council's objections and because of the very fine balance between approval and refusal due to consideration of the AONB.

Councillor Lewis Davies, as a Local Member reiterated the concerns expressed in relation to the scale; height and density of the proposed development; the potential for further land slippage in the area of the development and its effects in terms of visual impact on the AONB and consequently, the unfavourable impression for tourists on the other side of Traeth Goch. He also referred to the substandard access and the potential for accidents on a narrow road which is particularly busy during the tourist season. He emphasised that the community of Llanddona does not object to the principle of development on the site but rather to the scale of the current proposal which will be intrusive in the AONB. Consideration must be given to the expert view of the AONB Officer who refers to the adverse effects of the proposal on the surrounding landscape especially in winter when it will be especially visible. He suggested that the proposal's design be reconsidered and amended to a single storey dwelling which better harmonises with the surrounding historical landscape of the AONB.

Councillor Victor Hughes asked whether it would be appropriate to impose a planning condition to the effect that the development be restricted to a single storey dwelling. The Planning Development Manager explained that that does not meet the criteria for a condition as it constitutes too radical a change from the original proposal.

Councillor Victor Hughes said that he was of the view that there were insufficient reasons to refuse the application and that it would be difficult to defend a refusal at appeal. The proposal

represents an improvement on the current situation. There are several other dwellings on the slope in this area albeit they are less visible than the proposed development but this situation is ameliorated by a range of stringent conditions proposed by the Officers. Although the land is prone to slippage, new dwellings can be more robustly anchored to the ground than older structures. For those reasons he supported the application

Councillor John Griffith said that he shared the concerns regarding size and scale and he inquired whether a development that is so much larger than the original dwelling on site is acceptable. The Planning Development Manager showed the development plans which illustrated the scale of the proposed new dwelling in being taller and lower in level compared to that of the original.

Councillor Lewis Davies proposed that the application be refused because of its scale and effects on the AONB. Councillor John Griffith seconded the proposal on the grounds of the unacceptable scale of the proposed development.

Councillor Victor Hughes proposed that the application be approved and his proposal was seconded by Councillor Raymond Jones.

In the subsequent vote, Councillors Victor Hughes and Raymond Jones voted in favour of approving the application and Councillors Lewis Davies, Jeff Evans and John Griffith voted to refuse the application contrary to the Officer's recommendation. Councillor W.T.Hughes did not vote on the matter as he had not been present on the site visit and consequently did not feel he was sufficiently informed to be able to make a judgement.

It was resolved to refuse the application contrary to the Officer's recommendation because of the adverse effects of the proposal on the AONB due to the scale and design of the proposed new dwelling and its prominence within the landscape.

In accordance with the requirements of the Council's Constitution, the application will be automatically deferred to the next meeting to allow the Officers to respond to the reasons cited for refusing the application.

7.3 38C237B – Outline application for the erection of a dwelling together with the construction of a vehicular access on land adjoining Careg y Daren, Llanfechell

The application was originally presented to the Committee at the request of a Local Member. At its May meeting, the Committee resolved to approve the application contrary to the Officer's recommendation. The report is presented at the end of the required one month period and responds to the resolution made and the reason for it.

The Planning Development Manager reported that the Officer's recommendation remains one of refusal for the reasons given previously. However, should the Committee reaffirm its previous decision to approve the application, the Officer proposed that in addition to the standard planning conditions an additional specific condition be imposed to the effect that the application site and the adjoining field be separated by a hedge in order to reinstate the boundary to the village.

Councillor Victor Hughes proposed that the previous decision to approve the application be reaffirmed and his proposal was seconded by Councillor Lewis Davies.

It was resolved to reaffirm the previous decision to approve the application and that in addition to the standard planning conditions, a specific condition be attached to the consent to require that the application site and the adjoining field be separated by a hedge.

7.4 44C294B – 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 of 27.1m on land at Plas Newydd, Rhosybol

The application was originally presented to the Committee as it has been agreed that all applications for wind turbines be reported to the Planning and Orders Committee for determination. At its May meeting, the Committee resolved to refuse the application contrary to the Officer's recommendation. The report is presented following the required one month period in response to the reasons given for refusing the application.

The Planning Development Manager reported that the Officer's recommendation remains one of approval for the reasons outlined in the written report and because it is the view that the reasons for refusal cannot be supported at appeal.

The Legal Services Manager referred to one of the reasons cited by the Committee at its previous meeting as a ground for refusal in relation to the proximity of the application site to the AONB, and he advised that being 3km away from the AONB, there is no policy basis to justify that as a bare reason for refusal. The SPG on wind turbines makes reference only to a distance of 2km. Therefore that particular reason does not reinforce the Committee's case for refusal should it wish to adhere to that position and could even detract from it.

Councillor Lewis Davies said that he remained of the view that the proposal adds to the cumulative negative effect of wind turbines in the area and that it adversely affects the landscape. Councillor John Griffith proposed that the previous decision to refuse the application be reaffirmed because of the proposal's cumulative negative affect on the landscape and on the views from Mynydd Parys. His proposal was seconded by Councillor Lewis Davies.

It was resolved to reaffirm the previous decision to refuse the application based on the proposal's cumulative negative effect on the landscape and on the views from Mynydd Parys.

7.5 46C38S/ECON – Full application for the erection of a restaurant on land adjacent to Sea Shanty House, Lôn St Ffraid, Trearddur Bay

The application was reported to the Planning and Orders Committee as part of the application site is located on land in the ownership of the Council. The application was also called in by a Local Member.

The Chair invited Mr Eric Roberts to address the meeting in opposition to the application.

Mr Eric Roberts made the following points on behalf of the residents and Community Council of Trearddur Bay:

- Legal issues surrounding land ownership. It is understood that land was placed in trust under the management of the Valley Rural District Council with the condition that it be used for the amenity of the public. Enquiries to clarify the position and to verify the legitimacy of the trust are ongoing.
- The application site is close to the coast and is prone to flooding especially in winter storms. The proposal is in the wrong place.
- An application for a residential development on the site would not be permitted because it is located in a Flood Zone.
- The Community Council objects to the development and asks that it be reconsidered because of the flood risk.

Councillor Victor Hughes pointed out to the speaker that Natural Resources Wales has confirmed that it is satisfied that the proposal's finished floor level is set above the flood threshold and that he concurred with this opinion. Mr Eric Roberts replied that the level of the site opposite is to be raised by 3 to 4 feet which will make the situation worse in terms of water retention as regards the application site. Councillor John Griffiths sought further information of the speaker with regard to the landownership issue.

Councillor Jeff Evans as a Local Member said that the complicated legal situation has to be resolved. Notwithstanding the land ownership question the application site is on a serious flood plain which is likely to deteriorate further as the weather and associated storms become more severe. He said that an application for a residential development would not be permitted and that he could not see the difference between that and a commercial proposal. Whilst the flood situation alone should justify refusing the application, there are issues regarding the access from the application site to the main road as well as parking issues in the immediate vicinity. He said that he opposed the application.

Councillor R.G.Parry OBE addressed the Committee on behalf of a Local Member, Councillor Trefor Lloyd Hughes to the following effect –

- That there are serious concerns in Trearddur Bay regarding the flood plain and the application site sits in the centre of the flood plain. The development of the cricket field directly opposite the application site has added to the flood problems and the situation will be further exacerbated by another development of 80 houses behind the cricket field with the land filled to a very high level.
- These developments together prevents the flow of water to the inland sea which is taken out approximately 2 hours later on high tide from the site where it is proposed the Sea Shanty development is located. Photographs shown on the site visit illustrate the severity of the flooding in the area.
- Disappointment regarding comments made by Natural Resources Wales which states that it is satisfied with the proposal's finished floor levels of 4.65m which Councillor Hughes felt to be inadequate.
- That he would dispute the assertion that the proposal will bring investment and employment opportunities to the area given that similar businesses in Trearddur Bay are for sale and/or are only now re-opening following previous closure.
- Reduced public car parking availability leading to parking on the road with the potential hazards that is likely to bring.
- That the following considerations are paramount –
 - The location is on a flood plain
 - Loss of car parking facilities in one of the most visited beach facilities on Anglesey which should be a concern for the Highways Authority but to which no reference is made in the written report.
 - The need for a meeting with all agencies to look at the issue of flooding in Trearddur Bay.
 - Should the land be sold to the developer then advice needs to be sought regarding compensating the residents of Trearddur Bay by planning gain to be awarded to the community council for the amenities of those residents.

The Planning Development Manager confirmed that since the Committee's previous meeting the applicant has submitted revised plans which raise the finished floor level from 4.6m to 4.65m. As the closing date for the receipt of representations is 6th June, 2014 any planning consent would be subject to no new information being received or new issues being raised before the expiry of the consultation period. The principal concerns relate to flood risk and loss of parking amenities. The written report addresses those issues and shows that the proposed development will not be at risk of flooding nor will it aggravate the situation in the area. The Officer referred to TAN 15 and quoted from the advice where it defines the differentiation between zones C1 and C2 and the uses related thereto. The TAN advice is not to locate highly vulnerable developments such as residential or holiday lets within such areas. However a commercial development such as the proposed restaurant is considered less vulnerable than a residential development. Natural Resources Wales has provided its opinion on the proposal based on its expertise. A flood consequences assessment has been undertaken at the request of Natural Resources Wales and the proposal amended as a consequence. Based on the evidence, the recommendation is to approve the application.

The Planning Development Manager then proceeded to show photographs of the flooded car park in response to a request by Councillor Lewis Davies, and he said that the application is designed to ensure that the level of flooding in the car park does not exceed the development's floor level and that the development will not encroach onto the park thus reducing its capacity to hold floodwater.

Councillor Lewis Davies said that he could not support the application because of its location in a flood zone and particularly because the site is uniquely situated between the Irish Sea and the inland sea in Holyhead and is at risk from flooding as the tide ebbs and flows twice a day. He referred to the geographical and meteorological characteristics which make the site particularly vulnerable to flooding and said that the situation is likely to worsen as a result of climate change and the more intense storms that that will bring.

Councillor Raymond Jones proposed that the application be refused and his proposal was seconded by Councillor Lewis Davies.

Councillor Victor Hughes proposed that the application be approved because he believed the development would be protected from flooding, and also in the interests of consistency because a development of apartments in the area at a lower level than that of the current application was approved at the previous meeting. Councillor John Griffith seconded his proposal of approval.

In the subsequent vote, Councillors Victor Hughes and John Griffith voted in favour of approving the application and Councillors Lewis Davies, Jeff Evans and Raymond Jones voted to refuse the application contrary to the Officer's recommendation. Councillor W.T.Hughes did not vote on the matter as he had not been present on the site visit.

The reasons cited for refusing the application were loss of public car parking amenity; health and safety of the access onto the main road and the risk of flooding based on the fact that the application site is in a unique area located between the open sea on the one side and the inland sea on the other thus creating a set of circumstances that make it especially vulnerable to flooding.

It was resolved to refuse the application contrary to the Officer's recommendation for the reasons given.

In accordance with the requirements of the Council's Constitution, the application will be automatically deferred to the next meeting to allow the Officers to respond to the reasons cited for refusing the application.

8 ECONOMIC APPLICATIONS

None were considered at this meeting.

9 AFFORDABLE HOUSING APPLICATIONS

None were considered at this meeting.

10 DEPARTURE APPLICATIONS

10.1 25C163C – Outline application with some matters reserved for the erection of one dwelling on land near Tyddyn Waen Barn, Bachau

The application is presented to the Planning and Orders Committee because it is contrary to the adopted Ynys Môn Local Plan but can be supported under the provisions of policy HP5 of the Stopped Unitary Development Plan. The proposal is acceptable in broad landscape terms and is well integrated with its immediate surroundings.

Councillor Jeff Evans proposed that the application be approved and his proposal was seconded by Councillor Victor Hughes.

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

10.2 27C102 – Full application for the demolition of the fire damaged dwelling together with the erection of a replacement dwelling at Penrhos, Llanfachraeth

The application is presented to the Planning and Orders Committee because it is a departure from the Ynys Môn Local Plan which Offices are minded to approve.

The Planning Development Manager reported that the proposal entails the demolition of a fire damaged dwelling together with the erection of a replacement dwelling that will reflect the original dwelling and will be built on a like for like basis. Although the site is not located within any settlement identified in the Ynys Môn Local Plan and is contrary to policy 53 of the Local Plan which prohibits the erection of new dwellings on land in the open countryside except where all of the listed criteria are satisfied, there is an existing dwelling on the site albeit rendered uninhabitable by fire damage and it is considered that there are extenuating circumstances in this case which warrant approval.

Councillor Raymond Jones proposed that the application be approved and his proposal was seconded by Councillor Lewis Davies.

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

11 DEVELOPMENT PROPOSALS SUBMITTED BY COUNCILLORS AND OFFICERS

11.1 23C266A – Full application for the erection of a shed and lean-to greenhouse together with the creation of an extension to residential curtilage at Gwenfro Uchaf, Talwrn

The application is presented to the Planning and Orders Committee as the applicant is a relevant officer as identified within the Council's Constitution. The application has been scrutinised by the Monitoring Officer as required under paragraph 4.6.10.4 of the Constitution.

Councillor Lewis Davies proposed that the application be approved and Councillor Jeff Evans seconded the proposal.

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

12 REMAINDER OF APPLICATIONS

12.1 29LPA996/CC Outline application for the erection of 5 dwellings on land at Maes Maethlu, Llanfaethlu

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

The Planning Development Manager reported that since the written report was drafted, the department has received a petition with 59 signatories, a letter of objection along with alternative plans commissioned by the community. The principal issues relate to policy compliance and landscape impacts. The application site is considered suitable for development from a policy perspective and the proposal will reflect existing development and will have a neutral effect on the designated AONB. The recommendation is to approve the application.

Councillor Llinos Huws addressing the Committee as a Local Member said that all the residents of Maes Maethlu have signed the petition in opposition to the current proposal regarding which they have strong concerns in relation to design and parking arrangements. They do not object to the principle of development on the site but feel that the design is inappropriate as regards how it utilises the site and as regards parking provision. Consequently the residents have commissioned alternative plans which Councillor Huws proceeded to describe. She also raised the issue of affordable housing provision and expressed concern that only two of the 5 dwellings proposed under the application are designated as affordable housing which she felt was insufficient in terms of meeting the affordable housing need on the Island. She requested the Committee to visit the site and to view the alternative plans.

Councillor Lewis Davies proposed that a site visit be undertaken and his proposal was seconded by Councillor Raymond Jones.

Councillor John Griffith asked that the community's alternative plans be made available to the Committee. The Planning Development Manager advised the Committee that it must deal with the application as presented.

It was resolved that the site be visited in accordance with the request made by a Local Member.

12.2 30C392A – Erection of a two storey primary care centre together with ancillary car parking, open space, landscaping and new vehicular access on the Public Car Park and adjacent open land, Bangor Road, Min yr Afon, Benllech

The application was presented to the Planning and Orders Committee as part of the site is in Council ownership.

The Planning Development Manager reported that the main issues relate to the principle of development, highways issues and amenity issues. The application site is located within the settlement boundary for Benllech in both the Local Plan and the stopped UDP. It is well located to minimise demand for private transport and it is a form of development that will help serve the health needs of the community whilst utilising previously developed land. The contemporary

design of the proposed building is considered suited to this location and, given its relation with and distance from nearby residential properties it is not considered that there will be undue harm to the amenities of their occupiers. There are no highways objections to the proposal and there are plans to improve the parking provision at the nearby Library which will ameliorate the loss of any space on the present site. The Officer said that should the application be approved it is proposed that the following 3 additional conditions be attached to the consent –

- That a traffic management scheme be implemented whilst the development is in progress.
- That there be close management of the use of external lighting on the building
- The use of tinted glass where appropriate to prevent overlooking of nearby buildings.

Councillor Ieuan Williams speaking as a Local Member said that the plans for a primary care centre in the area have been in the offing for five years and that the centre is a much needed asset in the area. The current situation is unsustainable and with the increase in the population of Benllech there has been pressure on the community to have a health care centre. The location is within the development boundary of the Local Plan and stopped UDP and so the principle of development is satisfied.

Councillor Raymond Jones proposed that the application be approved and Councillor Victor Hughes seconded the proposal

It was resolved to approve the application in accordance with the Officer's recommendation subject to the conditions listed in the written report and the three additional conditions outlined at the meeting.

12.3 32LPA920A/CC – Full application for the siting of a mobile classroom at Ysgol y Tywyn, Llanfihangel yn Nhowyn

The application is presented to the Planning and Orders Committee as it is submitted by and on behalf of the Council on Council owned land.

The Planning Development Manager said that the Planning Authority considers it acceptable to grant permission for a temporary period of five years.

Councillor Victor Hughes proposed that the application be approved and Councillor Lewis Davies seconded the proposal.

It was resolved to approve the application in accordance with the Officer's recommendation subject to the conditions listed in the written report and to no adverse representations being received by the end of the notification period.

12.4 46C535 – Full application for the conversion of the public conveniences to a residential dwelling together with extensions thereto at South Stack Public Convenience, South Stack, Holyhead

The application was presented to the Planning and Orders Committee as the site is within the Council's ownership.

Councillor Jeff Evans proposed that the application be approved and his proposal was seconded by Councillor Lewis Davies.

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

13.1 11LPA101J/1/LB/CC –Listed Building Consent for internal refurbishment of main boys' toilet to include new cubicles, urinals, IPS system and vanity unit together with new external louvers and internal ventilation grills to upstands of glass pot rooflight at Ysgol Syr Thomas Jones, Amlwch

The Committee was informed that the application as noted in the written report will be forwarded to the Welsh Government for determination in accordance with Regulation 13 of Planning (Listed Building and Conservation Areas) Act 1990.

It was resolved to note the information.

Councillor W.T.Hughes (Chair)

PLANNING SITE VISITS

Minutes of the meeting held on 18th June, 2014

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

29LPA996/CC – Outline application for the erection of 5 dwellings on land at Maes Maethlu, Llanfaethlu.

The Planning and Orders Committee on 4th June 2014 recommended that a site visit be carried out at the above to allow Members to view the location prior to considering the application.

The Chair asked the Development Management Team Leader to present a summary of the application.

The Officer reported that the application submitted by Anglesey County Council is for Outline Planning Permission for 5 dwellings - 2 pairs of semi-detached dwellings and one detached, to be sited on Council owned land forming part of the housing estate at Maes Maethlu, Llanfaethlu. The land is presently undeveloped and fronts a highway.

Members were shown a scale plan of the proposal and the Officer reported that the design of the dwellings would be similar to other properties in the locality. The development would provide 2 affordable dwelling units.

The Officer reported that the location of the access road to the dwellings would be via the present entrance to the existing housing estate, and parking would be provided. The Officer further stated that the roadside boundary is defined by a stone wall which will be retained, and pointed to an informal footway on the perimeter of the site and a kissing gate which leads to a playing field.

The Officer made reference to planning considerations under Policy 50 of the Local Plan and UDP for residential development.

A Local Member, Llinos Medi Huws reported that there is a serious lack of parking spaces in the area, which escalates during the evening.

The Senior Engineer (Highways) noted that the proposed parking provision complies with the Council's Supplementary Planning Guidance on Parking Standards at 1.5 spaces per unit for communal parking. The Officer stated that the preferred option for parking should be within sight of owner's dwellings.

The Officer further explained that there is strong opposition to the proposal by local residents, who state that the design is unsuitable for the area, which is in an Area of Outstanding Natural Beauty.

The Officer showed Members an alternative scale plan for developing the site, which has been presented by local residents as part of their objection to the submitted scheme, and which showed their preferred alternative layout of 6 dwellings with access directly onto the Highway rather than taken through the existing estate.

The Development Team Leader stated that the Planning Department and Highways Department have no objection to the proposed development.

6.1

Gweddill y Ceisiadau

Remainder Applications

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

Ymgeisydd Applicant

Ynys Mon Wind Energy Ltd

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: 02/07/2014

Report of Head of Planning Service (NJ)

Recommendation:

Defer

Reason for Reporting to Committee:

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

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

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

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

Recommendation

Defer

7.1

Gweddill y Ceisiadau

Remainder Applications

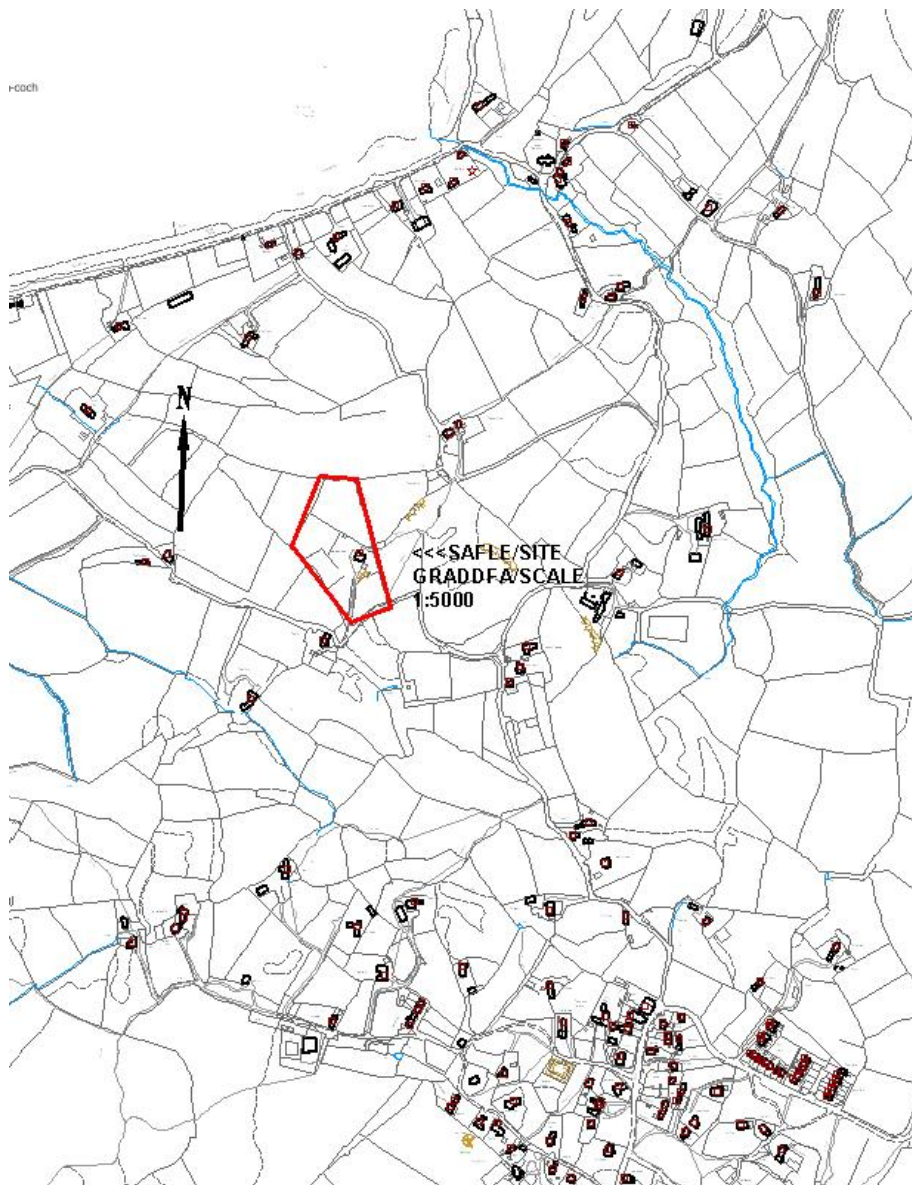
Rhif y Cais: 22C40A Application Number

Ymgeisydd Applicant

Mr Brian Jardine

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

Cae Maes Mawr, Llanddona



Planning Committee: 02/07/2014

Report of Head of Planning Service (GJ)

Recommendation:

Permit

Reason for Reporting to Committee:

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

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

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

At the June committee members recommended refusing the application because of the impact on the Area of Outstanding Natural Beauty because of its size, design and that it would look out of place in the landscape.

In response to the reason for refusal:-

- We respect and acknowledge that the members have concerns over the possible impact of the development on the Area of Outstanding Natural Beauty due to its size and design. It is also acknowledged and we respect the concern made by the members that the size of the replacement dwelling is considerably larger than the existing dwelling.
- The original dwelling has little architectural merit and it is our considered opinion that the proposed new dwelling whilst acknowledging is much larger than the original dwelling is of high quality and design which will fit in with its surroundings. During the site visit which took place on the 21st May, 2014 the members looked up at the site from the beach. Other dwellings could be seen dotted around which in our considered opinion would be seen much more than the application site.
- Whilst acknowledging that in this instance a finely balanced judgement is required, it is considered that the proposed replacement dwelling is of high quality and design which will fit in with its surroundings without harming the natural beauty of the area.

1. Proposal and Site

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

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

2. Key Issue(s)

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

3. Main Policies

Ynys Mon Local Plan

Policy 1 – General Policy

Policy 30 – Landscape

Policy 42 – Design

Policy 48 – Housing Development Criteria

Policy 54 – Replacement Dwellings

Gwynedd Structure Plan

Policy D1 – Environment

Policy D3 – Environment

Policy D4 – Environment

Policy D28 – Roofing Material

Policy D29 – Design

Stopped Unitary Development Plan

Policy GP1 – Development Control Guidance

Policy GP2 – Design

Policy EN2 – Area of Outstanding Natural Beauty

Policy HP9 – Replacement Dwellings

Policy SG5 – Private Sewage Treatment Facilities

4. Response to Consultation and Publicity

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

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

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

Local Member (Cllr Alwyn Rowlands) – No response

Welsh Water – Comments

Natural Resources Wales – Comments

Highways – Comments

Footpath Officer – Comments advising a public footpath is nearby.

Drainage – Comments

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

January, 2014.

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

Their main objections as follows:-

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

Response to objections received:-

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

5. Relevant Planning History

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

6. Main Planning Considerations

Policy Context

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

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

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

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

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

Area of Outstanding Natural Beauty.

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

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

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

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

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

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

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

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

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

Effect on Amenities

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

Landscape/Trees

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

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

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

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

Species Survey

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

Footpath

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

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

Drainage

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

Justification

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

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

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

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

7. Conclusion

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

8. Recommendation

Permit

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

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

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

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

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

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

(04) Prior to the occupation of the dwelling hereby permitted, a Code for Sustainable Homes 'Final Certificate' shall be submitted to and approved in writing by the Local Planning Authority certifying that a minimum Code for Sustainable Homes Level 3 and a minimum of 1

credits under 'Ene 1 – Dwelling Emission Rate', has been achieved for the dwelling in accordance with requirements of the Code for Sustainable Homes: Technical Guide 11th November 2010 (Version 3).

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

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

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

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

Reason: In the interests of the amenities of the locality

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

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

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

Reason: To ensure a satisfactory appearance of the development

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

Reason: For the avoidance of doubt.

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

Reason: For the avoidance of doubt.

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

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

(12) No development shall take place until full details of the bat roosting area within the new roof void of the garage and the means of access to it, together with a timetable for its provision, has been submitted to and approved in writing by the local planning authority. The

works shall thereafter proceed in accordance with the approved details unless the local planning authority gives its prior written consent to any variation. The bat roosting area and access points shall be maintained in perpetuity after installation.

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

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

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

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

Reason: For the avoidance of doubt.

9. Other Relevant Policies

Supplementary Planning Guidance

- Parking Standards
- Housing Design Guide

Technical Advice Note 12: Design

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

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

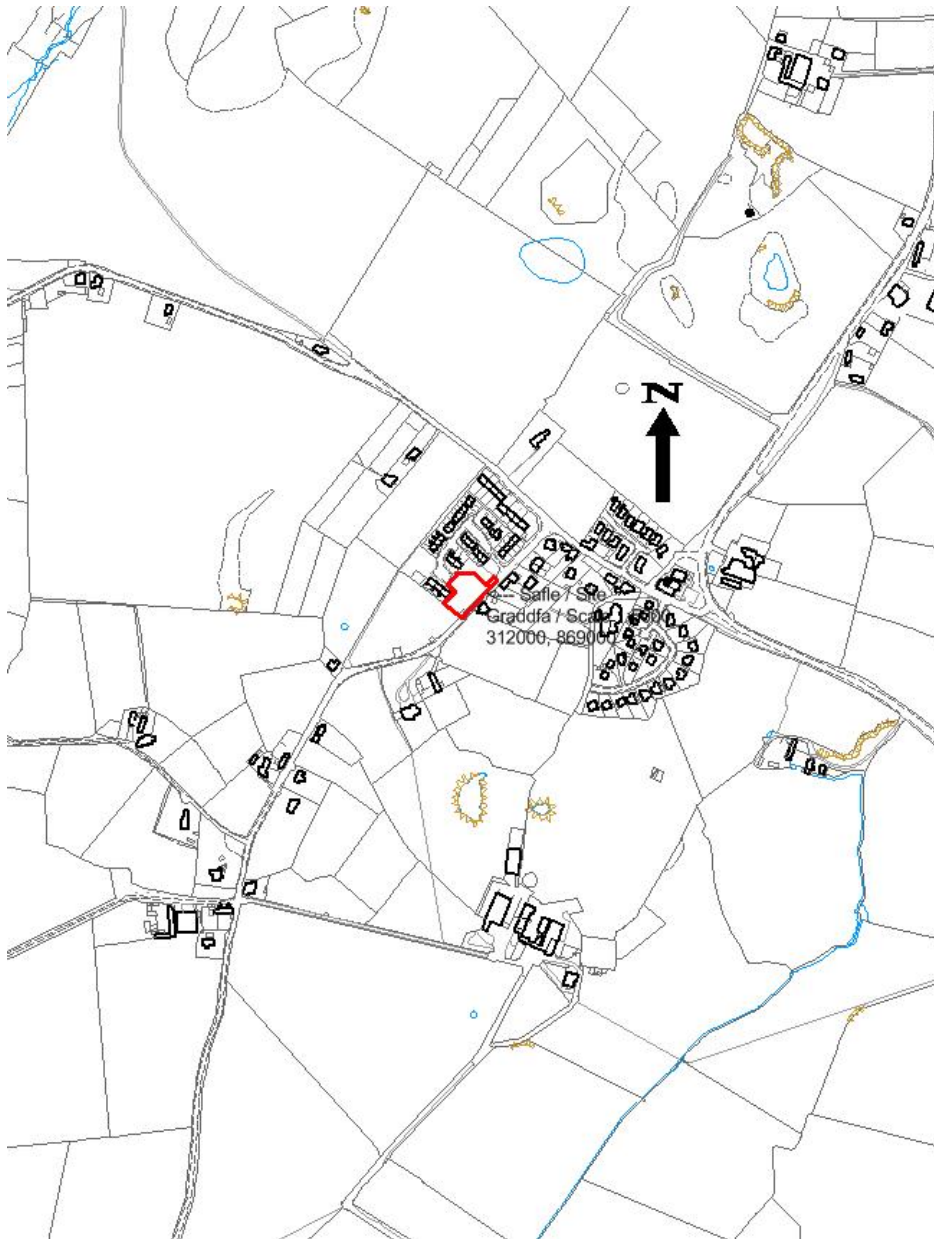
Rhif y Cais: 29LPA996/CC Application Number

Ymgeisydd Applicant

Head of Service - Environment and Technical

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

Maes Maethlu, Llanfaethlu



Planning Committee: 02/07/2014

Report of Head of Planning Service (NJ)

Recommendation:

Permit

Reason for Reporting to Committee:

The application is submitted by the Council on Council-owned land. At its meeting held on 4th June 2014 the Members resolved to undertake a site visit before making a determination. The site was visited on 18th June.

1. Proposal and Site

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

2. Key Issue(s)

Compliance with exception site policies and landscape impacts

3. Main Policies

Ynys Môn Local Plan

Policy 1 – General Policy

Policy 30 - AONB

Policy 48 - Housing Development Criteria

Policy 50 - Listed Settlements

Gwynedd Structure Plan

Policy A2 – Housing Land

Policy A3 – Scale and Phasing of New Housing Development

Policy A9 – Affordable Housing

Policy D1 – AONB

Stopped Unitary Development Plan

Policy GP1 – Development Control Guidance

Policy GP2 – Design

Policy EN2 – AONB

Policy HP4 – Villages

Policy HP7 – Affordable Housing

Planning Policy Wales (Edition 6)

TAN 2 – Affordable Housing

SPG – Design Guide for the Urban and Rural Environment

SPG – Affordable Housing

4. Response to Consultation and Publicity

Local Members - no reply to consultation

Community Council – no reply to consultation

Highways – suggested conditions

Drainage – details are satisfactory in principle

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

Dwr Cymru Welsh Water – standard comments

Response to Publicity

A letter of objection together with a 59 name petition against the proposed development has been received. Objections are based on the appearance and layout of the site being unsympathetic to the surroundings together with concerns regarding parking arrangements. An alternative layout plan is submitted in support of the objections.

In response, it is noted that the proposal as submitted provides road frontage development to reflect nos 9 to 12 Maes Maethlu, providing continuity of streetscape. It retains the traditional stone wall boundary and encloses the space in traditional form. Car parking space is provided to the rear. This contrasts with the layout submitted by residents which has development sited gable on to the road, at odds with other road frontage development in the vicinity, and which has on-plot car parking space which would lead to manoeuvring movements close to the proposed new road junction; the junction itself would allow traffic to make a circuit of the estate rather than it being a cul-de sac as proposed; the traditional stone wall would be breached to provide access and the layout takes no account of the levels of the site.

The form and design of the proposed buildings reflects the design of the Maes Maethlu estate.

5. Relevant Planning History

None

6. Main Planning Considerations

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

Technical consultees are satisfied with the proposals. The site is slightly elevated above the minor road but will form a frontage development to reflect existing street patterns. The roadside boundary is defined by a stone wall and it is considered in the interests of local amenities to retain this feature.

Access to the plots is through the existing housing estate and parking will be provided. An informal pedestrian path crosses a corner of the site opposite which a community playing field is situated. The applicant has been requested to clarify what measures are proposed to retain this link to ensure no detriment to existing users.

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

7. Conclusion

The scheme proposes a housing development on a vacant and underutilised parcel of land fronting the highway and forming part of an existing housing estate. The proposal will reflect existing development and will contribute to affordable housing requirements. The development will have a neutral effect on the designated AONB.

8. Recommendation

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

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

Reason: The application is for outline planning permission.

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

Reason: The application is for outline planning permission.

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

Reason: The application is for outline planning permission.

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

Reason: To ensure a satisfactory appearance to the development.

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

building(s) shall be constructed with slabs at levels that have been approved in writing by the Local Planning Authority.

Reason: To ensure a satisfactory appearance to the development.

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

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

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

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

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

Reason: To ensure a satisfactory means of development.

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

Reason In the interests of amenity.

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

Reason: in the interests of amenity.

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

Reason: In the interests of amenity and pedestrian safety.

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

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

(12) Construction of the dwelling hereby permitted shall not begin until an 'Interim Certificate' has

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

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

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

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

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

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

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

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

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

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

Rhif y Cais: 46C38S/ECON Application Number

Ymgeisydd Applicant

Mr Phil Brown

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

Sea Shanty House,Lôn St. Ffraid,Trearddur Bay



Planning Committee: 02/07/2014

Report of Head of Planning Service (NJ)

Recommendation:

Permit

Reason for Reporting to Committee:

At its meeting held on 4th June 2014 the Planning and Orders Committee resolved to refuse planning permission, contrary to officer recommendation, for the following reasons:

1. That the risk of flooding remains as the site is located in a vulnerable location on a flood plain;
2. The flooding of the car park will lead to a loss of parking space availability leading to displaced vehicles being parked in other areas in Trearddur and on the highway.

This report is submitted in response to those reasons for refusal in accordance with the Council's protocol.

1. Response to Reasons for Refusal

That the risk of flooding remains as the site is located in a vulnerable location on a flood plain:

It is an accepted fact that the development site is located in a C2 flood plain. TAN 15 defines C2 areas as areas of the floodplain without significant flood defence infrastructure.

In line with the precautionary framework set out in the TAN, the policy expectation is that only less vulnerable development should be considered in C2 flood risk areas subject to the application of justification tests, including acceptability of consequences.

Highly vulnerable development is defined in the TAN as all residential premises (including hotels and caravan parks), public buildings (e.g. schools, libraries, leisure centres), especially vulnerable industrial development (e.g. power stations, chemical plants, incinerators), and waste disposal sites.

The development proposed is for a café development including an academy. TAN 15 defines less vulnerable development as general industrial, employment, commercial and retail development, transport and utilities infrastructure, car parks, mineral extraction sites and associated processing facilities, excluding waste disposal sites. The use proposed falls into this category of development rather than the category defining highly vulnerable development.

As explained in the officer's previous reports, and reiterated above, less vulnerable development can be considered in C2 flood risk areas subject to satisfying the justification tests. Paragraph 6.2 of the TAN sets out the tests as follows:

- i. Its location in zone C is necessary to assist, or be part of, a local authority regeneration initiative or a local authority strategy required to sustain an existing settlement 1; **or**,
- ii. Its location in zone C is necessary to contribute to key employment objectives supported by the local authority, and other key partners, to sustain an existing settlement or region;

and,

- iii. It concurs with the aims of PPW and meets the definition of previously developed land (PPW fig

2.1); and,

iv The potential consequences of a flooding event for the particular type of development have been considered, and in terms of the criteria contained in sections 5 and 7 and appendix 1 found to be acceptable.

The application meets the justification tests. As previously advised, the site is a brownfield site - it has historic planning consent for a dwelling. The statutory consultee on flood risk issues does not object to the development. It is an acknowledged fact that in conditions of flood, the car park will be inundated in accordance with its designed purpose. Despite this, the statutory agency has no concerns that locating this development on this site will increase flood risk to other sites or development.

National planning policy allows less vulnerable development in such areas. Without evidence of harm and contrary to the advice of the statutory consultee, it is not considered that this reason for refusal could be sustained on appeal.

The flooding of the car park will lead to a loss of parking space availability leading to displaced vehicles being parked in other areas in Trearddur and on the highway: During the Committee site visit the Members will have observed some pooling of water on part of the car park, the majority of which remained dry and serviceable. The pooling occurred as a result of several days of very heavy rains during prolonged thunder storms. Earlier in the year, when the entire country was subject to severe weather conditions and flooding occurred in a number of regions and the coastal defence at Trearddur itself sustained physical damage, the car park performed its function of containing flood water. Although these events occur, and are predicted to occur more frequently over coming years due to climate change, these are not daily or monthly occurrences. There may be an event perhaps less than a handful of times annually when the car park is wholly inundated and unusable. It may be suspected that only a stalwart few would wish to venture to the beach in such conditions so pressure on the use of the car park is likely to be less than at high season for example. There is space available opposite the car park for limited stay parking and a separate public car park has been created on Lon Isallt as part of the coastal defence scheme. Parking restrictions are in place in the vicinity so vehicles are unlikely to be parked en masse in the locality regardless of the availability for use of the main car park. The development is geared towards those using the beach and adjoining coastline and albeit other use by customers not using the beach cannot be discounted, it may be considered likely that those using the facility in the main will already be parking in the car park to visit the beach. The Highway Authority does not object to the application. As seen on the site visit, the scheme is predominantly located on the dunes and in the curtilage of the adjoining dwelling, not on the car park itself. It is not considered that this reason for refusal could be sustained on appeal.

2. Conclusion

The proposal will add to the variety of amenities in the locality. There is no objection from the Highway Authority and it is considered that ecological and any archaeological impacts can be mitigated through conditions. The flood risk associated with the development is acceptable. Should an appeal against non-determination or refusal of permission be lodged, it is not considered that the reasons advanced by the Members are supported by evidence and cannot be sustained on appeal. The Members are respectfully reminded that in accordance with the advice contained within Circular 23/93 (Awards of Costs incurred in Planning and Other (including Compulsory Purchase Order) Proceedings, that costs are likely to be awarded against an authority for unreasonable refusal of planning permission where a planning authority should not prevent, inhibit or delay development which should reasonably be permitted in the light of the development plan and of any other material

considerations; where reasons for refusal are given, the authority will be expected to produce evidence to substantiate each reason for refusal, by reference to the development plan and all other material considerations – each reason for refusal will be examined for evidence that the provisions of the development plan and relevant planning guidance and circulars were properly taken into account. The development in this case complies with TAN 15 guidance in terms of flood risk and the statutory consultee raises no objection. The members are respectfully urged to reconsider their recommendation of refusal.

3. Recommendation

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

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

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

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

Reason In the interests of residential amenity

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

Reason: In order to safeguard any protected species which may be present on the site

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

Reason in the interests of amenity.

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10.1

Ceisiadau'n Tynnu'n Groes

Departure Applications

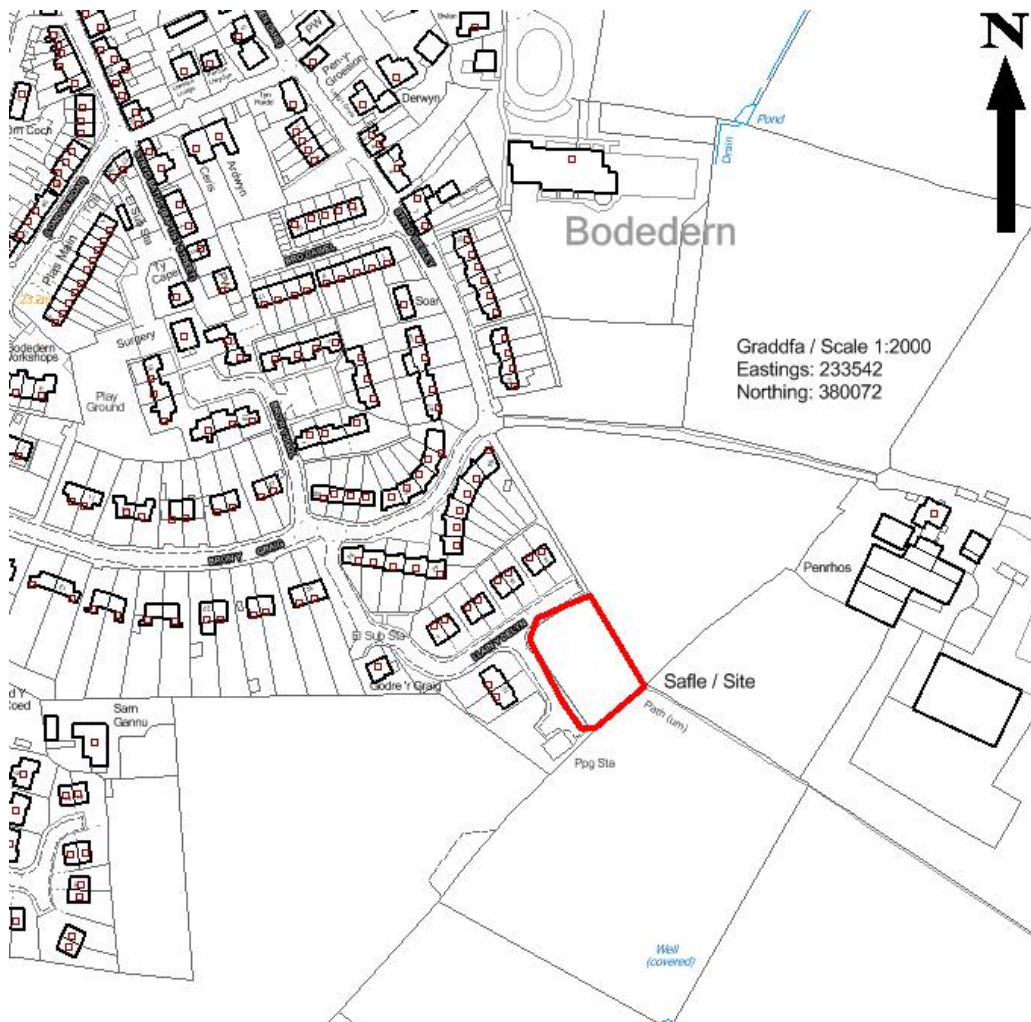
Rhif y Cais: 13C141B Application Number

Ymgeisydd Applicant

Grwp Cynefin

Cais llawn i godi 3 bar o anheddau un talcen ar dir yn / Full application for the erection of 3 pairs of semi-detached dwellings on land at

Llain y Delyn, Bodedern



Planning Committee: 02/07/2014

Report of Head of Planning Service (NJ)

Recommendation:

Permit

Reason for Reporting to Committee:

The site is allocated under Policy 14 and Policy 38 of the Ynys Môn Local Plan for environmental improvements under allocation FF21 (land adjacent to Bron Y Graig allocated for a Bowling Green). The application constitutes a departure from this allocation.

1. Proposal and Site

The application is made for the erection of 3 pairs of semi-detached dwellings on a vacant parcel of land forming an earth bund from spoil arising from the development of the adjoining housing estate.

The dwellings reflect the design and materials of the existing estate and are located backing onto a public footpath and open fields to the rear.

2. Key Issue(s)

Compliance with development plan policies

3. Main Policies

Ynys Môn Local Plan

Policy 1 – General Policy
Policy 52- Exception Sites

Gwynedd Structure Plan

Policy A2 – Housing Land

Stopped Unitary Development Plan

Policy GP1 – Development Control Guidance
Policy GP2 – Design
Policy HP7 – Affordable Housing

Planning Policy Wales (Edition 6)

Technical Advice Note 2 – Planning and Affordable Housing

Technical Advice Note 12 – Design

Technical Advice Note 22 – Planning for Sustainable Buildings

4. Response to Consultation and Publicity

Community Council – no response at the time of writing

Local Members – no response at the time of writing

Highway Authority – suggested conditions

Drainage Section – details are satisfactory

Dŵr Cymru-Welsh Water - no response at the time of writing

Rural Housing Enabler – Local housing need in the area. The scheme is included within the Housing Service affordable housing development programme and is funded by the Welsh Government's Revenue Grant and is supported by the Housing Service.

Footpaths Officer – no response at the time of writing

JPPU – no response at the time of writing

Response to Publicity

Publicity was undertaken by means of personal notification, site notices and press advert with the expiry date for representations being 30th May 2014. No representations were received.

5. Relevant Planning History

13C141: Full application for the erection of 22 dwellings together with the construction of a new vehicular access and the removal of hedges on land adjacent to Bron y Graig, Bodedern – Withdrawn 11/01/06

13C141: Full application for the erection of 10 dwellings together with the construction of a new vehicular access on land adjacent to Bron y Graig, Bodedern – Approved 10/4/2008

6. Main Planning Considerations

Principle of Development: The site is located within the development boundary of Bodedern under the Ynys Mon Local Plan and allocated under Policy 14 and Policy 38 for Recreation and Community Facilities, specifically the creation of a bowling green. The site is located outside the development boundary of the stopped Unitary Development Plan. As the Ynys Mon Local Plan constitutes, with the Gwynedd Structure Plan, the 'development plan' for the purposes of Section 54a of the Town and Country Planning Act 1990 (now Section 38 of the Planning and Compulsory Purchase Act 2004), the proposal to develop housing on the site has to be advertised as a departure from Local Plan policies which specifically allocates the site for Recreation and Community Facilities. The allocation has not been taken up since the Plan was adopted in 1996. The stopped UDP does not constitute the development plan but has been adopted for development control purposes. The site is located outside the development boundary of the stopped UDP and the allocation for recreational use has been deleted from this document, reflecting the changing priorities in terms of a development framework. The proposal is a departure from the Local Plan and is located outside the UDP boundary and is therefore considered as an exception site for 100% affordable housing.

In accordance with the advice contained within Planning Policy Wales, the Council has devised its settlement strategy in the now stopped UDP to balance social, economic and environmental needs within a sustainable framework. The release of small housing sites, within or adjoining existing rural settlements, for the provision of affordable housing to meet local needs, which would not otherwise be

allocated in the development plan, is an exception to the policies for general housing provision and must be fully justified. The affordable housing provided on such sites should meet the needs of local people in perpetuity and such sites must meet all the criteria against which a housing development would be judged.

Policy A8 of the Gwynedd Structure Plan, Policy 52 of the Ynys Mon Local Plan and Policy HP7 of the stopped UDP all allow the release of land in addition to that available to meet the general housing demand for affordable housing in appropriate locations. The site is located to the rear of the Council housing estate at Bron y Graig with suitable access available. It is located on a vacant parcel of land forming part of the Llain y Delyn exception site approved in 2008.

Need for the Development: In order to consider the principle of an exception site, it must be demonstrated that there is a local need for affordable housing which cannot be met by:

Houses for sale or rent;

Alterations or improvements to existing buildings;

Existing planning permissions;

The allocations for housing made under planning policy.

An Assessment of Housing Need has been submitted in support of the application which sets out the need for affordable housing within the village and which the scheme is targeted at meeting.

Design and Amenity Issues: The dwellings themselves are acceptable in design terms and reflect the theme of the existing estate in terms of finishes and places to live that are safe and attractive. The layout now proposed produces an attractive environment with integrated planting to soften the scheme. The proposal is unlikely to have significant effects on the amenities of adjoining occupiers as they are well separated from the previous phase of development, across the estate road from a pair of semi-detached properties and gable-on to others. The public footpath running across the rear of the site is protected as part of the scheme.

Technical Issues: Consultees are satisfied with the submitted details subject to conditions.

7. Conclusion

The site can comfortably accommodate the development as proposed. The scheme meets an acknowledged need for affordable housing in the village and closely reflects the existing phase of development at Llain y Delyn.

8. Recommendation

To **permit** the application subject to conditions and subject to a section 106 agreement on the provision of affordable housing:

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

Reason: In the interests of residential amenity

(03) 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 clear of the highway for the safety and convenience of the highway user.

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

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

(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 11th 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 11th November 2010 (Version 3).

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

(07) No development shall commence until a management and maintenance plan for the drainage scheme for the lifetime of the development including arrangements for adoption by any public authority or statutory undertaker or other arrangements to secure the operation of the scheme has been submitted to and approved in writing by the local planning authority. The development shall thereafter proceed in accordance with the approved details.

Reason: To ensure that the site is adequately drained

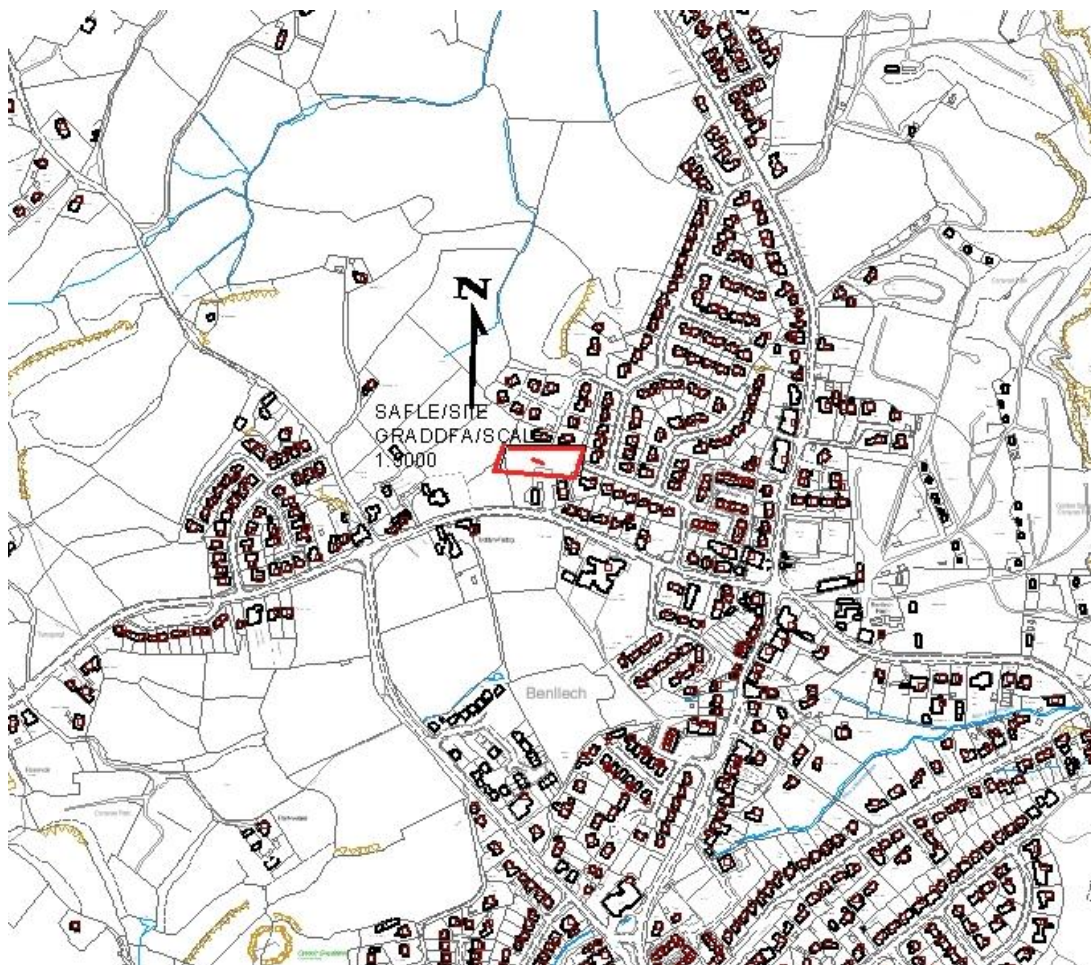
Rhif y Cais: 30C759 Application Number

Ymgeisydd Applicant

Mr & Mrs K M Jones

Cais llawn i godi annedd newydd ar dir ger / Full application for the erection of a new dwelling on land adjacent to

Fairacre, Benllech



Planning Committee: 02/07/2014

Report of Head of Planning Service (MTD)

Recommendation:

Permit

Reason for Reporting to Committee:

This is a departure application for which the recommendation is permit.

1. Proposal and Site

The site is located off the B5108 opposite the Benllech fire station and was previously used as the Benllech Fairground. Two residential properties lie between the site and the B5108 and to the north is the Swn Y Don estate.

The site lies adjoins but is outside the defined settlement and is located within the AONB.

It is proposed to build a two storey dwelling with access onto the B5108.

2. Key Issue(s)

Principle of development

Will there be harm to amenity

Highways considerations

3. Main Policies

Ynys Môn Local Plan

Policy 1 – General

Policy 30 - Landscape

Policy 42 – Design

Policy 48 Housing Development Criteria

Policy 49- Defined settlements

Policy 53 – Housing in the Countryside

Gwynedd Structure Plan

Policy A6 – Dwellings in the Countryside

Policy D1 - Protection of the Environment

Policy D4 – Location, Siting and Design

Policy D29 – Standard of Design

Stopped Unitary Development Plan

Policy GP1 – Development Control Guidance

Policy GP2 – Design

Policy EN2 – AONB

Policy HP3 - New Housing Development - Main and Secondary Centres

Policy HP6 – Dwellings in the Open Countryside

Planning Policy Wales, Edition 6, February 2014

Technical Advice Note 12: Design

Technical Advice Note 22: Sustainable Buildings

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

4. Response to Consultation and Publicity

Local members - No comment

Community Council - Approve

NRW - No objection

Welsh Water - Conditions

Highways - Conditions

5. Relevant Planning History

None

6. Main Planning Considerations

Principle of Development

Section 70(2) of the Town and Country Planning Act 1990 requires that Local Planning Authorities;

“In dealing with such an application (planning) the authority shall have regard to the provisions of the development plan, so far as material to the application, and to any other material considerations”

The authority is required to have regard to all considerations which are material to the application and to be material they must be planning considerations.

Whilst it is acknowledged that the site lies outside the settlement boundary it is considered that other material considerations should be taken into account in this instance.

In terms of its location it is adjoining the settlement boundary with development immediately on its north and east boundaries. To the south is the B5108. To the west a new house has been constructed. With the granting of permission for this new house the site has essentially become “enclosed” The change to the built form in this location has given rise to a set of circumstances whereby the proposal can be considered as an acceptable in fill.

Furthermore, the site was previously used as a fair ground and as such can be considered “brown field” and even its use as part of the garden on the existing properties puts it in the classification of “Previously developed land”

Planning Policy Wales (Feb 2014) states in 4.9.1;

“Previously developed land (or Brownfield) should wherever possible, be used in preference to greenfield sites

4.9.2 goes on to state;

“Many previously developed sites in built up areas may be considered suitable for development because their reuse will promote sustainability objectives. This includes sites:

In and around existing settlements where there is vacant or under-used land, commercial property or housing”

In addition to the above it is considered that the site is in a sustainable location with easy access to shops and amenities by foot or public transport.

Amenity Issues

It is considered that the proposed dwelling is located so as to minimize impact on the amenities of nearby occupiers and it is not considered that there will be undue harm to the amenities of nearby residents.

Additionally given the form of the surrounding development it is not considered that the visual impact is unacceptable. Given that this is an AONB the requirements for development in such areas is adhered to.

Highways

The highways Authority have been consulted and raise no objection to the scheme.

7. Conclusion

Although the application is a departure from local planning policies, it is considered that there are extenuating circumstances in this case which warrants approval. The proposals comply with the principles laid out in Planning Policy Wales and it is further considered that this is a sustainable location.

8. Recommendation

Permit

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

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

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

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

(03) Construction of the dwelling hereby permitted shall not begin until an ‘Interim Certificate’ has been submitted to and approved in writing by the Local Planning Authority, certifying that a minimum Code for Sustainable Homes Level 3 and a minimum of 1 credits under ‘Ene 1 – Dwelling Emission Rate’, has been achieved for the dwelling in accordance with the

requirements of the Code for Sustainable Homes: Technical Guide 11th November 2010 (Version 3).

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

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

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

(05) The 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: In the interests of highway safety

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

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

(07) 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.

(08) 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.

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

Reason: In the interests of amenity

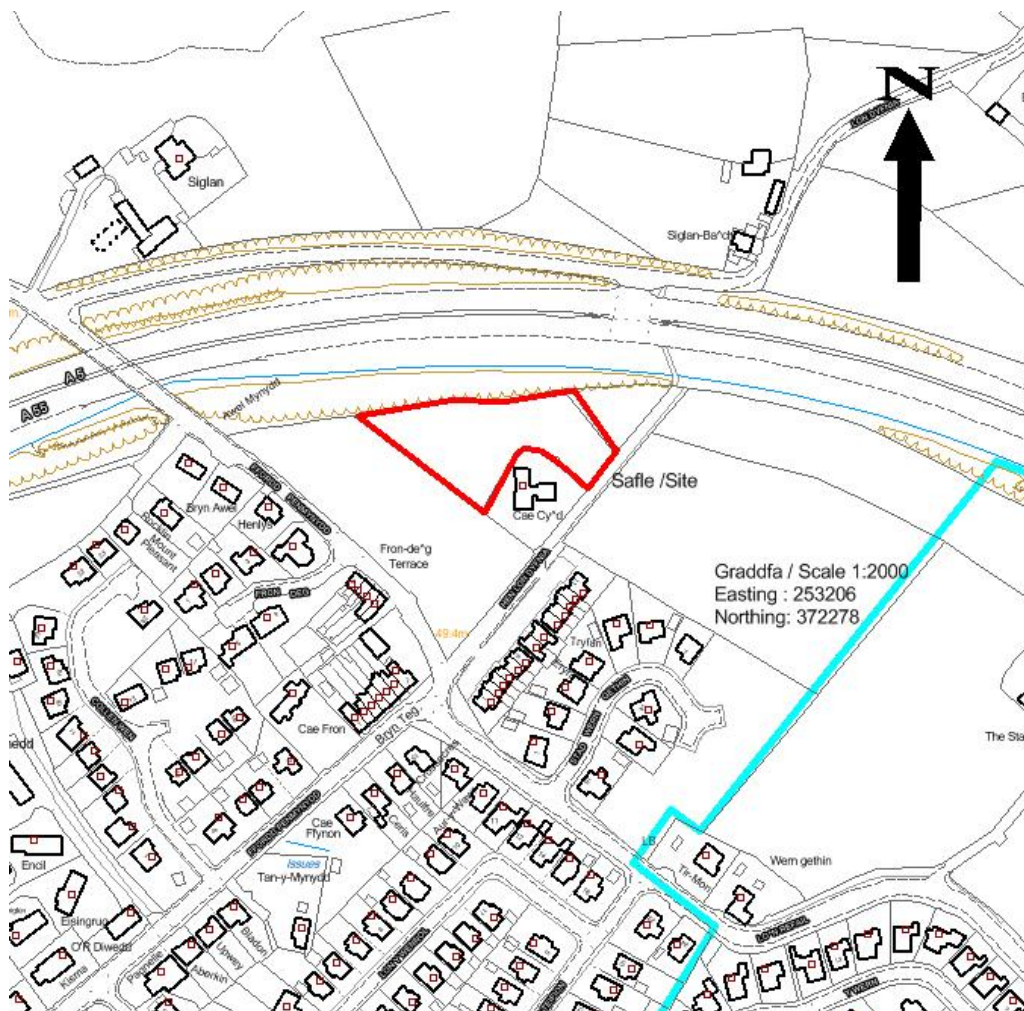
Rhif y Cais: 31C134E Application Number

Ymgeisydd Applicant

Roberts Construction Ltd

Cais llawn ar gyfer codi 5 annedd ynghyd a chreu mynedfa i gerbydau ar dir ger / Full application for the erection of 5 dwellings together with the construction of a vehicular access on land adjacent to

Cae Cyd, Llanfairpwll



Planning Committee: 02/07/2014

Report of Head of Planning Service (SCR)

Recommendation:

Permit

Reason for Reporting to Committee:

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

1. Proposal and Site

The site comprises of a small irregular parcel of rough grazing land close to the A55 expressway. The site partially surrounds an existing dwelling known as Cae Cyd and has a limited frontage onto Lon Dyfnia.

Access will be taken directly from Lon Dyfnia and thereafter onto Lon Penmynydd.

The application is a full application for the erection of 5 detached two storey dwellings together with the construction of a new vehicular access.

2. Key Issue(s)

The applications key issues are whether the proposal is acceptable in terms of policy, whether the design of the properties is acceptable and will the proposal have an adverse effect on the surrounding area or on the amenities of nearby residential properties or have an adverse effect on highway safety.

3. Main Policies

Ynys Mon Local Plan

Policy 1: General Policy

Policy 26: Car Parking

Policy 31: Landscape

Policy 42: Design

Policy 48; Housing Development Criteria

Policy 49: Defined Settlements

Policy 52: Exception Sites

Gwynedd Structure Plan

Policy A3: Housing

Policy D3: Environment

Policy D4: Environment

Policy FF12: Transport

Stopped Unitary Development Plan

Policy GP1: General Policy

Policy GP2: Design
Policy TR10: Parking Standards
Policy EN1: Landscape Character
Policy HP2: Housing Density
Policy HP3: Main and Secondary Centres.

Policy SG4: Foul Sewage Disposal
Policy SG6: Surface Water Run Off

Planning Policy Wales (6th Edition, February 2014)

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

Technical Advice Note 12: Design

4. Response to Consultation and Publicity

Local Member - J Evans – No response to date

Local Member – M Jones – No response to date

Local Member – A W Mummery – No response to date

Community Council – No response to date

Welsh Water – No response to date

Highways Authority – No response to date

Drainage – Requested further information

Environmental Health – No response to date

Response from members of the public

The application was afforded three means of publicity. These were by the posting of a notice near the site, the serving of personal notifications on the occupiers of the neighbouring properties and the publication of a notice in the local press. The latest date for the receipt of representations was the 12th June, 2014 and at the time of writing this report no representations has been received at the department.

5. Relevant Planning History

31C134 – Erection of a bungalow and garage on land Cae Cyd, Llanfairpwll – Withdrawn 27/11/90

31C134A – Erection of a bungalow on plot 1 off Lon Dyfnia, Penmynydd Road, Llanfairpwll – Refused 19/12/91

31C134B – Outline application for residential development at Cae Cyd, Llanfairpwll – Approved 06/09/07

31C134C – Full application for the erection of three bungalows together with the construction of a

vehicular and pedestrian access on land adjacent to Cae Cyd, Llanfairpwll – Approved 20/11/12

31C134D - Outline application with all matters reserved for the erection of 5 dwellings together with the construction of a new vehicular access on land adjacent to Cae Cyd, Llanfairpwll. Approved – 14/05/14

Site history of neighbouring land

31C170 – Outline application for residential development consisting of the erection of 24 houses for first time buyers on part of OS enc no 1426, Frondeg Terrace, Penmynydd Road, Llanfairpwll – non determination - Appeal Dismissed 01/11/94

31C170A – Outline application for residential development on OS enc cno 1426, Ffordd Penmynydd, Llanfairpwll – Approved 05/02/07 – Section 106 Agreement – 01/02/07 (30% Affordable Homes)

31C170B/DA – Detailed application for the erection of 11 dwellings to include 6, 3 bedrooms semi-detached dwellings, 4, 3 bedrooms dwellings with attached garage and one detached 4 bedroom dwelling together with the construction of a new access road, the construction of a vehicular access from Lôn Hen Dyfnia and the construction of a vehicular access from Lôn Penmynydd on OS enc no 1427, Ffordd Penmynydd, Llanfairpwll – Approved 09/02/10

31C170C – Erection of a dwelling together with the formation of a new pedestrian and vehicular access on part of OS enc no 1429, Ffordd Penmynydd, Llanfairpwll – Approved 30/11/10

6. Main Planning Considerations

Principle of Development – Llanfairpwll is identified as a Defined Settlement under Policy 49 of the Ynys Môn Local Plan and as a Secondary Centre under Policy HP3 of the stopped Unitary Development Plan. Policy 49 of the Ynys Môn Local Plan states that new houses will be granted on sites allocated for housing or on other sites within the Development Boundary. This is re-iterated in Policy HP3 of the stopped Unitary Development Plan.

The site lies outside the development boundary of the Ynys Môn Local Plan; however, it lies within the boundary of the stopped Unitary Development Plan.

Although the stopped Unitary Development Plan has not been fully adopted, due to the stage reached in its preparation it is a material consideration that can be given significant weight in dealing with current applications.

Due to the site being located within the stopped Unitary Development Plan boundary the proposal can be supported on policy grounds.

The principle of development has been established by the granting of the outline planning permission for 5 units under planning permission 31C134D and this application closely reflects the plans approved therein.

Design – The scale and design of the proposed dwellings are similar to those found in the settlement of Llanfairpwll. There is ample space within the site to accommodate the proposal without resulting in the overdevelopment of the site to the detriment of the existing properties or surrounding area.

Effect on neighbouring properties – The dwellings have been positioned and orientated carefully within the site in order to safeguard the amenities of the neighbouring properties.

The dwelling nearest to Cae Cyd is located approximately 4 metres away from the rear window of the living room serving an annexe. However this window is only one of three windows that provides light to the room. Although not fully compliant with the guidance contained within Supplementary Planning Guidance - Guidance Note 8: Proximity of Development, it is not considered in this instance that the proposal will harm the amenities currently enjoyed by the occupants of the dwelling as the two other windows look out to the garden area of Cae Cyd. At present there are high conifer trees located within the garden and run along the majority of the boundary of Cae Cyd with the application site and it is not considered that the erection of a dwelling on land immediately next to Cae Cyd will result in more over-shadowing than is currently experienced

In addition, as part of the proposal a 1.8 metre high timber, hit and miss fence, is to be erected along the boundary of Cae Cyd and the proposed dwelling which will ensure that the amenities currently enjoyed by the occupants of the dwelling will not be detrimentally affected by the proposal.

The existing planting along the north western boundary of the site will be retained which will safeguard the amenities of the existing dwelling and those that have been granted permission under planning permission reference 31C170A, but are yet to be constructed.

Impact on surrounding area – The A55 expressway creates a clear physical and visual barrier between the settlement and the open countryside beyond. The proposal does not therefore give the impression of intruding into the open countryside and by reason of the sense of enclosure created by the A55 can be considered as a reasonable extension to the settlement. Existing screening within the site shall be retained and acoustic fencing is proposed along the boundary of the site with the adjoining A55 carriageway. There is a mixture of house types in the locality and the erection of five detached two storey units will not appear out of character with the surrounding area.

Highways – At the time of writing this report no response had been received from the Highway Authority. However it is noted that the proposed new access to the site is identical to the access that was approved under planning application reference 31C134B and that considered under application 31C134D and no objections were raised at that time.

7. Conclusion

Whilst the proposal is contrary to policy 53 of the Ynys Mon Local Plan and policy A6 of the Gwynedd Structure Plan, the proposal is acceptable under the provision of policy HP3 of the Stopped Unitary Development Plan.

There is ample space within the site to accommodate the proposal without resulting in the over-development of the site. The erection of five dwellings on the site will not detrimentally affect the amenities of the occupants of neighbouring properties, or have a detrimental impact on the surrounding area or on highway safety. The scale and design of the properties is similar to those found in the locality.

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 sample of the facing bricks proposed to be used in the construction of the dwellings shall be submitted to and approved in writing by the local planning authority before any development commences or as otherwise may be agreed in writing.

Reason: In the interests of visual amenity.

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

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

(04) 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 1 credits under 'Ene 1 – Dwelling Emission Rate', has been achieved for the dwelling in accordance with the requirements of the Code for Sustainable Homes: Technical Guide 11th November 2010 (Version 3).

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

(05) 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 1 credits under 'Ene 1 – Dwelling Emission Rate', has been achieved for the dwelling in accordance with requirements of the Code for Sustainable Homes: Technical Guide 11th November 2010 (Version 3).

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

(06) The development hereby permitted shall be carried out in strict conformity with the details shown on the submitted plans and contained in the form of application and in any other documents accompanying such application, unless conditions of this permission stipulate otherwise.

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

11.1

Gweddill y Ceisiadau

Remainder Applications

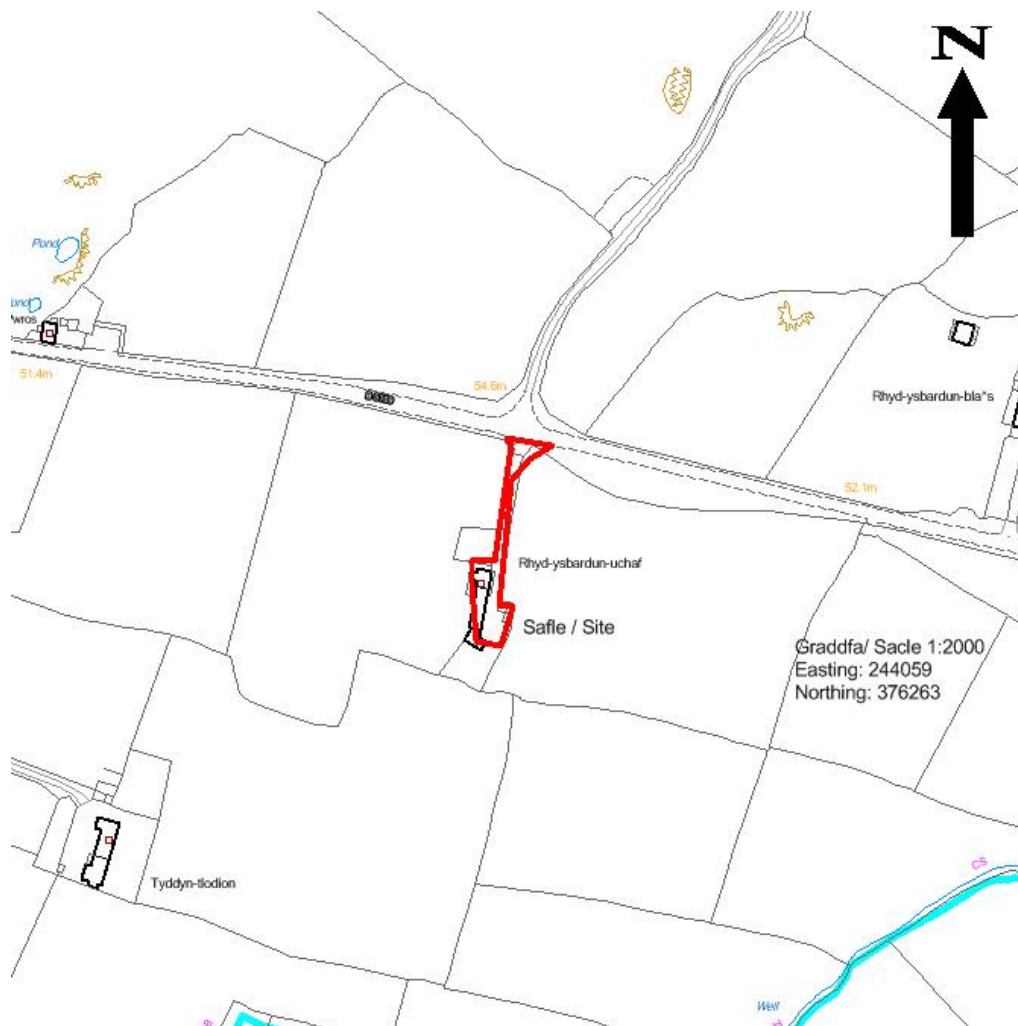
Rhif y Cais: 14C232B/VAR Application Number

Ymgeisydd Applicant

Mr Huw Thomas & Miss Mared Thomas

Cais o dan Adran 73 i diwygio amod (03) o caniatad cynllunio rhif 14C232 (dymchwel annedd presennol ynghyd a codi annedd newydd) er mwyn cyflwyno Tystigrif Interim cyn i neb fyw yn yr annedd yn / Application under Section 73 for the variation of condition (03) of planning permission reference 14C232 (demolition of the existing dwelling together with the erection of a new dwelling) so as to allow the submission of the Interim Certificate before the dwelling is occupied at

Rhyd Ysbardyn Uchaf, Llangefni



Planning Committee: 02/07/2014

Report of Head of Planning Service (SCR)

Recommendation:

Permit

Reason for Reporting to Committee:

The applicant is employed by the Local Authority and is a 'relevant officer' as defined within paragraph 4.6.10.4 of the Constitution.

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

1. Proposal and Site

The site lies between the settlements of Llangefni and Bodffordd. Access is afforded via a private track off the B5109.

Planning permission 14C232 was granted for the demolition of the existing dwelling together with the erection of a new two storey dwelling. Condition (03) of planning permission 14C232 stated that an Interim Certificate should be submitted to the local planning authority prior to the commencement of works. An Interim Certificate is a design stage assessment which is carried out by an independent assessor to ensure that the dwelling will reach the necessary code rating of the Code for Sustainable Homes standards.

Following receipt of the Interim Certificate a site inspection was carried and it was noted that the majority of the construction work had been undertaken.

The current application is to vary the condition in order that the Interim Certificate can be submitted prior to the occupation of the dwelling.

2. Key Issue(s)

The applications key issue is whether the proposal complies with the requirements of Technical Advice Note 22: Planning Sustainable Buildings.

3. Main Policies

Ynys Môn Local Plan

Policy 1 – General Policy

Policy 31 – Landscape

Policy 42 – Design

Policy 48 – Housing Development Criteria

Policy 54 – Replacement Dwellings

Gwynedd Structure Plan

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 EN1 – Landscape Character
Policy HP9 – Rural Replacement Dwellings

Technical Advice Note 12: Design

Technical Advice Note 22: Planning for Sustainable Buildings

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

4. Response to Consultation and Publicity

Local Member, Cllr D Rees - No response to date

Local Member, Cllr N Roberts - No response to date

Local Member, Cllr B Parry - No response to date

Community Council – No response to date

The application was afforded two means of publicity these were; the posting of a site notice near the site and the serving of personal notifications on neighbouring properties. The latest date for the receipt of representations was the 19th June, 2014 and at the time of writing this report no letters of representation had been received at this office.

5. Relevant Planning History

14C232 – Full application for the demolition of the existing dwelling together with the erection of a new dwelling at Rhyd Ysbardyn Uchaf, Llangefni. Approved – 07/03/13

14C232A/DIS – Application to discharge condition (03) – Code for Sustainable Homes Interim Certificate – form planning application 14C232 at Rhyd Ysbardyn Uchaf, Llangefni – Not Discharged 03/04/14

6. Main Planning Considerations

Sustainable Development – From 1st September, 2010 all planning applications for new homes were expected to meet Level 3 of the Code for Sustainable Homes as set out in the Welsh Assembly Government's Technical Advice Note 22: Planning for Sustainable Buildings.

Planning application 14C232 was considered in accordance with the requirement of TAN 22 and the necessary Code for Sustainable Homes conditions were imposed on the permission. Condition (03) of planning permission 14C232 was not complied with and the application currently under consideration is for the variation of the condition so as to allow the submission of the Interim Certificate prior to the occupation of the dwelling.

On 4th June, 2014 the Minister for Housing and Regeneration announced his intention to withdraw the national planning policy requirement for sustainable building standards and cancel TAN 22, following amendments to Part L (relating to energy efficiency) of the Building Regulations, which come into force at the end of July 2014. Therefore as from the end of July such planning conditions will not be imposed on planning permissions.

7. Conclusion

An Interim Certificate has now been submitted as part of the application which states that the sustainability of the dwelling has been independently assessed at the Design Stage and has achieved a Code Rating of 3 out of 6 stars under the November 2010 version. The variation of condition (03) of planning permission 14C232 to submit an Interim Certificate prior to the occupation of the dwelling is therefore acceptable.

8. Recommendation

Permit

(01) The dwelling hereby permitted shall be constructed to achieve a minimum Code for Sustainable Homes Level 3 and achieve a minimum of 1 credits under category 'Ene 1 - Dwelling Emission Rate' in accordance with the requirements of the Code for Sustainable Homes: Technical Guide 11th November 2010 (Version 3), (or any subsequent equivalent and/or standard as may be in force at the time of registration). 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.

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

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

(03) The development permitted by this consent shall be carried out strictly in accordance with the plan(s) submitted on the 15:01:13 under planning application reference 14C232.

Reason: For the avoidance of doubt.

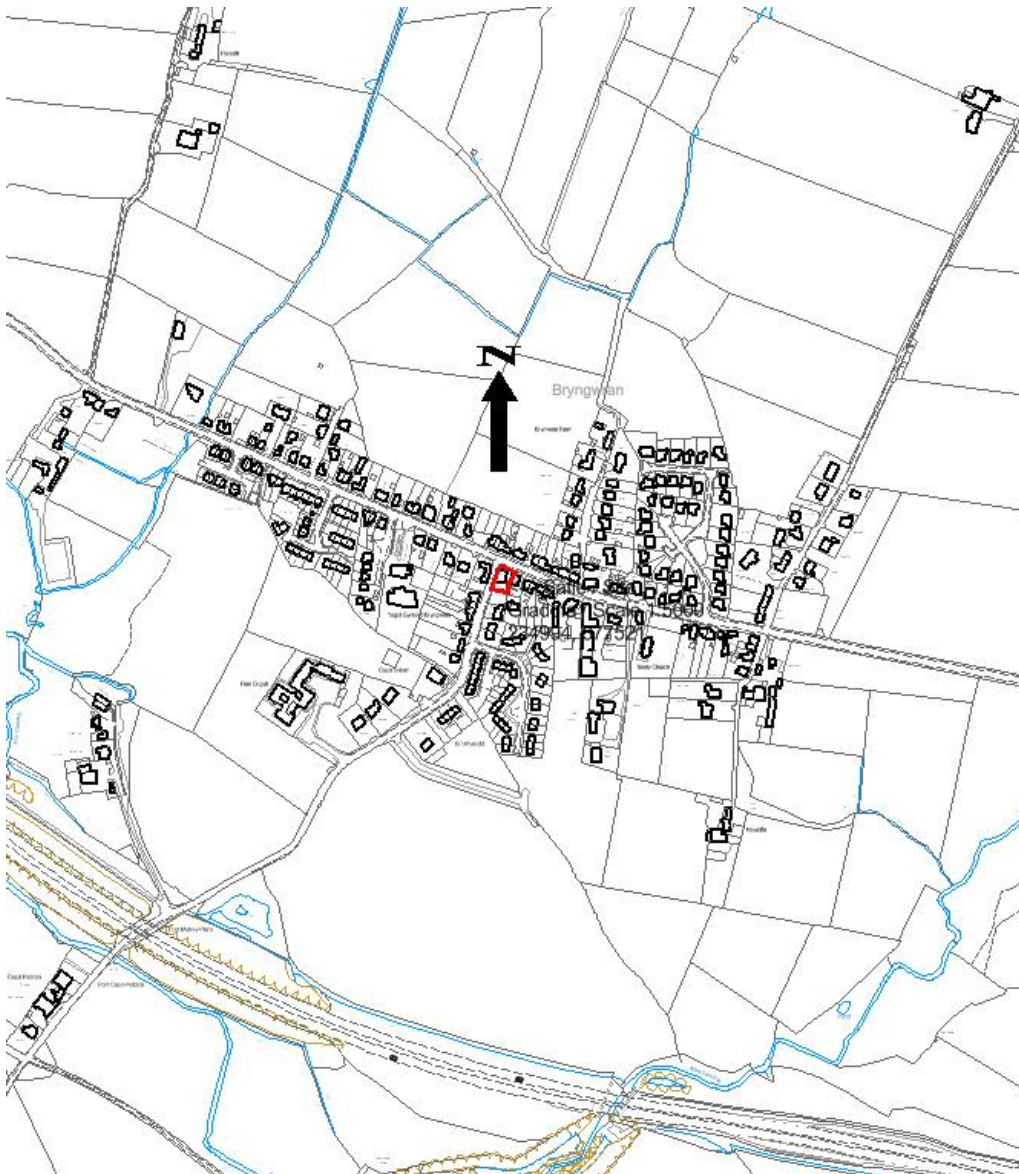
Rhif y Cais: 16C199 Application Number

Ymgeisydd Applicant

Mr Richard Andrew Parry

Cais llawn ar gyfer newid defnydd y Swyddfa Bost (dosbarth defnydd A1) i annedd (dosbarth defnydd C3) yn / Full application for the change of use of the Post Office (use class A1) to a dwelling (use class C3) at

Post Office, 38 High Street, Bryngwran



Planning Committee: 02/07/2014

Report of Head of Planning Service (AMG)

Recommendation:

Permit

Reason for Reporting to Committee:

The applicant is related to a Councillor.

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

1. Proposal and Site

The site is located within the centre of the village of Bryngwran and is situated at the junction of the A5 with the road leading from Capel Gwyn.

The proposal entails the the change of use of the Post Office (use class A1) to a dwelling (use class C3) at Post Office, 38 High Street, Bryngwran.

2. Key Issue(s)

The applications key issues are whether the development complies with current policies and the effect on the amenities of surrounding properties.

3. Main Policies

Ynys Môn Local Plan

Policy 1 – General

Policy 2 – New Jobs

Policy 42 – Design

Policy 48 – Housing Development Criteria

Policy 50 – Listed Settlement

Gwynedd Structure Plan

Policy A2 – Housing

Policy D4 – Location, Siting and Design

Policy D29 – Standard of Design

Policy FF12 – Parking Standards

Stopped Unitary Development Plan

Policy GP1 – Development Control Guidance

Policy GP2 – Design

Policy EP12 – Village Shop

Policy TR10 – Parking Standards

Planning Policy Wales, Edition 6, February 2014

Technical Advice Note 4: Retailing and Town Centres

Technical Advice Note 12: Design

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

4. Response to Consultation and Publicity

Councillor Dylan Rees – No response received at time of writing the report.

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

Councillor Bob Parry – No response received at time of writing the report.

Community Council – No observations.

Welsh Water – Recommended conditional approval.

Highways – No recommendation.

Drainage – Comments.

Public Consultation – The application was afforded two means of publicity. These were by the posting of a site notice near the site and publication of a notice in the local press. The latest date for the receipt of representations is the 6th June 2014. At the time of writing this report no representations had been received at the department.

5. Relevant Planning History

None

6. Main Planning Considerations

Policy Context – Policy EP12 of the Stopped Unitary Development Plan states that “the conversion of village or local shops to non-retail use will not be permitted unless:

- i) there is an equivalent alternative provision within reasonable walking distance either existing or proposed as part of the proposal; or
- ii) the applicant can demonstrate to the satisfaction of the Local Planning Authority that the shop is no longer viable.”

It is acknowledged that the nearest post offices and village shops are in the neighbouring villages of Bodedern and Gwalchmai. However, the former post office of Bryngwran has been closed since 2006. The applicant has shown that the retail premises has been marketed by local estate agents for a continuous period of over 18 months without success. Therefore, given that the shop has been closed since 2006 it considered that the shop is no longer viable.

Effect on the surrounding properties – Given that building has previously been used as a post office and a residential dwelling and that the proposal entails the change of use of the building into one residential unit it is not considered that the proposal will have a detrimental effect on the amenities of the surrounding properties. The re-use of the building as one dwelling will ensure that the existing building is maintained and will not fall into a state of disrepair.

7. Conclusion

The proposal is considered acceptable subject to conditions.

8. Recommendation

Permit

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

Reason: For the avoidance of doubt.

(02) The development permitted by this consent shall be carried out strictly in accordance with the plan(s) submitted on the 07/05/2014 under planning application reference 16C199.

Reason: For the avoidance of doubt

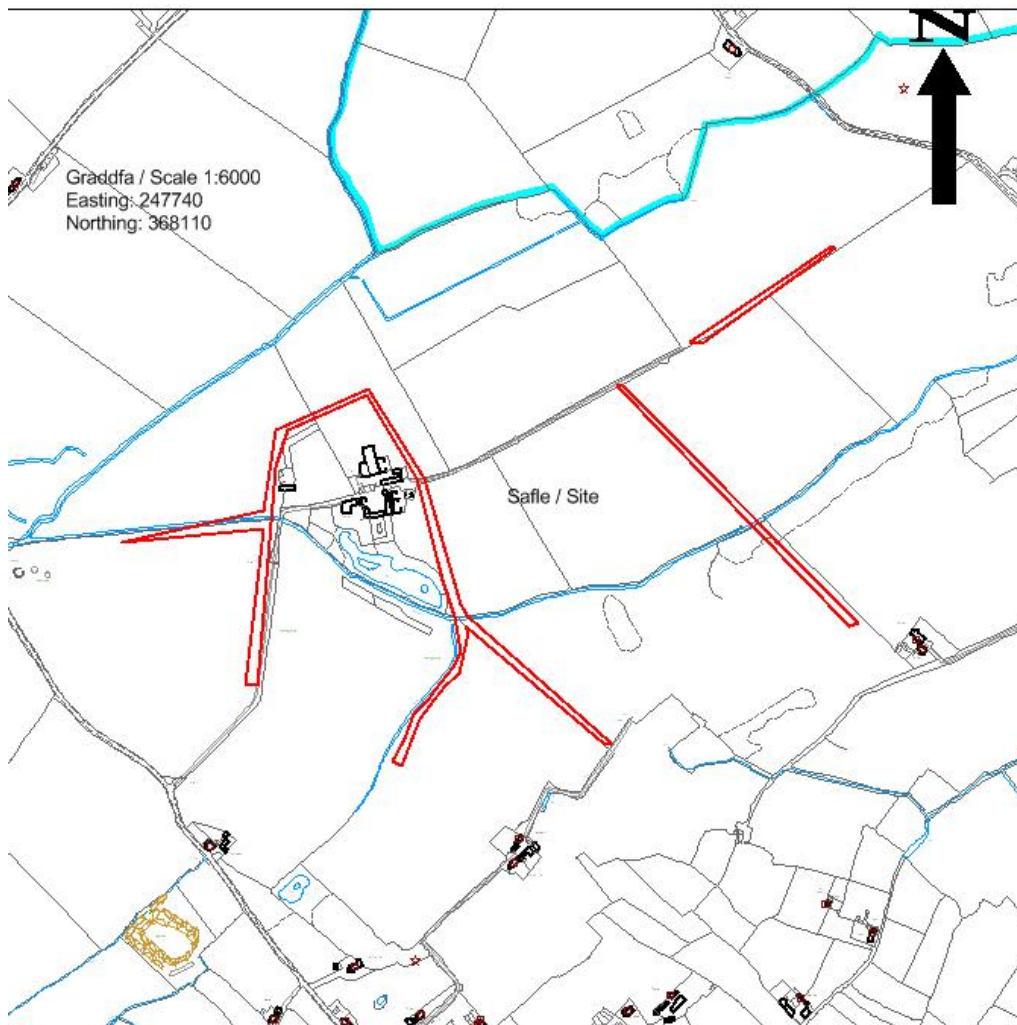
Rhif y Cais: 37C174D Application Number

Ymgeisydd Applicant

Mr Richard Rogers

Cais llawn ar gyfer traciau fferm arfaethedig yn / Full application for proposed farm tracks at

Tre-lfan, Brynsiencyn



Planning Committee: 02/07/2014

Report of Head of Planning Service (OWH)

Recommendation:

Permit

Reason for Reporting to Committee:

The applicant is the son of the Local Member.

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

1. Proposal and Site

The application lies North of Brynsiencyn village. The property is a large farmhouse which is surrounded by fields.

Afon Braint river flows through the application site. A Schedule Ancient Monument also lies on one of the fields.

The proposal entails the creation of a farm track to enable farm animals to cross from field to field without damaging the crops.

2. Key Issue(s)

The key issue is whether the siting of the proposed farm track is acceptable and whether the proposal may affect the Schedule Ancient Monuments.

3. Main Policies

Ynys Mon Local Plan

Policy 1 – General Policy

Policy 5 – Design

Policy 30 – Landscape

Policy 39 - Archaeology

Policy 42 - Design

Gwynedd Structure Plan

Policy D4 – Location, Siting and Design

Policy D15 – Schedule Ancient Monuments

Policy D29 - Design

Stopped Unitary Development Plan

Policy GP1 – General Control Guidance

Policy GP2 – Design

Policy EN12 – Archaeological Sites and the Historic Environment

Planning Policy Wales (6th Edition), February 2014

Technical Advice Note 12 – Design

Technical Advice Note 6 – Sustainable Rural Communities

4. Response to Consultation and Publicity

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

Councillor Hywel Jones – No response received at the time of writing this report

Community Council – No objection – however wish to have conditions regarding noise and dust.

GAPS – Comments regarding nearby schedule monuments. Satisfied that the track has been reduced in order to reduce the impact on the hut circles.

NRW - Comments regarding river crossing as they do not encourage river crossing by animals.

CADW – Comments regarding nearby schedule monuments. Satisfied that the track has been reduced in order to reduce the impact on the hut circles.

Public Consultation – The application was afforded three means of publicity. These were by the placing of 2 notices near the site, serving of personal notifications on the owners of neighbouring properties and placing an advert in the local newspaper. The latest dates for the receipt of representations were 05/06/2014, 06/06/2014 and 24/06/2014. Two letters of representation had been received at the time of writing this report.

Their concerns were:

- Visibility of track from the public road.
- Ecological issues along the banks of Afon Braint.
- The amount of stone required to form the farm tracks.
- Highways not adequate enough to cope with the level of road transport to carry the stone.

5. Relevant Planning History

37C174/SCR - Screening opinion for the siting of an 18 metre high wind turbine on land at Tre Ifan, Brynsiencyn – EIA not Required - 19/11/10

37C174A/SCR - Screening Opinion for the siting of a 40m high, 500Kw wind turbine and associated sub-station on land at Tre Ifan, Brynsiencyn – EIA not required - 22/6/11

37C174B - Erection of one wind turbine with a maximum hub height of up to 40 m, rotor diameter of up to 51.5m and a maximum upright vertical tip height of up to 65.75m together with the erection of a control station and provision of new access road on land at Tre Ifan, Brynsiencyn – Withdrawn 16/04/2012

37C174C - Full application for the erection of one wind turbine with a maximum hub height of up to 36.5m, a maximum rotor diameter of up to 30m, and a maximum upright vertical tip height of up to 46.1m together with the installation of a control kiosk and access track on land at Tre Ifan, Brynsiencyn. Appeal Dismissed – 18/12/2013

6. Main Planning Considerations

The proposal is to create a farm track across various fields in order for livestock to move from field to field. A section of the track crosses over the Afon Braint; however as that crossing already exists it is not considered that the scheme will have an adverse impact on the river.

The length of the proposed farm track has been reduced in one of the fields as suggested by GAPS and CADW in order to reduce the impact on the hut circles. CADW and GAPS are now satisfied.

The following comments are made with regard to the objections:

1. Although the application can be seen from the public road, as the total height of the track is 0.35m, it is not considered that the scheme will create an adverse impact from the public road.
2. NRW has been consulted regarding to this application and have no comments regarding ecological issues.
3. The winning and working of stone required to form the farm tracks is permitted development Part 6 of the General Permitted Development Order 1995 (Wales Only) (engineering).
4. The highway impact is considered to be short term construction impact – it is not sufficient to merit refusal.

Regarding to the comments by the Community Council regarding conditions on noise and dust from winning and working. This application is for the proposed farm track. Any excavation or of rock for their construction is permitted development under Part 6 of the General Permitted Development Order 1995 (Wales Only), therefore no conditions can be placed for the noise and dust issues.

It is not considered that the scheme will create an adverse impact on adjoining properties. Following the above point, it is considered that the proposal would not affect any neighbouring properties to such a degree or the surrounding amenities so that it should warrant a refusal.

7. Conclusion

The proposed development is considered acceptable to the Local Planning Authority. Consequently, it is considered that the proposal should be permitted subject to conditions.

8. Recommendation

Permitted

(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 07/05/2014 under planning application reference 37C174D.

Reason: For the avoidance of doubt.

12.1

Gweddill y Ceisiadau

Remainder Applications

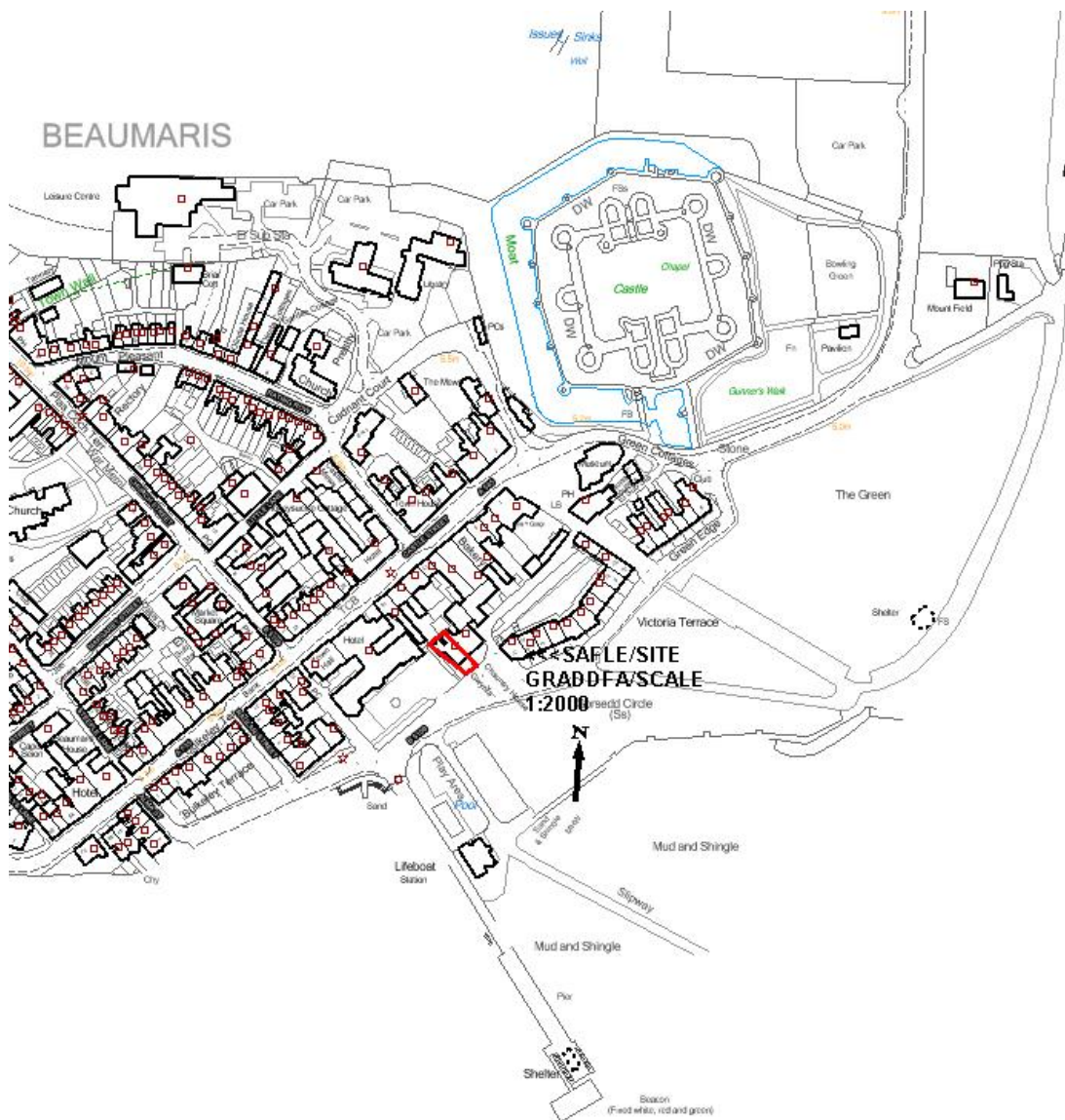
Rhif y Cais: 12C431C/LB Application Number

Ymgeisydd Applicant

Mr & Mrs Ian Jones

Caniatad Adeilad Rhestredig ar gyfer newid y ffenestr presennol gyda drysau ffrengig yn/Listed Building Consent to replace the existing window with french doors at

Gwynfa, Beaumaris



Planning Committee: 02/07/2014

Report of Head of Planning Service (GJ)

Recommendation:

Refuse

Reason for Reporting to Committee:

The application has been called in to the planning committee at the request of the local member.

1. Proposal and Site

The application is for Listed Building Consent for a replacement of existing window with a French door at Gwynfa, Beaumaris.

2. Key Issue(s)

The key issues which need to be considered are the design and effect on the Conservation Area and Listed Building.

3. Main Policies

Ynys Mon Local Plan

Policy 1 – General Policy

Policy 30 – Landscape

Policy 40 – Conservation of Buildings

Policy 42 – Design

Policy 58 – Extensions

Gwynedd Structure Plan

Policy D4 – Environment

Policy D29 – Design

Stopped Unitary Development Plan

Policy GP1 – Development Control Guidance

Policy GP2 – Design

Policy EN1 – Landscape Character

Policy EN2 – Area of Outstanding Natural Beauty

Policy EN13 – Conservation of Buildings

4. Response to Consultation and Publicity

Town Council - Approval recommended

Local Member (Councillor Lewis Davies) – No response

Local Member (Councillor Carwyn Jones) – No response

Local Member (Councillor Alwyn Rowlands) – The Councillor called in the application to the Planning and Orders Committee for consideration.

Royal Commission on the Ancient and Historical Monuments of Wales – Comments

Victorian Society – No response

Georgian Group – No response

Ancient Monument Society – No response

Society for the Protection of Ancient Buildings – No response

Council for British Archaeology – No response

5. Relevant Planning History

12C431/LB – Listed Building Consent for internal and external work at Gwynfa, Beaumaris – Listed Building Approved – 24/02/14

12C431A – Alterations and extensions at Gwynfa, Beaumaris – Approved 07/02/14

12C431B – Replacement of existing window with a French door at Gwynfa, Beaumaris – Undetermined.

6. Main Planning Considerations

The subject building is included in the statutory register of listed buildings on Anglesey and in Wales as being grade II.

The subject building is located in a prominent location inside the special designated conservation area covered by an Article 4 (2) Direction, in an Area of Outstanding Natural Beauty, in the setting of a number of other listed buildings and in the essential setting of Beaumaris Castle designated a Scheduled Ancient Monument (SAM) a grade I Listed Building and a World Heritage Site (WHS).

Fenestration is possibly one of the most important architectural and historic features of a listed building.

Welsh Office Circular 61/96 provides the Welsh Governments guidance and advice in respect to the protection of historic windows which follows sound historic building philosophy. National and Local plan policies also follow this stance. Therefore the protection and preservation of historic windows must always be the primary aim of the decision maker. Good practice guide recommend that Listed Building windows are repaired and restored for as long as is possible and only replaced 'like for like' when repair is no longer possible.

Policy 1, 42 of the Ynys Mon Local Plan, Policies D4, D29 of the Gwynedd Structure Plan, 4.11 Promoting sustainability through good design, Technical Advice Note 12 (Wales): Design SPG on The Design Guide for the Urban and Rural Environment and SPG on Conversion Character Appraisal. Policies GP1 and GP2 of the Stopped Ynys Mon Unitary Development Plan are material in respect of siting, design, external appearance.

Policy 40 and 41 of the Ynys Mon Local Plan, Policy EN2, EN13 of the Stopped Unitary Development Plan and paragraphs 6.4.5, 6.4.6 and 6.4.7 of Planning Policy Wales Edition 6 states that proposals within Conservation Areas should be protected from unsympathetic development, alterations or demolition. Buildings of special architectural and historic interest and the designation of conservation areas.

7. Conclusion

The replacement of an existing window with a French door would not protect the historic window.

Should members wish to recommend approval of the Listed Building application contrary to the officer

recommendation, the application will need to be referred to CADW for determination.

8. Recommendation

Refuse

The loss of the existing window would be detrimental to the character and appearance of the Grade II Listed Building the primary material consideration is the statutory requirement to have special regard to the desirability of preserving the building, or any features of special architectural or historic interest which it possesses. The proposal would be contrary to Policy 1 and 41 of the Ynys Mon Local Plan and Policy EN13 of the Stopped Unitary Development Plan and the advice contained within the Welsh Office Circular 61/96 (December 1996) and paragraphs 6.4.5, 6.4.6 and 6.4.7 of Planning Policy Wales Edition 6 (February, 2014).

9. Other Relevant Policies

Technical Advice Note 12 – Design

Supplementary Planning Guidance – Urban and Rural Environment

Supplementary Planning Guidance – Beaumaris Conservation Area

Planning Policy Wales (Edition 6 February 2014) Paragraphs 6.4.5, 6.4.6, 6.4.7

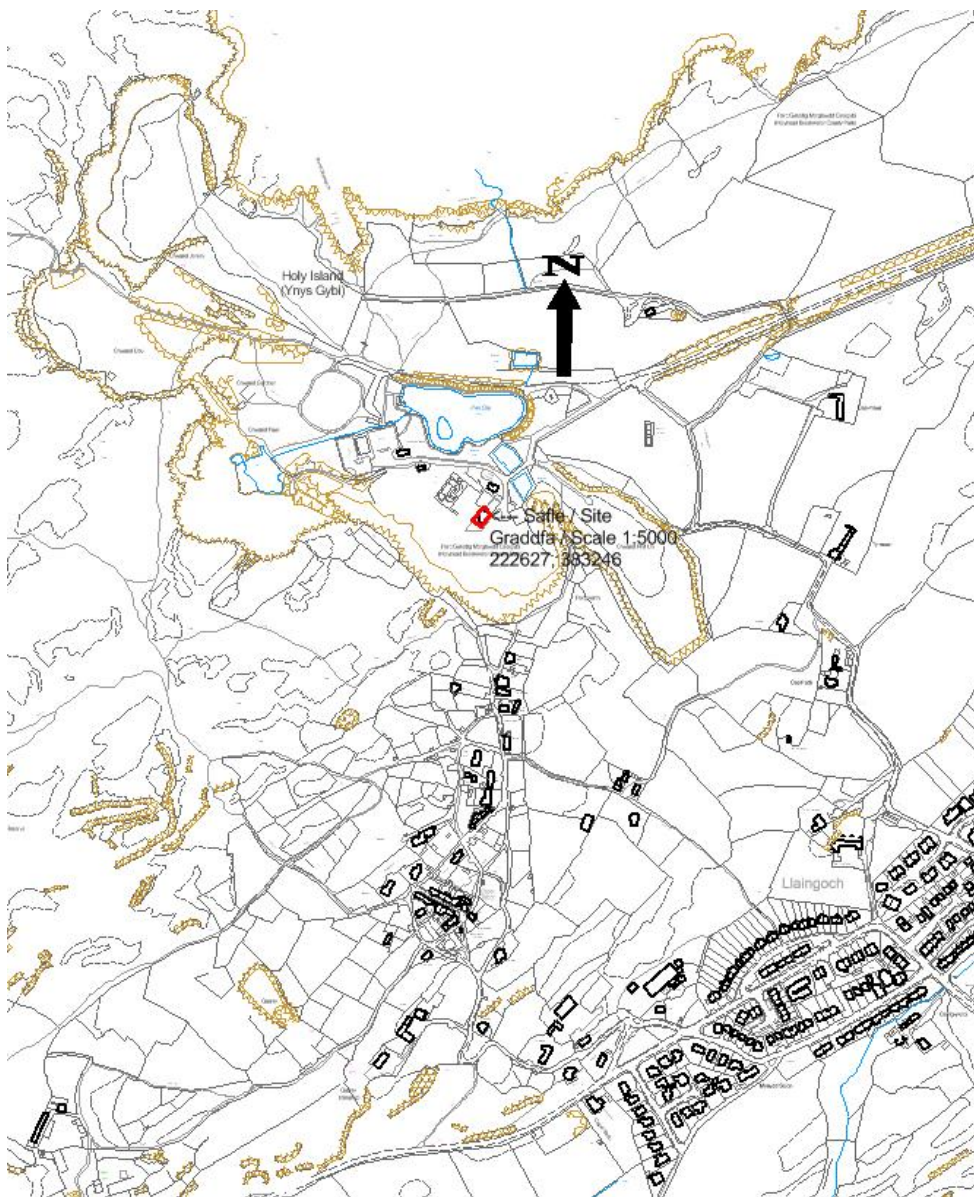
Rhif y Cais: 19C792H Application Number

Ymgeisydd Applicant

Môn Social Enterprises

Cais llawn ar gyfer newid defnydd y modurdy a'r adeilad storio i lety byncws yn / Full application for the change of use of the garage and storage building into bunkhouse accommodation at

Breakwater Country Park, Holyhead



Planning Committee: 02/07/2014

Report of Head of Planning Service (SCR)

Recommendation:

Permit

Reason for Reporting to Committee:

The application is on Council owned Land.

1. Proposal and Site

The application site is situated within the Breakwater County Park in Holyhead which is outside the development boundary of Holyhead. The site is adjacent to the Anglesey Coastal Path. The building was last used as a garage/store and is single storey lying to the rear of the new venture known as 'Caffi'r Parc'.

The application is for the change of use of the existing garage/storeroom into bunkhouse type accommodation for visitors. A small extension to the rear of the building is proposed in order to provide toilet and shower facilities for the visitors.

2. Key Issue(s)

The applications key issues are whether the proposal complies with current policies, whether the design of the proposal is acceptable and whether the proposal will harm the surrounding area.

3. Main Policies

Ynys Môn Local Plan

Policy 1 – General Policy

Policy 2 – New Jobs

Policy 5 – Design

Policy 7 – Rural Buildings

Policy 8 – Holiday Accommodation

Policy 26 – Car Parking

Policy 31 – Landscape

Gwynedd Structure Plan

Policy B8 – Employment

Policy B9 - Employment

Policy D3 - Landscape

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 EN1 – Landscape Character

Policy EP4 – Other Employment Opportunities and Rural Diversification

Policy EP6 – Reuse of Buildings
Policy TO2 – Holiday Accommodation

Planning Policy Wales (6th Edition)

Technical Advice Note 12: Design

Technical Advice Note 13: Tourism

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

4. Response to Consultation and Publicity

Local Member, Cllr. R Jones – No response to date

Local Member, Cllr. R LI Jones – No response to date

Local Member, Cllr. A Roberts – No response to date

Town Council – No response to date

Highways – No recommendation

Drainage – Standard comments

Welsh Water – Recommend conditional approval

Natural Resources Wales – No response to date

Response to Publicity

The application was afforded two means of publicity. These were by the posting of notices near the site and the serving of personal notifications. The latest date for the receipt of representations was the 17th June, 2014 and at the time of writing this report no representations had been received at the department.

5. Relevant Planning History

19C792: Conversion of existing buildings into 24 bed self-catering youth hostel at Ex Rangers Accommodation Breakwater Country Park, Holyhead. Approved - 20/03/03

19C792A: Amended detailed plans for the conversion of the existing building into 24 bed self-catering youth hostel at Ex Rangers Accommodation Breakwater Country Park, Holyhead. Withdrawn - 15/01/07

19C792B: Full application for the change of use of the existing warden's accommodation into a cafe with offices and storage above together with alterations and extensions thereto at Ex Rangers Accommodation Breakwater Country Park, Holyhead. Approved - 08/03/12

19C792C: Full application for the siting of a storage container on land at Breakwater Country Park, Holyhead. Approved - 07/09/2012

19C792D: Full application for the change of use of the existing warden's accommodation into a cafe with offices and storage above together with alterations and extensions thereto at Warden's Accommodation, Holyhead Breakwater Park, Holyhead. Approved - 07/09/2012

19C792E: Prior notification for the removal of material from a mineral working deposit at Holyhead Breakwater Park, Holyhead. Permitted Development - 24/09/2012

19C792F: Full application for the replacement of three angling platforms with a hard surface safe deck area together with the alterations and extension to three angling platforms on land at Holyhead Breakwater Park, Holyhead. Approved -26/04/2013

19C792G: Full application for the construction of a bin store at Caffi'r Parc, Holyhead Breakwater Park, Holyhead. Approved - 22/05/14

6. Main Planning Considerations

Policy Context – The proposal is for the change of use of the existing building to provide bunkhouse accommodation for tourists. Holyhead Breakwater Country Park is designated for Physical Infrastructure and Environment Proposal within the Ynys Môn Local Plan. It is proposed that one full time and two part time workers will be employed by the venture. Policy 7 of the Ynys Môn Local Plan states that existing buildings in the countryside will generally be acceptable locations for small businesses.

Policy 8 of the Ynys Môn Local Plan states that applications for high quality accommodation will be permitted where they do not conflict with other policies of the plan. In particular; the Council will favourably consider proposals which form an integral part of an overall scheme which adds to tourism and recreation facilities in the area. The site is situated within the Holyhead Breakwater Country Park and lies close to the Coastal Path and therefore the proposal complies with current policies.

Policy EP6 of the stopped Unitary Development Plan allows for the change of use or redevelopment of existing buildings for employment purposes provided they cause no unacceptable harm to the character or amenity of the area.

Design – The building is of a single storey and is finished in slate and stone. An extension is proposed at the rear of the building which will square off the building. The finishing material of the proposed extension will be render and although this does not match that of the existing building it will define the traditional and new part of the building. Following discussion the scheme has been amended with metal rainwater goods being used in lieu of the upvc that was originally proposed. The design of the proposal appears to be fit for purpose. There is acceptable space within the site to accommodate the proposal.

Effect on surrounding area – As stated above the site is situated within the Holyhead Breakwater Country Park and lies close to the Coastal Path which attracts tourists. The proposal will provide accommodation for walkers and tourists. Parking facilities are available within the park. The re-use of the building will ensure that the building does not fall into a state of disrepair. The proposal makes beneficial use of an existing building with very limited changes to its appearance and consequently will not harm the surrounding area.

7. Conclusion

The proposed bunkhouse accommodation will encourage visitors to the area and provide

accommodation for users of the Coastal Path. The re-use of the building will ensure that the building will not fall into a state of disrepair and the design of the proposal is sympathetic to the character of the existing building. The proposal conforms to both national and local policies and should be approved in line with the following conditions.

8. Recommendation

Permit

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

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

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

Reason: For the avoidance of doubt.

(03) Details of the finishing of the proposed extension, windows, doors, fascias and bargeboards shall be submitted to and approved in writing by the local planning authority prior to the commencement of works on site, or as otherwise may be agreed in writing.

Reason: To ensure a satisfactory appearance of the development.

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

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

(05) 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.

(06) 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.

(07) No net increase of surface water shall be allowed to connect either directly or indirectly to the public sewerage system.

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.

(08) The development hereby permitted shall be carried out in strict conformity with the details shown on the submitted plans and contained in the form of application, Protected Species

Survey (The Cambrian Ecological Partnership, July, 2013) and in any other documents accompanying such application, unless conditions of this permission stipulate otherwise.

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

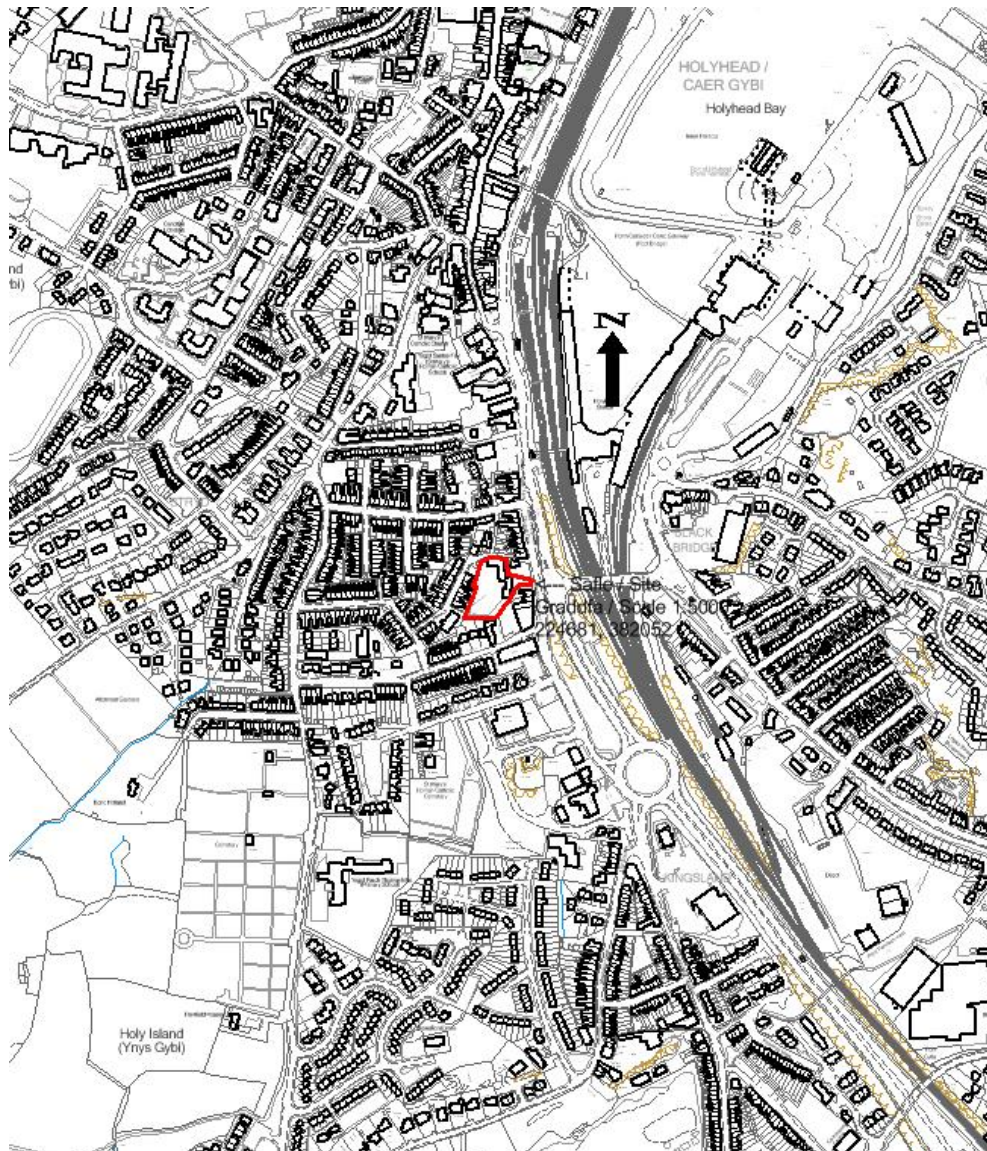
Rhif y Cais: 19LPA434B/FR/CC Application Number

Ymgeisydd Applicant

Head of Service (Education and Leisure)

Cais llawn ar gyfer adnewyddu'r adeiladau gwreiddiol, dymchwel yr estyniad cyswllt ynghyd a chodi estyniad deulawr newydd yn / Full application for the refurbishment of the existing buildings, demolition of the link extension together with the erection of a new two storey extension at

Jesse Hughes Community Centre, Holyhead



Planning Committee: 02/07/2014

Report of Head of Planning Service (NJ)

Recommendation:

Permit

Reason for Reporting to Committee:

The application is made by the Council on Council owned land

1. Proposal and Site

The Jesse Hughes centre is located centrally within Holyhead and is used for a number of educational and community activities including youth clubs, as a school (for the Pupil Referral Unit), gateway club, prayer group, flying start and parent and toddler group. The application proposes the refurbishment of the centre together with its extension to create new Dechrau'n Deg centre and office space.

A new ramped access to the front of the building and improved main access accommodation will be provided; a lift will be installed for accessibility; a new two storey extension will provide central office space, the Dechrau'n Deg centre, classrooms and wc facilities; the first floor will provide office spaces and wc facilities; parking facilities will be formalised at the rear of the building. There is some 17m between the proposed extended building and the dwellings to the rear of the site which back onto the play area.

2. Key Issue(s)

Effect on residential amenities

3. Main Policies

Ynys Môn Local Plan

Policy 1 – General Policy

Policy 5 – Design

Policy 17 – Community Facilities

Gwynedd Structure Plan

Policy B1 – Employment Generating Development

Policy D33 – Improving Local Amenities

Stopped Unitary Development Plan

Policy GP1 – Development Control Guidance

Policy GP2 – Design

Planning Policy Wales (Edition 6)

4. Response to Consultation and Publicity

Town Council - No objection

Local Member Robert L Jones – No reply at the time of writing

Local Member Arwel Roberts – No reply at the time of writing

Local Member Raymond Jones – No objection

Highways Authority – No reply at the time of writing

Dwr Cymru-Welsh Water – Standard comments

Natural Resources Wales – Standard advice and local ecologist should be consulted

Response to Publicity

The application has been publicised by personal notification and site notice with an expiry date for receipt of representations of 4th July 2014. No representations had been received at the time of writing.

5. Relevant Planning History

None

6. Main Planning Considerations

Principle of the Development: The building is in extensive use as an educational and community centre. It is not anticipated that uses proposed to take place will add to amenity impacts – the building's use is concentrated during daytime hours but it is not anticipated that any changes will occur with the use of the facility to hold an evening youth club which already takes place. Activity already occurs at and around the site. The vehicular access to the rear of the site is already in existence and the area operates a one-way traffic system which would ensure that no vehicles conflict with each other in the surrounding streets. The site is easily accessible by a number of public transport modes and it is anticipated that the majority of users would access the site on foot.

Design: the original parts of the centre are retained and enhanced as part of the scheme and retain their identity and integrity. Albeit the roofline of the proposed two storey extension to the rear will be higher than the existing ridge, the building is not easily seen in its entirety at ground level from the surrounding streets and only glimpses will be visible. The site is visible from black bridge but the extension will be set against existing buildings set on higher ground to the rear of the site and will not produce an unacceptable impact.

Residential Amenities: The centre is already in extensive use as an educational and community facility. Properties to the front of the site have their rear gardens and rear elevations facing the proposed entrance elevation. As this is already the main thoroughfare for the site and is also used for vehicular parking, it is not anticipated that increased daytime use of the site would increase amenity impacts to such a degree as to warrant refusal of planning consent. The three storey properties to the rear of the site are elevated and are bounded by significant stone walls such that no overlooking or loss of privacy will take place from the car park and there is sufficient distance between first floor office windows and the properties to maintain an acceptable level of amenity. An enclosed ball-game area is proposed as part of the scheme but this is located on an existing playground area and additional impacts are not anticipated.

Technical Matters: Consultee responses had not been received at the time of writing. However, it is not anticipated that the proposal will give rise to unacceptable highway impacts as the site is already

served by an existing access and is highly accessible by sustainable transport modes. It is not anticipated that unacceptable drainage impacts will occur.

7. Conclusion

The proposal seeks to improve and extend the accommodation at the site to physically segregate sensitive uses but retains and respects the character and integrity of the original building. The extension design utilizes contemporary building techniques and will sit well with the traditional centre. It is not anticipated that unacceptable impacts will occur in the locality as a result of the development.

8. Recommendation

To **permit** the development subject to conditions and subject to no material representations being received prior to the expiry of the notification period.

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

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

(02) 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 clear of the highway for the safety and convenience of the highway user.

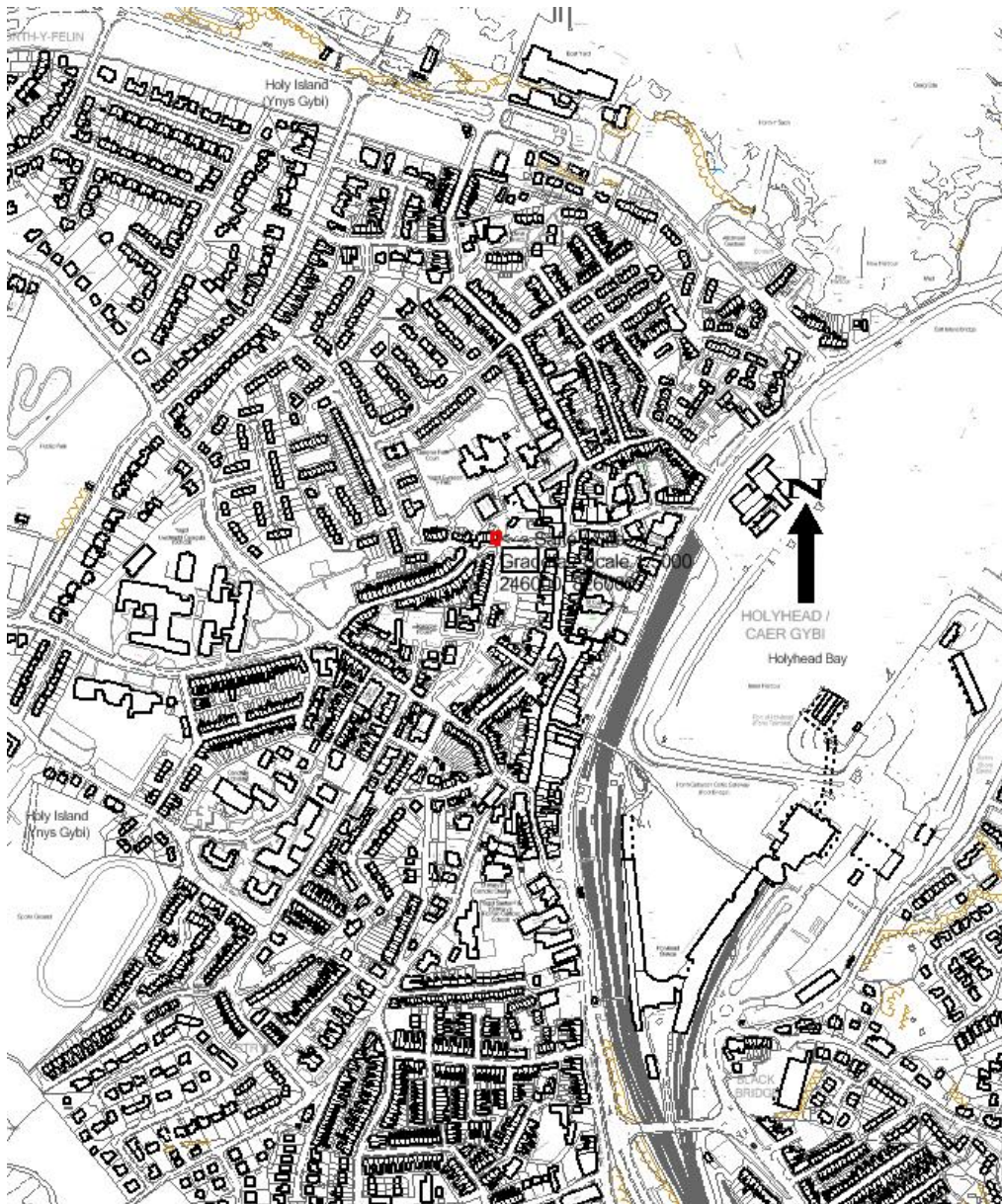
Rhif y Cais: 19LPA999/CC Application Number

Ymgeisydd Applicant

Head of Service (Planning and Public Protection)

Cais llawn ar gyfer gosod plac yn / Full application for the erection of a plaque at

1 Market Hill, Holyhead



Planning Committee: 02/07/2014

Report of Head of Planning Service (AMG)

Recommendation:

Permit

Reason for Reporting to Committee:

The application is submitted by the Council.

1. Proposal and Site

The site is situated along Market Hill adjacent to Cambria Street and Trearddur Square in Holyhead. The building is a three storey end terrace property with a shop on the ground floor and two flats on the upper levels. The site is located within the designated Holyhead Conservation Area.

The proposal entails the erection of a plaque at 1 Market Hill, Holyhead.

2. Key Issue(s)

The key issue to consider is the effect of the proposal on the character of the designated Conservation Area.

3. Main Policies

Ynys Môn Local Plan

Policy 1 – General

Policy 40 – Conservation of Buildings

Policy 42 – Design

Gwynedd Structure Plan

Policy D3 – Conservation Areas

Policy D4 – Location, Siting and Design

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

Policy D29 – Standard of Design

Stopped Unitary Development Plan

Policy GP1 – Development Control Guidance

Policy GP2 – Design

Policy EN13 – Conservation of Buildings

Planning Policy Wales, Edition 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 Raymond Jones – No response received at time of writing the report.

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

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

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

Public Consultation – The application was afforded two means of publicity. These were the posting of a site notice near the site together with a notice in the local newspaper. The latest date for the receipt of representations is the 3rd July 2014. At the time of writing this report no representations had been received at the department.

5. Relevant Planning History

19C1101 – Full application for the refurbishment of the building and the installation of a new shop front at 1 Market Hill, Holyhead – Approved 16/10/2012

6. Main Planning Considerations

Effect of the proposal on the character of the designated Conservation Area – Proposal entails the erection of a plaque to acknowledge contributions by grant funding partner's support of the Holyhead Townscape Heritage Initiative towards the recent refurbishment project at 1 Market Hill in Holyhead. The plaque is made from 1.6mm VE grade steel coated in Vitreous Enamel and is 175mm wide by 222mm high with a 15mm return to the edges to hide the fixing studs on the rear. The fixings will be stainless dowels drilled into the substrate render with resin bonding used to affix them to both the building and rear studs. The proposed plaque is considered to be appropriate and fit for purpose in meeting the requirements of planning policies. Therefore, it is not considered that the proposal will unduly affect the character of the designated Conservation Area.

7. Conclusion

The proposal is considered acceptable subject to conditions.

8. Recommendation

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

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

Reason: For the avoidance of doubt.

(02) The development permitted by this consent shall be carried out strictly in accordance with the plan(s) submitted on the 03/06/2014 under planning application reference 19LPA999/CC.

Reason: For the avoidance of doubt

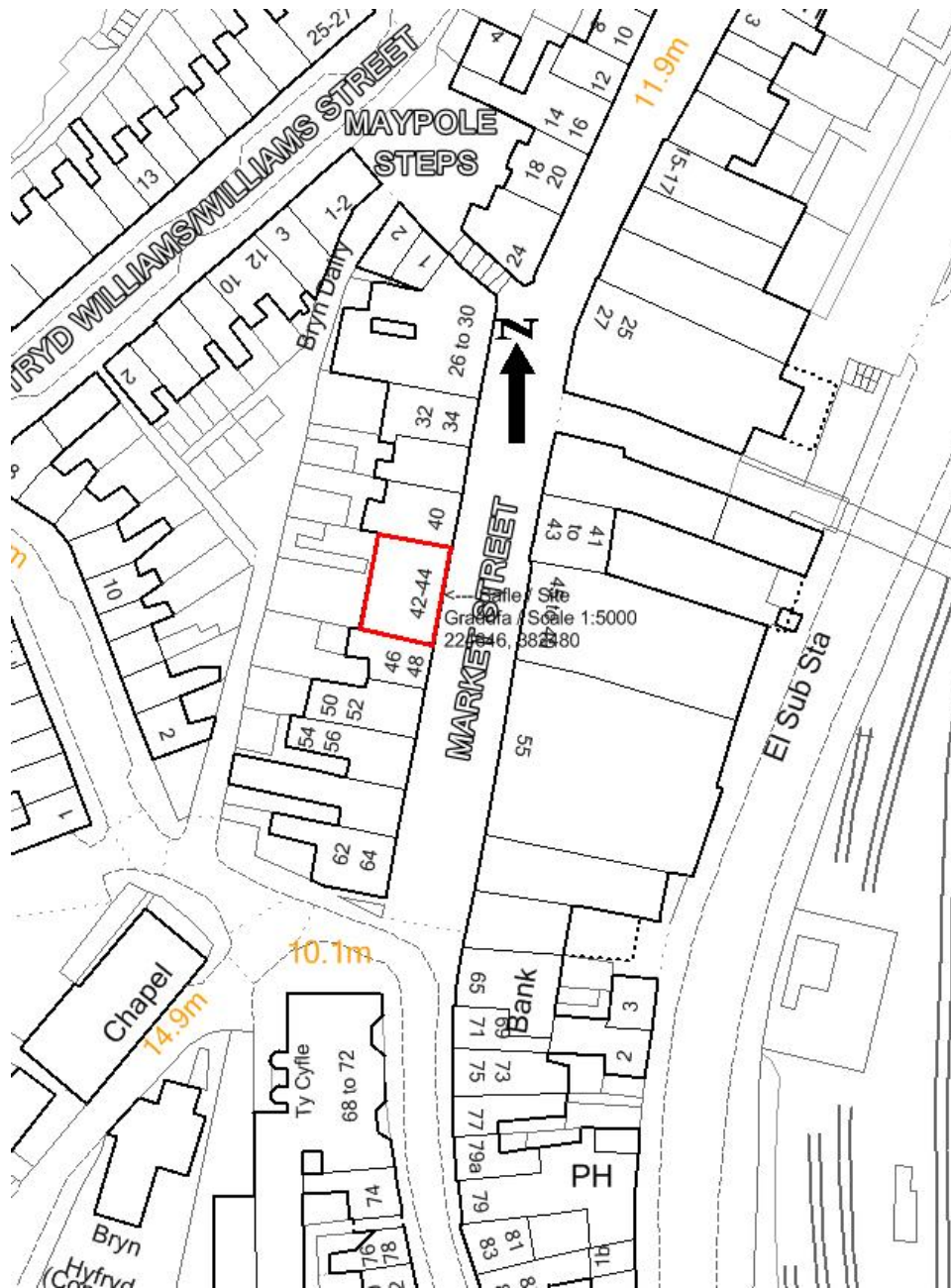
Rhif y Cais: 19LPA1000/CC Application Number

Ymgeisydd Applicant

Head of Service (Planning and Public Protection)

Cais llawn ar gyfer gosod plac yn / Full application for the erection of a plaque at

42-44 Market Street, Holyhead



Planning Committee: 02/07/2014

Report of Head of Planning Service (AMG)

Recommendation:

Permit

Reason for Reporting to Committee:

The application is submitted by the Council.

1. Proposal and Site

The site is situated within the main shopping street in Holyhead and comprises a vacant shop unit with various offices above, formerly occupied by the Kwik Save food retailer. The site is within a designated Conservation Area and prime retail frontage.

The proposal entails the erection of a plaque at 42-44 Market Street, Holyhead.

2. Key Issue(s)

The key issue to consider is the effect of the proposal on the character of the designated Conservation Area.

3. Main Policies

Ynys Môn Local Plan

Policy 1 – General

Policy 40 – Conservation of Buildings

Policy 42 – Design

Gwynedd Structure Plan

Policy D3 – Conservation Areas

Policy D4 – Location, Siting and Design

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

Policy D29 – Standard of Design

Stopped Unitary Development Plan

Policy GP1 – Development Control Guidance

Policy GP2 – Design

Policy EN13 – Conservation of Buildings

Planning Policy Wales, Edition 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 Raymond Jones – No response received at time of writing the report.

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

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

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

Public Consultation – The application was afforded two means of publicity. These were the posting of a site notice near the site together with a notice in the local newspaper. The latest date for the receipt of representations is the 3rd July 2014. At the time of writing this report no representations had been received at the department.

5. Relevant Planning History

19C1086 - Full application for the installation of a shop front, change of use of first and second floors into 4 self-contained flats together with the erection of an extension to accommodate 2 flats at 44 Market Street, Holyhead – Approved 05/12/2011

6. Main Planning Considerations

Effect of the proposal on the character of the designated Conservation Area – Proposal entails the erection of a plaque to acknowledge contributions by grant funding partner's support of the Holyhead Townscape Heritage Initiative towards the recent refurbishment project at 42-44 Market Street in Holyhead. The plaque is made from 1.6mm VE grade steel coated in Vitreous Enamel and is 175mm wide by 222mm high with a 15mm return to the edges to hide the fixing studs on the rear. The fixings will be stainless dowels drilled into the substrate render with resin bonding used to affix them to both the building and rear studs. The proposed plaque is considered to be appropriate and fit for purpose in meeting the requirements of planning policies. Therefore, it is not considered that the proposal will unduly affect the character of the designated Conservation Area

7. Conclusion

The proposal is considered acceptable subject to conditions.

8. Recommendation

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

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

Reason: For the avoidance of doubt.

(02) The development permitted by this consent shall be carried out strictly in accordance with the plan(s) submitted on the 03/06/2014 under planning application reference 19LPA1000/CC.

Reason: For the avoidance of doubt

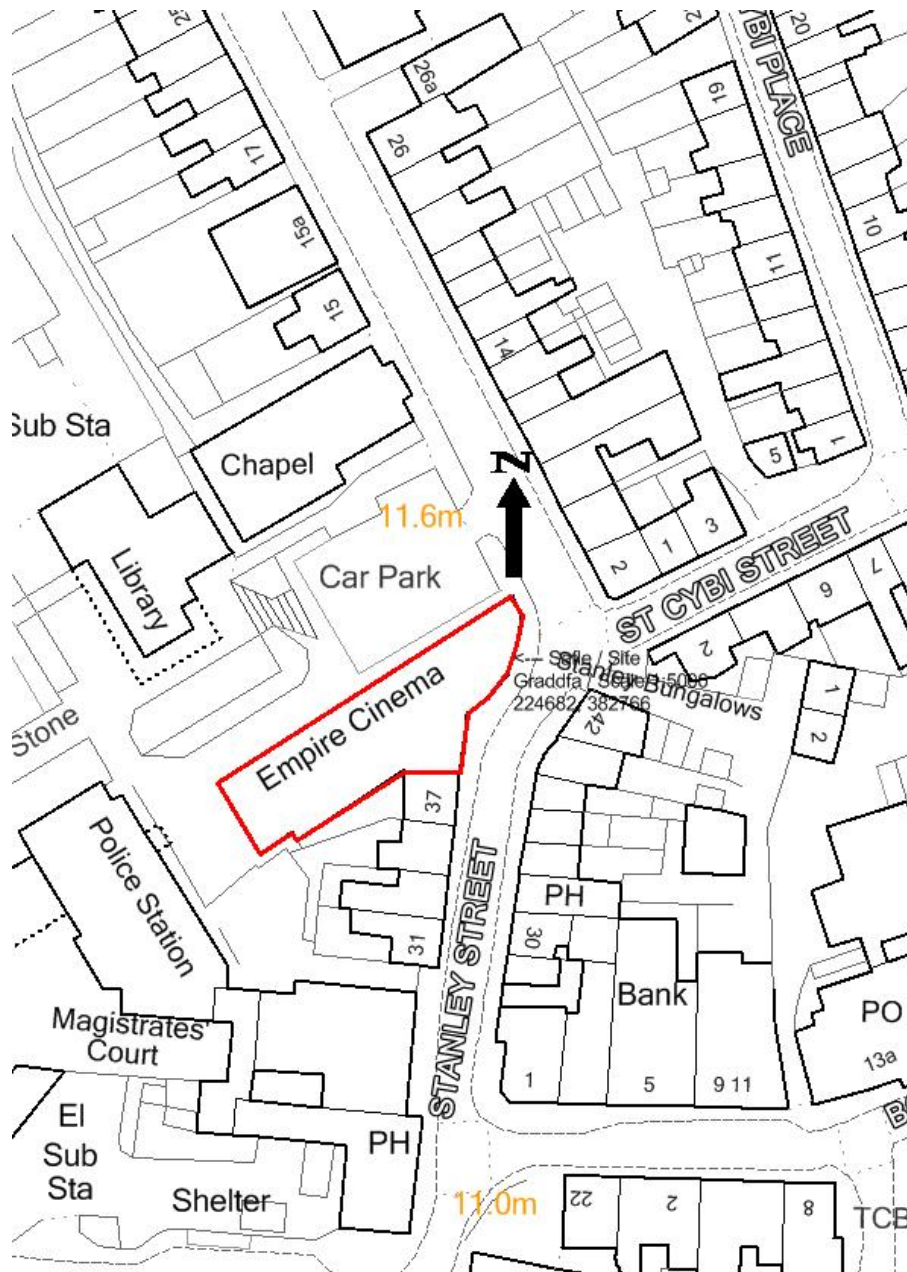
Rhif y Cais: 19LPA1001/CC Application Number

Ymgeisydd Applicant

Head of Service (Planning and Public Protection)

Cais llawn ar gyfer gosod plac yn / Full application for the erection of a plaque at

Empire Cinema, 39 Stanley Street, Holyhead



Planning Committee: 02/07/2014

Report of Head of Planning Service (AMG)

Recommendation:

Permit

Reason for Reporting to Committee:

The application is submitted by the Council.

1. Proposal and Site

The site is situated along Stanley Street in Holyhead and is located within the designated Holyhead Conservation Area. The application site is currently occupied by the Empire Cinema.

The proposal entails the erection of a plaque at Empire Cinema, 39 Stanley Street, Holyhead.

2. Key Issue(s)

The key issue to consider is the effect of the proposal on the character of the designated Conservation Area.

3. Main Policies

Ynys Môn Local Plan

Policy 1 – General

Policy 40 – Conservation of Buildings

Policy 42 – Design

Gwynedd Structure Plan

Policy D3 – Conservation Areas

Policy D4 – Location, Siting and Design

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

Policy D29 – Standard of Design

Stopped Unitary Development Plan

Policy GP1 – Development Control Guidance

Policy GP2 – Design

Policy EN13 – Conservation of Buildings

Planning Policy Wales, Edition 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 Raymond Jones – No response received at time of writing the report.

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

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

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

Public Consultation – The application was afforded two means of publicity. These were the posting of a site notice near the site together with a notice in the local newspaper. The latest date for the receipt of representations is the 3rd July 2014. At the time of writing this report no representations had been received at the department.

5. Relevant Planning History

19C199 – Change of use of cinema into an amusement arcade at the Empire Cinema, Stanley Street, Holyhead. – Approved 17/11/1986

19C199A – Provision of 25 non gaming machines in addition to the 20 gaming machines approved under 1/19/C/199 at Empire Cinema, Stanley Street, Holyhead. – Refused 11/05/1987

19C199B – Change of use of shop into an amusement arcade at Empire Cinema, Stanley Street, Holyhead. – Refused 16/09/1988

19C199C – Change of use of part of cinema into an amusement arcade at Empire Cinema, Stanley Street, Holyhead. – Refused 24/01/1992

19C199D – Conversion of existing shops and part of ground, first and second floors into 3 flats and an amusement arcade together with the demolition of existing store and the erection of a new store at the Empire Cinema, Stanley Street, Holyhead. – Approved 21/10/1997

19C199E – Amended plans for re-location of the arcade at Empire Cinema, Stanley Street, Holyhead. – Approved 04/12/1997

19C199F – Change of use of 1st and 2nd floor flats into sunbed studio/manicure and circulation areas at Empire Cinema/Bingo, Stanley Street, Holyhead. – Approved 29/09/2003

19C199G – Change of use of the existing building into a pub at Empire Cinema, Stanley Street, Holyhead. – Withdrawn 01/10/2008

6. Main Planning Considerations

Effect of the proposal on the character of the designated Conservation Area – Proposal entails the erection of a plaque to acknowledge contributions by grant funding partner's support of the Holyhead Townscape Heritage Initiative towards the recent refurbishment project at 39 Stanley Street in Holyhead. The plaque is made from 1.6mm VE grade steel coated in Vitreous Enamel and is 175mm wide by 222mm high with a 15mm return to the edges to hide the fixing studs on the rear. The fixings will be stainless dowels drilled into the substrate render with resin bonding used to affix them to both the building and rear studs. The proposed plaque is considered to be appropriate and fit for purpose in meeting the requirements of planning policies. Therefore, it is not considered that the

proposal will unduly affect the character of the designated Conservation Area

7. Conclusion

The proposal is considered acceptable subject to conditions.

8. Recommendation

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

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

Reason: For the avoidance of doubt.

(02) The development permitted by this consent shall be carried out strictly in accordance with the plan(s) submitted on the 03/06/2014 under planning application reference 19LPA1001/CC.

Reason: For the avoidance of doubt

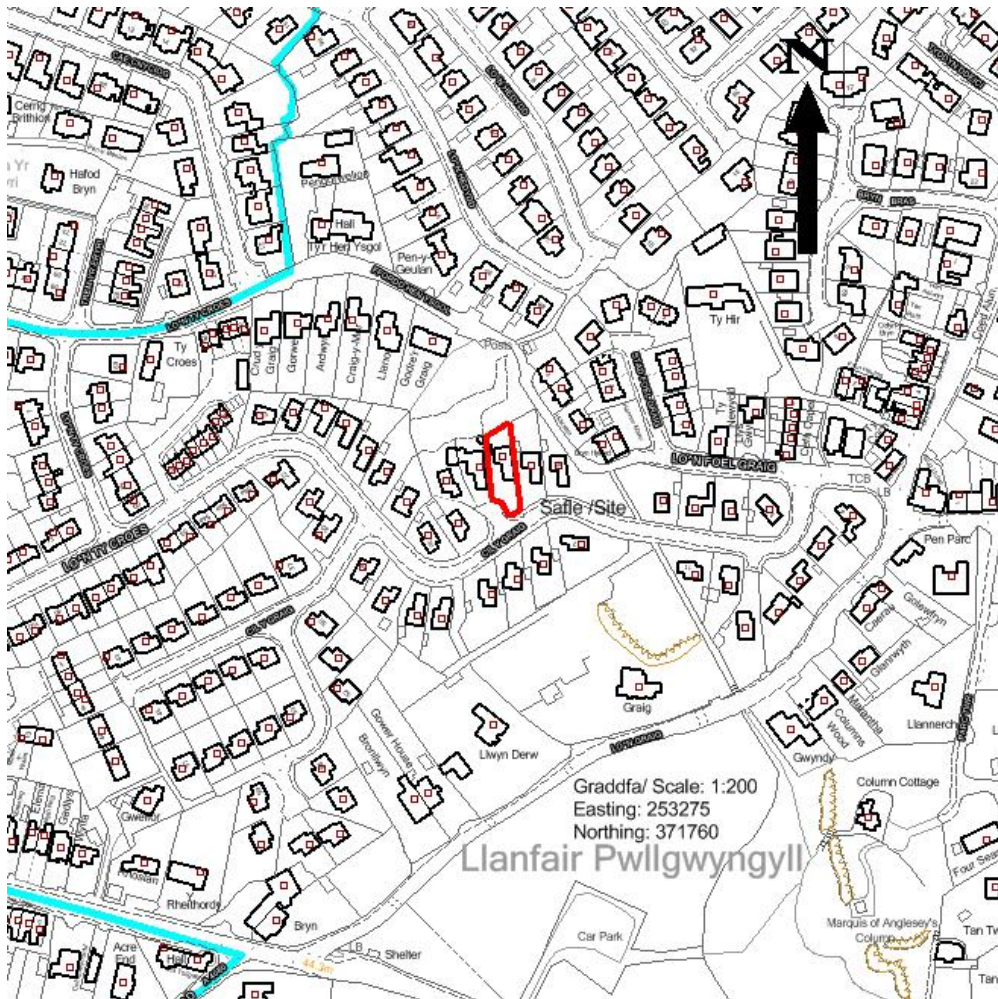
Rhif y Cais: 31C14V/1 Application Number

Ymgeisydd Applicant

Mr Gary & Mrs Eira Evans

Cais llawn i addasu ag ehangu yn / Full application for alterations and extensions at

34 Cil y Graig, Llanfairpwll



Planning Committee: 02/07/2014

Report of Head of Planning Service (OWH)

Recommendation:

Permit

Reason for Reporting to Committee:

The application has been called-in by Local Members.

1. Proposal and Site

The application lies in an established estate known as Cil-Y-Graig in Llanfairpwll village. There is limited privacy in the estate as most dwellings have windows facing each other leading to a high degree of mutual overlooking. The majority of the dwellings in the estate have a gable end roof style.

The proposal entails an extension to the side and front of the dwelling. The scheme as originally submitted had a hipped roof to the front of the property. The scheme has since been amended to show a gable end to the front to reflect and retain the style in the remainder of the estate.

2. Key Issue(s)

The key issue is whether the siting and design of the extension is acceptable.

3. Main Policies

Ynys Mon Local Plan

Policy 1 – General Policy

Policy 5 - Design

Policy 42 - Design

Gwynedd Structure Plan

Policy D4 – Location, Siting and Design

Policy D29 - Design

Stopped Unitary Development Plan

Policy GP1 – General Control Guidance

Policy GP2 – Design

Planning Policy Wales (6th Edition), February 2014

Technical Advice Note 12 – Design

4. Response to Consultation and Publicity

Councillor Alun Mummery – Call in due to local objections

Councillor Meirion Jones – Call in due to local objections

Councillor Jim Evans – No response

Community Council – No response

Welsh Water – Comments

Public Consultation – The application was afforded two means of publicity. These were by the placing of a notice near the site and serving of personal notifications on the owners of neighbouring properties. The latest date for the receipt of representations was the 12/06/2014. Four letters of representations had been received at the time of writing this report together with a 11 name petition.

Their concerns were:

1. Impact on views
2. Loss of light to kitchen window at 33 Cil-y- Graig
3. Create a corridor effect between 33 Cil-y- Graig and 34 Cil-y-Graig.
4. Applicant has changed the internal layout to suit the proposed extension.
5. Applicant has bought and renovated numerous properties and then building extensions and selling them on again for profits.
6. Not keeping with the character of the estate.
7. Loss of light to the patio on the front elevation of 35 Ci-y-Graig.
8. Side window overlooks towards dwelling 35 Cil-y-Graig.
9. De-valuing adjoining properties.

5. Relevant Planning History

No relevant site history.

6. Main Planning Considerations

The proposed extension will be situated to the side elevation and front elevation to form a new kitchen, utility room and a dining room. The internal layout will be changed where the existing kitchen will be changed into a bathroom. One new window will be formed in the side elevation (East) for the lounge which overlooks the property known as 35 Cil-y-Graig. However this elevation already includes a kitchen window which will be changed into a bathroom which will be obscured glazed; therefore there is no adverse change on this elevation. A new window will be formed in the other side elevation (West) for the new kitchen. Overlooking from this window will not be materially increased as there is already a French door in place. The other windows formed will face towards the estate road. The plans have been amended so as to incorporate a gable which is more in keeping with other properties in the estate.

The following comments are made with regard to the objections:

1. Impact on views - Planning Policy Wales Edition 6 – February 2014, section 3.1.7 states ‘The planning system does not exist to protect the private interest of one person against the activities of another. Proposal should be considered in terms of their effect on the amenity and existing use of land and buildings in the public interest.’ It is not considered that the proposal would affect the views enjoyed by the neighbouring properties to such a degree it should warrant refusing the application.
2. Loss of light to kitchen window 33 Cil-y-Graig – The property has been visited and viewed internally and it is not consider that the proposed kitchen window will create an adverse impact on loss of light that it should warrant a refusal. The kitchen window faces the East elevation and will only have small amount of light during the day as the dwelling is in the middle of an established estate.
3. The proposed extension lies on the existing patio. There is a gap of approximately 4.5 metres

from the extension to the dwelling. It is not considered that the scheme will create a 'corridor affect' between the two properties and the scale of the extension is suitable.

4. The change in layout does not materially affect the privacy or amenity if neighbours.
5. Again, this is a civil matter and not a planning consideration.
6. As mentioned earlier, the proposal has changed from hip end to gable end in order to reflect the surrounding area.
7. It is not considered that the scheme will create a major loss of light to the patio at the property known as 35 Cil-y-Graig as the patio window faces towards the West; and would create an adverse loss of light that it should warrant a refusal.
8. As mentioned, the said elevation already consist a side window. One new window will be formed for the living room. Currently the estate has limited levels of existing privacy, each window faces next door property. It is not considered that the proposed scheme will materially increase adverse overlooking.
9. De-value adjoining properties - Although potential issues of devaluing property values are not generally considered to be material planning consideration. Consideration has nonetheless been given to the effect that the proposal might have upon the amenities of neighbouring properties. Following site inspection and having given due consideration to the objectors' comments and all relevant planning considerations it is not considered that the proposal will have such an adverse impact upon the amenities of neighbouring properties that it should warrant refusing.

The materials used for the proposal are considered acceptable as they would match the existing dwellings and as such will not look out of place.

It is considered following representations received at this department; all which have been taken into consideration, the proposal would not affect any neighbouring properties or impact the surrounding amenities to such an extent that it would warrant a refusal.

7. Conclusion

The proposed development is considered acceptable to the Local Planning Authority. Consequently, it is recommended 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 15/05/2014 under planning application reference 31C14V/1.

Reason: For the avoidance of doubt.

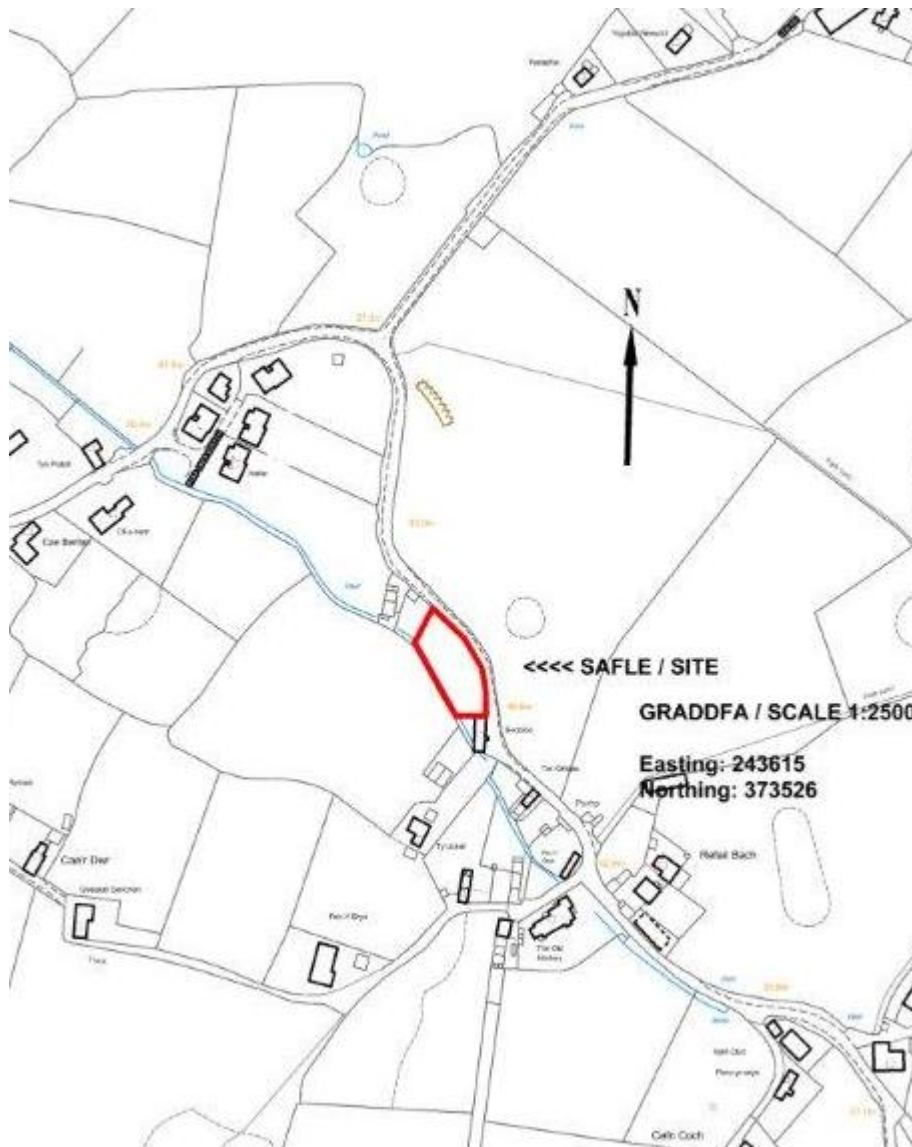
Rhif y Cais: 36C328A Application Number

Ymgeisydd Applicant

Mr Roger Dutton

Cais amlinellol gyda rhai materion wedi eu cadw yn ôl ar gyfer codi annedd a chreu mynedfa newydd ynghyd a dymchwel y garej bresennol ar dir ger / Outline application with some matters reserved for the erection of a dwelling and the creation of a new vehicular access together with demolition of the existing garage on land adjacent to

Bodafon, Llangristiolus



Planning Committee: 02/07/2014

Report of Head of Planning Service (SCR)

Recommendation:

Permit

Reason for Reporting to Committee:

At the request of the Local Member

1. Proposal and Site

The application is in outline form, for the erection of a detached dwelling with only the means of access to the site and layout being considered as part of the application.

The land currently forms part of the garden of the property known as Bodafon which lies on the outskirts of the settlement of Llangristiolus.

2. Key Issue(s)

The applications main issues are whether the proposal complies with current policies, will the proposal affect the amenities of the neighbouring properties and whether the proposal will harm the surrounding landscape and highway safety.

3. Main Policies

Ynys Môn Local Plan

Policy 1 – General Policy

Policy 31 – Landscape

Policy 32 - Landscape

Policy 42 – Design

Policy 50 – Listed Settlement

Gwynedd Structure Plan

Policy A2 – Housing

Policy D3 - Landscape

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 EN1 – Landscape Character

Policy EN14 – Tree Preservation Orders and Hedgerows

Policy EN16 – Landscape features of major importance for flora and fauna

Policy HP4 – Villages

Technical Advice Note 12: Design

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

4. Response to Consultation and Publicity

Local Member, Cllr V Hughes – Call-in due to over-development in the open countryside

Local Member, Cllr H E Jones – No response to date

Community Council – No response to date

Welsh Water – Recommended conditional approval

Natural Resources Wales – No objection

Highways – Recommended conditional approval

Drainage – Drainage details satisfactory in principle

Footpath Officer – Comments regarding Public Footpath Extinguishment

The application was afforded three means of publicity these were; the posting of a site notice near the site, publication of a notice in the local press and the serving of personal notifications on neighbouring properties. The latest date for the receipt of representations was the 7th May, 2014 and at the time of writing this report no letters of representation had been received at this office.

5. Relevant Planning History

A/692 – Demolition of existing cottages at both ends of land known as Bodafon, Llangristiolus and use of that land for the erection of four pairs of semi-detached houses. Refused – 03/03/65

A/692A – Use and layout of land near Caer Eurych, Llangristiolus for the erection of five terraced bungalows including demolition of the existing cottage. Withdrawn 01/12/55

A/692B – Alterations to Bodafon, Pant, Llangristiolus for the erection of garage and septic tank. Approved 07/12/66

A/692C – Erection of an entrance porch at front of Bodafon, Llangristiolus. Approved 08/05/68

36C328 – Outline application with some matters reserved for the erection of a dwelling and the creation of a new vehicular access together with the demolition of the existing garage on land adjacent to Bodafon, Llangristiolus. Refused 25/07/13

6. Main Planning Considerations

Policy Context – Llangristiolus is defined as a Listed Settlement under policy 50 of the Ynys Môn Local Plan and as a village under Policy HP4 of the stopped UDP.

Single plot applications within or on the edge of a settlement are considered acceptable under Policy 50 of the Ynys Môn Local Plan. The erection of a dwelling on this site is considered acceptable as the site lies immediately adjoining the property known as Bodafon, and lies within a cluster of 7 dwellings.

Policy HP4 of the stopped Unitary Development Plan states that residential development within the village boundary will be permitted subject to the listed criteria. The application site lies outside the development boundary of Llangristiolus as defined under Policy HP4 of the stopped Unitary Development Plan.

Although the site lies outside the development boundary as the proposal is for a single dwelling the proposal is to be determined under the Ynys Môn Local Plan policies as they carry more weight.

Effect on neighbouring properties – The site lies within the curtilage of the dwelling known as Bodafon. The existing dwelling is a detached, single storey cottage. The proposed dwelling lies 20 metres away from the side of Bodafon and this distance together with careful consideration during the detailed design stage will ensure that the proposal will not harm the amenities of the neighbouring properties.

Effect on surrounding area – Planning application reference 36C328 was refused as the scheme proposed the removal of the majority of the trees, hedges and cloddiau along the boundary of the site in order to provide the necessary visibility splay. The visibility splay proposed was 24 x 60 metres to the north and 2.4 x 40 metres to the south of the access point. This would have resulted in the reduction in the height of the existing wall and removal of the tress for 55 metres along the front of the site. It was determined that the removal of a significant portion of the roadside boundary would affect the integrity and continuity of a visible landscape feature.

The proposal currently under consideration involves the removal of two groups of trees in order to create the access as the visibility splay has been reduced to 2.0 x 22.5 m to the north and 2.0 x 22 metres to the south of the access point and therefore the majority of the roadside boundary is being retained. The proposal also involves the planting of additional trees within the site which will reduce the impact of the proposal on the surrounding area. A condition will be imposed on the permission requesting full details of the landscaping of the site to be submitted as part of a full or detailed application.

In order to further reduce the impact of the proposal on the surrounding area and neighbouring property a condition will be imposed on the permission to restrict the height of the dwelling to 6.0 metres. Due to the above amendments the proposal will not harm the character of the area and therefore the proposal can be supported.

Highway Safety – A speed survey has been undertaken by the Highway Authority which confirms that the visibility splay of 2.0 x 22.5 and 2.0 x 22 is sufficient and is in accordance with the advice contained within the document – Manual for Streets.

7. Conclusion

The proposal complies with Policy 50 of the Ynys Môn Local Plan and will not adversely affect the amenities of the neighbouring properties or have a detrimental effect on the character of the surrounding area or on highway safety.

8. Recommendation

Permit

(01) The approval of the Council shall be obtained before any development is commenced to the following reserved matters viz. the scale, appearance of the building 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) Natural slates of uniform colour shall be used as the roofing material of the proposed building(s).

Reason: In the interests of visual amenity.

(05) Full details of all fencing, walling or other means of enclosure or demarcation shall be submitted to and approved in writing by the local planning authority before any work on the site is commenced.

Reason: In the interests of visual amenity.

(06) The dwelling hereby permitted shall be constructed to achieve a minimum Code for Sustainable Homes Level 3 and achieve a minimum of 1 credits under category 'Ene 1 - Dwelling Emission Rate' in accordance with the requirements of the Code for Sustainable Homes: Technical Guide 11th November 2010 (Version 3), (or any subsequent equivalent and/or standard as may be in force at the time of registration). 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.

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

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

(08) Prior to the occupation of the dwelling hereby permitted, a Code for Sustainable Homes 'Final Certificate' shall be submitted to and approved in writing by the Local Planning Authority certifying that a minimum Code for Sustainable Homes Level 3 and a minimum of 1 credits under 'Ene 1 - Dwelling Emission Rate', has been achieved for the dwelling in

accordance with requirements of the Code for Sustainable Homes: Technical Guide 11th November 2010 (Version 3), (or any subsequent equivalent and/or standard as may be in force at the time of registration).

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

(09) 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.

(10) 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.

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

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

(12) The access shall be constructed with a 2.0 metre by 22 metre splays on either side. Within the visibility splays nothing exceeding 1 meter in height above the level of the adjoining carriageway shall be permitted at any time.

Reason: To comply with the requirements of the Highway Authority in the interests of road safety.

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

Reason: To comply with the requirements of the Highway Authority in the interests of road safety.

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

Reason: To comply with the requirements of the Highway Authority in the interests of road safety.

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

Reason: To comply with the requirements of the Highway Authority in the interests of road safety.

(16) No surface water from within the curtilage of the site to discharge onto the county Highway. No development shall commence until full design details for the drainage of the site have been submitted to and approved by the Local Planning Authority. The dwelling shall not be occupied until the approved scheme has been implemented in full and to the written satisfaction of the Local Planning Authority.

Reason: To comply with the requirements of the Highway Authority in the interests of road safety.

(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 comply with the requirements of the Highway Authority in the interests of road safety.

(18) No other part of the development shall commence until the visibility splays either side of the access, as detailed on the submitted plan have been provided. Within the visibility splays nothing shall exceed 1.0 metres in height above the level of the nearside channel of the County Highway.

Reason: To comply with the requirements of the Highway Authority in the interests of road safety.

(19) The dwelling hereby approved shall be no higher than 6.0 metres.

Reason: In the interests of residential and visual amenity.

(20) Full details of the existing and proposed ground levels and finished floor levels shall be submitted as part of any full or detailed application.

Reason : In the interest of amenity

(21) Full details of the proposed landscaping of the site shall be submitted as part of any full or detailed application.

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

(22) The development permitted by this consent shall be carried out strictly in accordance with the plans, sections and elevations required to be approved by the local planning authority under the conditions imposed.

Reason: For the avoidance of doubt.

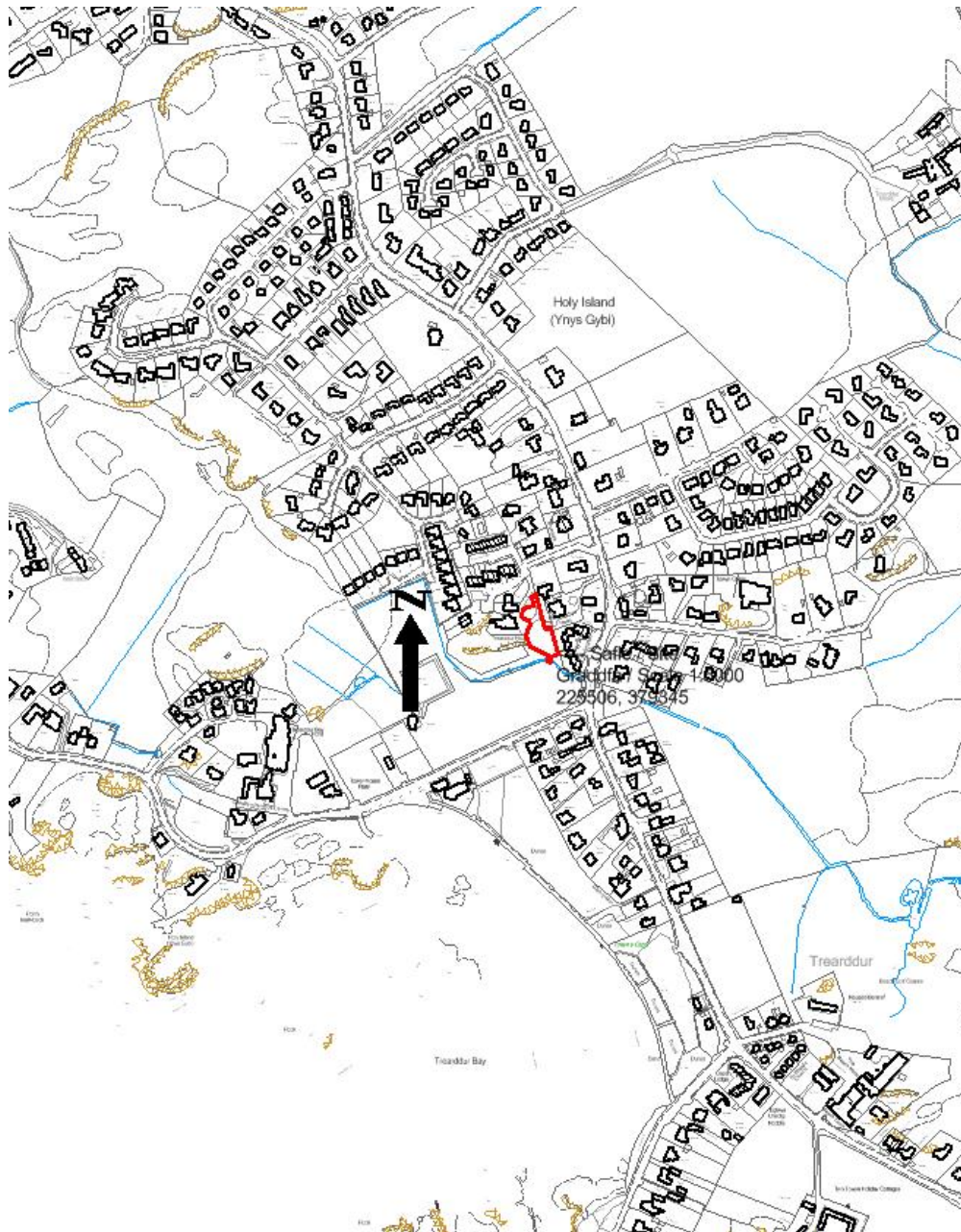
Rhif y Cais: 46C168A/FR Application Number

Ymgeisydd Applicant

Capt David and Mrs Beverley Warden Owen

Cais amlinellol gyda'r holl faterion wedi'w gadw'n ôl ar gyfer codi annedd ar dir yn / Outline application with all matters reserved for the erection of a dwelling on land at

Trearddur House, Lôn St. Ffraid, Trearddur Bay



Planning Committee: 02/07/2014

Report of Head of Planning Service (NJ)

Recommendation:

Permit

Reason for Reporting to Committee:

Part of the site includes Council owned land and notice has been served on the Council.

1. Proposal and Site

The application is an outline application with all matters reserved for the erection of a dwelling on part of the garden area of the property at Trearddur House.

The site is accessed along a residential road from Lôn St Ffraid. The site is elevated above the playing field located on the junction of Lôn Isallt and Lôn St Ffraid.

2. Key Issue(s)

Effects on residential amenities and on a listed building, together with the fall-back position of an extant planning consent.

3. Main Policies

Ynys Môn Local Plan

Policy 1 – General Policy

Policy 5 – Design

Policy 41 – Conservation of Buildings

Policy 42 – Design

Policy 48 – Housing Development Criteria

Policy 49 – Defined Settlements

Gwynedd Structure Plan

Policy A2 – Housing Land

Policy A3 – Scale and Phasing of New Housing Development

Policy D22 – Listed Buildings

Stopped Unitary Development Plan

Policy GP1 – Development Control Guidance

Policy GP2 – Design

Policy EN13 – Conservation of Buildings

Policy HP3 – New Housing development – Main and Secondary Centres

Planning Policy Wales (Edition 6)

TAN12: Design

TAN 22: Planning for Sustainable Buildings

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

4. Response to Consultation and Publicity

Community Council - No reply at the time of writing.

Local Members – Cllr Trefor Lloyd Hughes requests that the application be determined by the Planning and Orders Committee due to concerns regarding possible overdevelopment.

Highways Authority – No reply at the time of writing.

Dwr Cymru-Welsh Water – No reply at the time of writing.

Natural Resources Wales – Comments; no objection raised.

Drainage Section – Comments; no objection raised.

Response to Publicity

The application has been publicised by personal notification and site notice with an expiry date for receipt of representations of 9th July 2014.

1 letter of objection has been received from the owner of 5 Wellington Court if the development has a detrimental effect on the views out from the property or overlooks and blocks out light to the dwelling.

The protection of private views is not a consideration of sufficient weight to influence the recommendation made. It is not considered that the development would lead to any overlooking or loss of light to such an extent that permission should be withheld.

5. Relevant Planning History

46C168 - Erection of a dwelling on land at Trearddur House, Trearddur Bay – approved 31/07/1995

6. Main Planning Considerations

Principle of the Development: The site is located centrally in Trearddur, within a large garden plot and within an area of residential development and is acceptable in principle for the development proposed.

The application is made in outline with the upper limit for the dwelling being noted as 15m x 11m on plan and 7.8m to ridge. This compares with the previous permission for an L-shaped configuration of 15 x 15m on its longest elevations and 8.1m at highest.

Effect on Residential Amenities: Trearddur House is set in an extensive plot bordered by other properties. The Old School is a property located to the north of the existing dwelling at Trearddur House with its rear elevation abutting the access drive. Some windows overlook the garden area of Trearddur House but given the separation between it and the proposed plot, together with the intervening Trearddur House; it is not considered that any unacceptable effects will occur.

The eastern boundary of the plot is defined by a low wall beyond which is a lawned garden area and summer house belonging to the adjoining property. The boundary is very open and mutual

overlooking occurs between the garden areas. The property at Bryn Hyfryd is orientated gable-on to the proposed plot. It has large bay windows to its front elevation but the addition of a dwelling on this site would not unduly affect its privacy, in particular given the existing use of the garden area.

To the south eastern side of the plot, at a lower level, are situated the Wellington Court flats. Except when standing right on the boundary, these properties are not generally overlooked, the orientation being slightly away from the main view. Nevertheless, additional screening would ensure that privacy levels are adequately maintained.

The site has an extent planning permission for the erection of a substantial two storey dwelling located within 3.8m of the boundary of the garden with a summerhouse and 9.25m with the eastern boundary of the site. The proposal as presented is located 5m from the corner of the summerhouse garden and between 7 and 11m from the eastern boundary.

Effect on Wider Amenities: The site is elevated above the playing field at the junction between Lôn Isallt and Lôn St Ffraid. Properties are clearly visible on this ridge and Wellington Court occupies a prominent position in the street-scene to the east of the proposed site. The proposal will in-fill an existing gap without detriment to the visual character of the area. The site already has the benefit of planning consent and this fall-back position must be weighted. The site can comfortably accommodate the proposal.

Listed Building: Planning permission for the erection of a dwelling was granted on the plot in 1995. A stone turret structure on the eastern boundary of the site is a Second World War pillbox fortification forming part of the defences for Trearddur and was listed as a grade II listed building in 1998. It was listed because it represents an unusual fortification type following a design believed only to have been used on Anglesey.

The site has the benefit of an extent planning permission for the erection of a dwelling. The pillbox is located within the existing garden area of Trearddur House and it is not readily discernible from public views e.g. on Lôn Isallt, as it is ivy-covered and partially screened by a belt of trees on lower ground. Nevertheless, the pillbox will remain unobscured from public views due to the siting of the proposed dwelling being further back into the site. The proposal meets the statutory tests set out Section 66 of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990 to 'have special regard to the desirability of preserving the building or its setting or any features of architectural or historic interest which it possesses.'

Technical Issues: Foul drainage for the site is to connect to the public sewer located on the playing field beneath the site and notice has been served on both the owner and on the council as leaseholder. The site already has the benefit of an extent planning consent and no issues are anticipated in relation to traffic or highway safety. Given the elevated nature of the site Natural Resources Wales has raised no concern regarding the risk of flooding.

7. Conclusion

The site has the benefit of planning permission for the erection of a dwelling on the plot and the outline application made proposes a slight reconfiguration. It is not considered that effects on residential amenities are such as to warrant refusal of consent, in particular in light of the existence of the fall-back position. Technical issues are not anticipated and the proposal is considered to meet the statutory test in relation to the listed building.

8. Recommendation

Permit

(01) The approval of the Council shall be obtained before any development is commenced to the following reserved matters viz. the layout, scale, appearance of the building, 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) The details to be submitted for approval in writing by the Local Planning Authority in accordance with condition (01) above shall include details of the proposed slab levels of the building(s) in relation to the existing and proposed levels of the site and the surrounding land. The building(s) shall be constructed with slabs at levels that have been approved in writing by the Local Planning Authority.

Reason: To ensure that the development will be satisfactory from an amenity and architectural point of view.

(05) 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 that the development will be satisfactory from an amenity and architectural point of view.

(06) No development shall commence until a scheme to provide screening to the eastern boundary of the site, together with a timetable for the works, has been submitted to and approved in writing by the local planning authority. The development shall thereafter proceed in accordance with the approved details.

Reason: In the interests of amenity.

(07) Full details of all fencing, walling or other means of enclosure or demarcation shall be submitted to and approved in writing by the local planning authority before any work on the site is commenced.

Reason: To ensure that the development will be satisfactory from an amenity and architectural point of view.

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

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

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

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

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

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

(11) No development shall commence until a drainage scheme has been submitted to and approved in writing by the local planning authority showing how foul and surface water are to be discharged from the site. The said drainage scheme shall show foul and surface water being drained separately. The development shall thereafter proceed in accordance with the approved details. No occupation of the dwelling hereby approved shall take place until the said drainage arrangements are completed and operational.

Reason: To ensure that the site is satisfactorily drained.

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