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CYNGOR SIR  
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ISLE OF ANGLESEY  
COUNTY COUNCIL

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

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<b>RHYBUDD O GYFARFOD</b>	<b>NOTICE OF MEETING</b>	
<b>PWYLLGOR CYNLLUNIO A GORCHMYNION</b>	<b>PLANNING AND ORDERS COMMITTEE</b>	
<b>DYDD MERCHER, 30 GORFFENNAF, 2014</b> <b>➔ 1:00 pm ➜</b>	<b>WEDNESDAY, 30 JULY 2014</b> <b>➔ 1.00 pm ➜</b>	
<b>SIAMBR Y CYNGOR, SWYDDFEYDD Y CYNGOR, LLANGFNI</b>	<b>COUNCIL CHAMBER - COUNCIL OFFICES, LLANGFNI</b>	
Swyddog Pwyllgor	<b>Ann Holmes</b> <b>01248 752518</b>	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.

## **Index**

### **1 APOLOGIES**

### **2 DECLARATION OF INTEREST**

To receive any declaration of interest by any Member or Officer in respect of any item of business.

### **3 MINUTES OF THE 2 JULY, 2014 MEETING\_(Pages 1 - 12)**

To submit the minutes of the previous meeting of the minutes of the Planning and Orders Committee held on 2<sup>nd</sup> July, 2014.

### **4 SITE VISITS 17 JULY, 2014**

Site visits were undertaken on 17<sup>th</sup> July, 2014 in relation to the following applications:

- 31C14V/1 - Full application for alterations and extensions at 34 Cil y Graig, Llanfairpwll
- 36C328A – 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

### **5 PUBLIC SPEAKING**

### **6 APPLICATIONS THAT WILL BE DEFERRED\_(Pages 13 - 14)**

6.1 41C125B/EIA/RE – Bryn Eryr Uchaf, Menai Bridge

### **7 APPLICATIONS ARISING\_(Pages 15 - 42)**

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7.2 29LPA/996/CC – Maes Maethlu, Llanfaethlu

7.3 31C14V/1 – 31 Cil y Graig, Llanfairpwll

7.4 34C553A – Ty'n Coed, Llangefni

7.5 36C328A – Bodafon, Llangristiolus

## **8 ECONOMIC APPLICATIONS**

None to be considered at this meeting.

## **9 AFFORDABLE HOUSING APPLICATIONS**

None to be considered at this meeting.

## **10 DEPARTURE APPLICATIONS**

None to be considered at this meeting.

## **11 DEVELOPMENT PROPOSALS SUBMITTED BY COUNCILLORS AND OFFICERS\_ (Pages 43 - 60)**

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11.2 14C147A – 11 High Street, Malltraeth

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## **12 REMAINDER OF APPLICATIONS\_ (Pages 61 - 76)**

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## **13 OTHER MATTERS\_ (Pages 77 - 92)**

13.1 26C20E – Fferm Frigan, Brynteg

13.2 30C490C – Beach Road, Benllech

13.3 37C174E – Tre Ifan, Brynsiencyn

13.4 44C305C/RE – Tre Wyn, Maenaddwyn

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## Planning and Orders Committee

### Minutes of the meeting held on 2 July 2014

- PRESENT:** Councillor Ann Griffith (Vice-Chair, in the Chair)
- Councillors Lewis Davies, Jeffrey M Evans, John Griffith, Kenneth P Hughes, Vaughan Hughes, Victor Hughes, Raymond Jones and Richard Owain Jones
- IN ATTENDANCE:** Development Control Manager (DFJ)  
Legal Services Manager (RJ)  
Highways Technician (JAR)  
Planning Assistants  
Administrator/Committee Officer (SC)
- APOLOGIES:** Councillors W T Hughes and Nicola Roberts
- ALSO PRESENT:** Councillors Richard A Dew, Trefor Lloyd Hughes (Items 7.3 & 12.3), Llinos Medi Huws, Aled Morris Jones, Carwyn Jones (Item 7.1), R Meirion Jones (Item 10.3), Alun Wyn Mummery (Item 10.3) and Alwyn Rowlands (Item 12.1)
- 

#### 1 APOLOGIES

Apologies for absence were presented as noted above.

#### 2 DECLARATION OF INTEREST

Declarations of Interest were made as follows:-

Mr John Alun P Rowlands, Technician (Highways Department) declared an interest in Item 7.1 (personal interest);

Councillor Jeff Evans declared an interest in respect of Items 12.3 and 12.6.

Councillor R G Parry, OBE declared an interest in respect of Item 11.2.

#### 3 MINUTES 4TH JUNE, 2014 MEETING

The minutes of the previous meeting of the Planning and Orders Committee held on 4th June, 2014 were presented and confirmed as correct.

#### **4 SITE VISITS 18TH JUNE, 2014**

The minutes of the Planning Site Visit held on 18<sup>th</sup> June, 2014 were presented and confirmed as correct.

#### **5 PUBLIC SPEAKING**

The Chair informed the Committee that there were public speakers in respect of applications 12.7 and 12.8.

The Chair referred to the right to speak in relation to application 7.1, and informed the Committee of her decision not to allow further public speaking as the right to speak had been exercised at the last meeting.

#### **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 recommendations for the reasons outlined in the written report.**

#### **7 APPLICATIONS ARISING**

7.1 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. A site visit was held on 18th June, 2014.

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

The Planning Development Manager reported that the Committee were minded to refuse the application contrary to Officer's recommendation, and the application is now before Committee to be reconsidered. The Officer stated that the Planning Department have responded to reasons for the refusal, but continue to recommend approval of the application.

A Local Member, Councillor Carwyn Jones asked the Committee to adhere to the decision taken at the last meeting and refuse the application for the following reasons:-

- Llanddona Community Council is unanimously against erecting a large house with 5 en-suite bedrooms;
- The proposed development is within an AONB area;
- Planning Policy Wales states that the AONB should have the same status as the National Parks in terms of scenic landscapes;
- The site is visible from Traeth Coch looking towards Llanddona;
- The Welsh Government state that Local Members are under pressure to do everything within their powers to protect areas within the AONB;
- This application is 87% larger than the existing dwelling;
- The beach is a Blue Flag beach.

Councillor Jones re-affirmed that the Community Council were not against developing the site, but stated that any new dwelling should be in keeping with the area and within the AONB designation.

Councillor Lewis Davies, as a Local Member gave a summary of his proposal from the last meeting to support the decision as it stands and refuse to redevelop due to the scale, height and design of the development. He emphasised that he was not against developing the site, but suggested that the design and scale of the proposed development be amended and re-submitted. He stated that the views of Llanddona Community Council were important as they represented local people and the community.

Councillor Davies further stated that the Council's AONB Officer raised concerns about the visual effect from the beach and coastal path. The coastal path is very important to tourism and gives the impression that the door is open to any development in this conservation area. The developer stated that the proposal was 40% bigger than the original dwelling, but according to the Committee's estimation, it was more than 90%. Councillor Davies referred to the potential for further landslides due to erosion in the area, and stated that every application should be examined in detail. He further stated that the AONB, according to Welsh Government guidelines, should be afforded the same status as National Parks. Councillor Davies asked the Committee to adhere to the same decision they made at the previous meeting and refuse the proposal.

Councillor John Griffith stated that he was not against developing the site, but objected to the size of the new dwelling, which was dramatically larger.

Councillor Victor Hughes proposed that the application be accepted and Councillor Ken Hughes seconded by the proposal.

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

**It was RESOLVED to reaffirm the decision to refuse the application contrary to the Officer's recommendation and for the same reasons as stated previously.**

7.2 29LPA996/CC – Outline application for the erection of 5 dwellings on land at Maes Maethlu, Llanfaethlu

The application was presented to the Committee as the County Council is the land owner. At its meeting held on 4th June, 2014, the Planning and Orders Committee resolved to visit the site prior to making a determination. The site visit was undertaken on 18 June, 2014.

Councillor Ken Hughes, a Local Member proposed to defer the application, to enable further discussion to take place between the Council and the local community, in respect of the access to the site.

As a Local Member, Councillor John Griffith seconded the proposal of deferment.

The Planning Development Manager referred to discussions that had taken place at the previous meeting. He cited that Members were clear from a planning policy perspective, and the application could be dealt with at the meeting. He stated that as far as the Officers were concerned, there was no reason why the application could not be approved.

Councillor Victor Hughes proposed that the Committee make a decision to approve or refuse the proposal, and stated that he was not against developing the site just the outline planning application. The proposal was not seconded.

**It was RESOLVED to defer the application in order to allow the applicant to discuss the proposal with the local community.**

7.3 Full application for the erection of a restaurant on land adjacent to Sea Shanty House, Lon St Ffraid, Trearddur Bay

At its meeting held on 4th June, 2014, the Planning and Orders Committee resolved to refuse planning permission, contrary to Officer recommendation, for the reasons set out below. A site visit was carried out on the 18th June.

A report has been submitted by the Head of Planning Service in response to the two main reasons for the refusal in accordance with the Council's protocol.

1. In response to the risk of flooding, the Planning Development Manager stated that National Planning Policy permits this sort of development in such areas. The development meets with justification criteria, and the statutory consultees on flood risk issues were happy with the proposal. The Officer explained that without contravening information it would be very difficult to appeal.
2. The Planning Development Manager referred to the loss of available parking spaces that would create highway problems in the vicinity. The Officer explained that the extensive part of the development would be on the sand dunes, and not the car park. He stated that it would be unlikely that overflow from the car park would happen very often; there is parking control in the area; there are other car parks available.



The Planning Development Manager expressed his concerns that if an appeal for non-determination or refusal of permission was lodged, the Planning Officers were not confident they could defend a decision on appeal.

The Planning Development Manager referred to a letter from the applicant, which had not been received in time to be included on the agenda. The Officer read out the letter to the Committee.

A Local Member, Councillor Jeff Evans referred to the report from the previous meeting and raised the following issues:-

- The proposed site is on a flood plain;
- The area outside and adjacent to the Sea Shanty is problematic with car parking availability already causing dangers on the road;
- Increased usage of the main road is already causing major difficulties with the amount of traffic that utilise the area;
- There are no, or very infrequent traffic wardens in the vicinity.

He stated that he believed the situation has not changed since the original proposal was submitted, and the problem of cars parking on the main road will increase further should the application be granted. He proposed to adhere to the previous decision taken to refuse the application.

Councillor Trevor Lloyd Hughes addressing the Committee as a Local Member stated that he was not in attendance at the last meeting, but agreed with the reasons for refusing the application. Councillor Hughes questioned whether the site was suitable for building and stated that Natural Resources Wales were satisfied with the proposal.

Councillor Hughes referred to a report by an independent consultant, Brian Killngworth Ltd dated March, 2008. Mr Killngworth was responsible for carrying out the consultation on the field opposite the car park and quoted 'there is no evidence that the existing and proposed coastal defence works are designed to withstand a 1 in 1000 year storm event and it is clear that the application site would remain vulnerable from flooding even from a 1 in 50 year storm as experienced in February, 2002'. The Council's Highways Department agrees that the car park does experience surface water problems.

Councillor Hughes stated that the Council's Highways Department agrees that the car park does hold water. Should this fail, then the water would flow into the road. He referred to the removal of sand dunes, which would create further flooding problems. Councillor Hughes stated that he was in agreement with the decision taken at the last meeting.

Councillor Ken Hughes proposed that the application be approved and Councillor Richard O Jones seconded the proposal of approval.

Councillor Jeff Evans proposed that the application be refused and Councillor Raymond Jones seconded the proposal of refusal.

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

## **8 ECONOMIC APPLICATIONS**

None were considered at this meeting.

## **9 AFFORDABLE HOUSING APPLICATIONS**

None were considered at this meeting.

## **10 DEPARTURE APPLICATIONS**

10.1 13C141B – Full application for the erection of 3 pairs of semi-detached dwellings on land at Llain y Delyn, Bodedern

The application has been presented to Committee as the site is allocated under Policy 14 and 38 of the Ynys Môn Local Plan. The application constitutes a departure from this allocation.

The Planning Development Manager reported that the proposal was within the development boundary of Bodedern, and had been earmarked for a bowling green in 1996. Over the years, half of the field has disappeared and been used for development, and the remaining land is suitable for building. The Council's Rural Housing Officer has confirmed there is a need for this type of housing in the Bodedern area.

Councillor Ken Hughes as a Local Member supported the application subject to a Section 106 agreement with provision attached to the application for affordable housing.

Councillor John Griffith, as a Local Member raised the issue of sewerage problems in Bron y Graig.

Councillor Ken Hughes proposed that the application be approved and Councillor John Griffith seconded the proposal.

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

10.2 30C759 - Full application for the erection of a new dwelling on land adjacent to Fairacre, Benllech

The application has been presented to the Planning and Orders Committee because it is a departure from the Unitary Development Plan.

Councillor Richard Owain Jones 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.**

10.3 31C134E – Full application for the erection of 5 dwellings together with the construction of a vehicular access on land adjacent to Cae Cyd, Llanfairpwll

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

The Planning Development Manager stated that a similar application for outline planning permission was brought before the Committee in May and permission was granted. He stated that this proposal was for a full application, whereas previously it was a departure application, and was outside the development boundary of the Local Development Plan, but within the boundary of the Unitary Development Plan. He went on to explain that as a full application, it is treated as a new application, and therefore has to be dealt with as such. He referred to the Planning Committee in May, when the application was for approving 5 houses. The only difference now was the appearance of the houses and how they fit in to the application site.

Councillor Meirion Jones, as a Local Member stated that some of these new dwellings overlook the houses within the vicinity.

The Planning Development Manager referred to the assessment in the outline application and again in this application. The nearest property at Cae Cyd is close, and the Planning Officer has noted and dealt with the matter: there were no windows overlooking the house next door, and the proposal will not harm the amenities currently enjoyed by the occupants. No objections have been received from the neighbours.

The Local Member, Councillor Alun Mummery reported that the Community Council had raised the issue of a roundabout at the access into the site, which would require further discussion by Highways Officers.

Councillor Ken Hughes 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.**

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

11.1 14C232B/VAR - 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, Llangejni.

The application was presented to the Planning and Orders Committee as the applicant is a 'relevant officer' as defined with the Constitution. The application has been scrutinised by the Monitoring Officer as required under Paragraph 4.6.10.4 of the Constitution.

Councillor John Griffith proposed that the application be approved and Councillor Lewis Davies seconded the proposal.

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

11.2 16C199 - Full application for the change of use of the Post Office (use class 1A) to a dwelling (use class C3) at Post Office, 38 High Street, Bryngwran

*Councillor Bob Parry declared an interest in this application, but was not present at the meeting.*

This application has been brought before Committee as 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.

Councillor Lewis Davies proposed that the application be approved and Councillor John Griffith seconded the proposal.

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

11.3 37C174D - Full application for proposed farm tracks at Tre-Ifan, Brynsiencyn

The application has been brought before the Planning and Orders Committee as the applicant is the son of a Local Member and has been scrutinised by the Monitoring Officer as required under paragraph 4.6.10 of the Constitution.

The Planning Development Manager reported that the main issue is the effect of the track on the landscape. The Planning Authority is happy that the application will not have a detrimental effect on the area. Discussions have taken place with CADW to safeguard and protect ancient monuments on the site.

Councillor Ken 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.**

## **12 REMAINDER OF APPLICATIONS**

12.1 12C431C/LB - Listed Building consent to replace the existing window with French doors at Gwynfa, Beaumaris

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

Councillor Alwyn Rowlands, as a Local Member reported that the application was submitted last year. Part of this application was to modify a room to the front and side of the building to allow for disabled access. The present exit is via the front door and the proposal is for a French door to be fitted where a window is now sited. The door is the exact pattern as that agreed for the front of the house in the previous application on 7th February this year. The bottom of the window is only 1 foot from the ground. The Beaumaris Town Council support the application.

The Planning Development Manager stated that the application was to remove the present window and replace it with a door. He explained that this was not a planning application, but a listed building consent application on which CADW would make a decision.

Councillor Richard Owen Jones proposed to approve the application subject to a condition that door panes be changed to small glazed units that would blend in with the area. Councillor Raymond Jones seconded this proposal.

**It was RESOLVED to recommend to CADW that the application be approved contrary to the Officer's recommendation in accordance with the condition agreed by Members.**

12.2 19C792H - Full application for the change of use of the garage and storage building into bunkhouse accommodation at Breakwater Country Park, Holyhead

The application was presented to the Planning and Orders Committee as the Council owns the land.

Councillor Ken Hughes proposed that the application be approved and Councillor Richard Owain Jones 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.**

12.3 19LPA434B/FR/CC - 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

*Councillor Jeff Evans declared an interest in this application; he remained at the meeting but did not vote or participate in the matter. He took no part in the discussion of voting on the application.*

The application was presented to the Planning Committee as the Council owns the land.

A Local Member, Councillor Trefor Lloyd Hughes requested that the Committee defer the application as there had been an initial failure to consult with the relevant

Local Members and he was awaiting a response to a request for information that was relevant to the application.

Councillor Lewis Davies proposed that the application be deferred and Councillor Richard Owain Jones seconded the proposal.

**It was RESOLVED to defer the application to await a response to a request for information by Councillor Trefor Lloyd Hughes, as a Local Member.**

12.4 19LPA999/CC - Full application for the erection of a plaque at 1 Market Hill, Holyhead.

The application was presented to the Planning and Orders Committee as the application is submitted by the Council.

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

12.5 19LPA1000/CC - Full application for the erection of a plaque at 42-44 Market Street, Holyhead

The application was presented to the Planning and Orders Committee as the application is submitted by the Council.

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

12.6 19LPA1001/CC - Full application for the erection of a plaque at Empire Cinema, 39 Stanley Street, Holyhead

*Councillor Jeff Evans declared an interest in this application; he remained at the meeting but did not vote or participate in the matter. He took no part in the discussion of voting on the application.*

The application was presented to the Planning and Orders Committee as the application is submitted by the Council.

Councillor Ken Hughes proposed the application be approved and Richard Owain Jones seconded the application.

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

12.7 31C14V/1 - Full application for alterations and extensions at 34 Cil y Graig, Llanfairpwll

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

Mrs Jenny Evans, a local objector, gave a verbal report in support of her objection to the development at Cil y Graig, Llanfairpwll:-

She reported that the development would restrict privacy as most of the dwellings have windows facing each other. When planning and designing the bungalows, it was Butterworth's intention to safeguard privacy.

Mrs Evans read out a letter of objection by Mr Peter Ogen and Chris Frazer, which referred to the views of the majority of local residents:-

- Bungalows in Cil y Graig have an iconic design, dating back to the late 70s, which have not been modified;
- Each bungalow sited in a staggered approach for privacy and to allow scenic views.
- Bungalows have been built in an unusual shape, and building extensions on the front of the bungalows would spoil the unique architecture;
- The extension would reach the road and look out of place, as the bungalows are in a cul-de-sac;
- The fronts of the bungalows have not been modified to date, and the original plans by the Butterfield Group who built the bungalows state:-

*“that any extension requires the vendor's approval in addition to the normal planning approval. If you intend to build any extension, we would be pleased to receive a copy of the plan. Our objective is to maintain a good standard of appearance for the benefit of everyone.”*

Councillor Lewis Davies proposed that the site be visited, so that Members could view the application site and evaluate the effect of the proposal on the estate and other houses on the estate. Councillor John Griffith seconded the proposal.

**It was RESOLVED that the site be visited in accordance with the request made by Councillor Davies.**

12.8 36C328A – 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

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

Councillor Victor Hughes proposed that the site be visited because the site is outside the development boundary. He referred to a previous application that was refused some months back and the proposed access was a matter of concern.

Miss Sioned Edwards, a public speaker in support of the application, decided not to speak due to technical issues, but stated she would return after the site visit to present her case. Members voted in favour of allowing Miss Edwards to speak publicly at the next Planning Committee.

**It was RESOLVED that the site be visited in accordance with the request made by one of the Local Members.**

12.9 46C168A/FR – Outline application with all matters reserved for the erection of a dwelling on land at Trearddur House, Lôn St Ffraid, Trearddur Bay

The application was presented to the Planning and Orders Committee as part of the site includes Council owned land and notice has been served on the Council.

Councillor Ken Hughes proposed the application be approved and Councillor Lewis Davies seconded the application.

**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**

None were considered at this meeting.

The meeting concluded at 3.20 pm.

**COUNCILLOR ANN GRIFFITH  
VICE-CHAIR IN THE CHAIR**



6.1

Gweddill y Ceisiadau

Remainder Applications

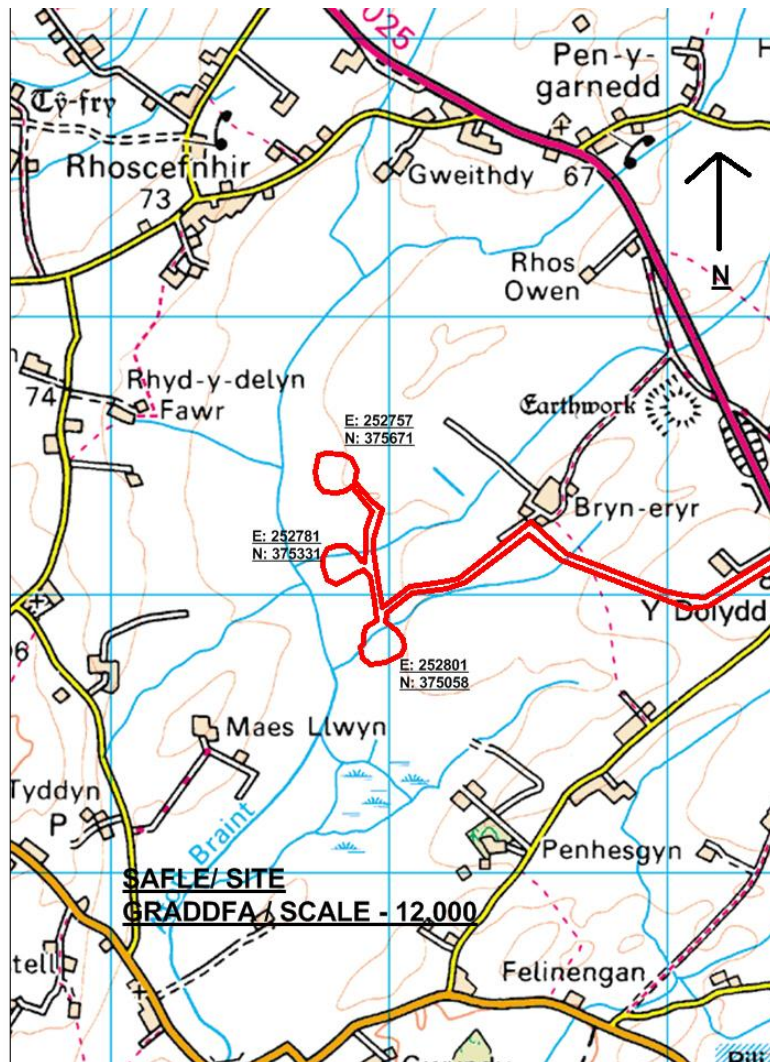
Rhif y Cais: 41C125B/EIA/RE Application Number

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: 30/07/2014**

**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 Eryr Uchaf, Porthaethwy.

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

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

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.

**Recommendation**

Defer

7.1

Gweddill y Ceisiadau

Remainder Applications

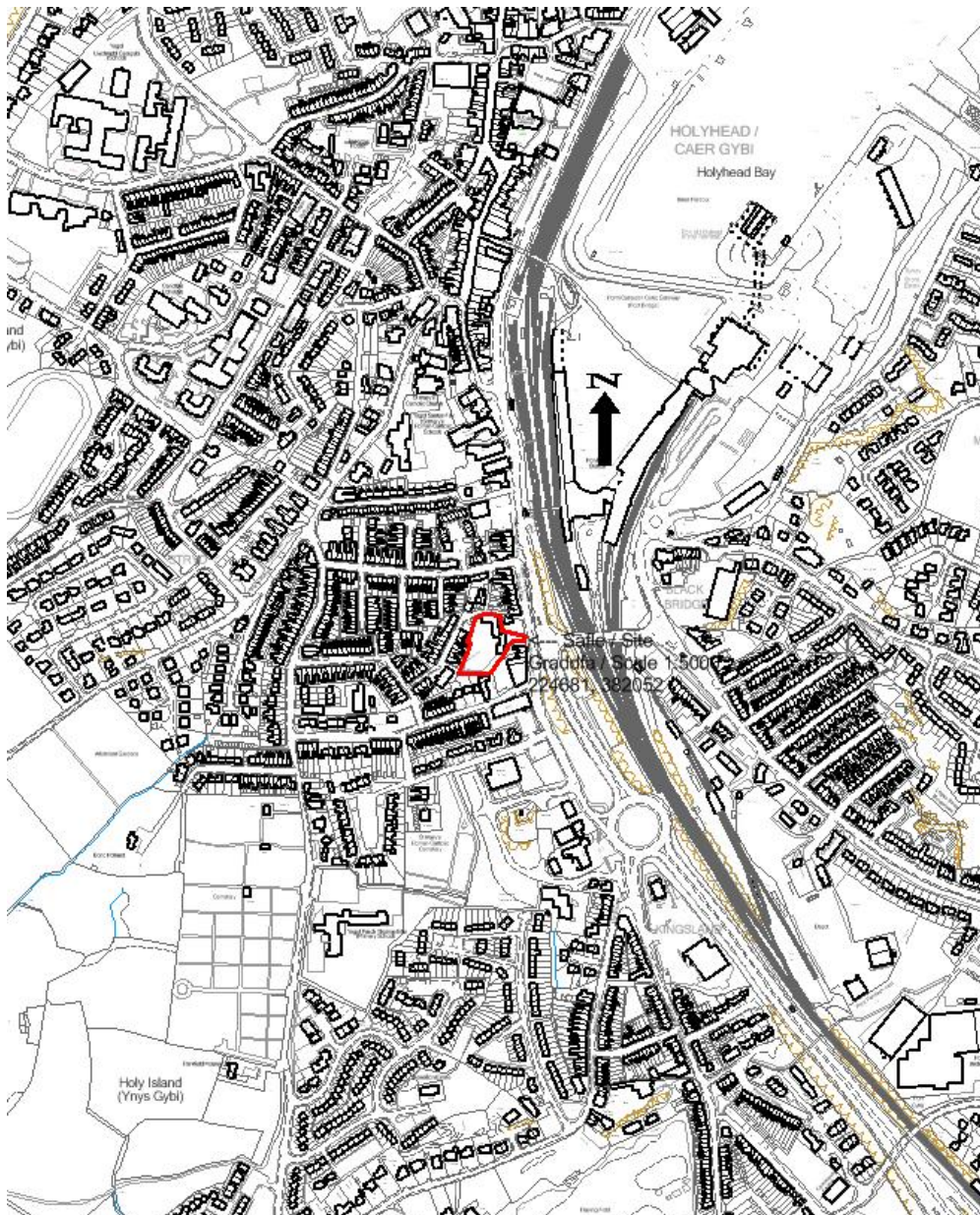
Rhif y Cais: 19LPA434B/FR/CC Application Number

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: 30/07/2014**

**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.

At its meeting held on 2<sup>nd</sup> July 2014 the Committee resolved to defer the application as the incorrect local members had been consulted. This omission has been rectified.

**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–T LI Hughes** No reply at the time of writing

**Local member – J Evans** No reply at the time of writing

**Local member –D R Thomas** No reply at the time of writing

**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.

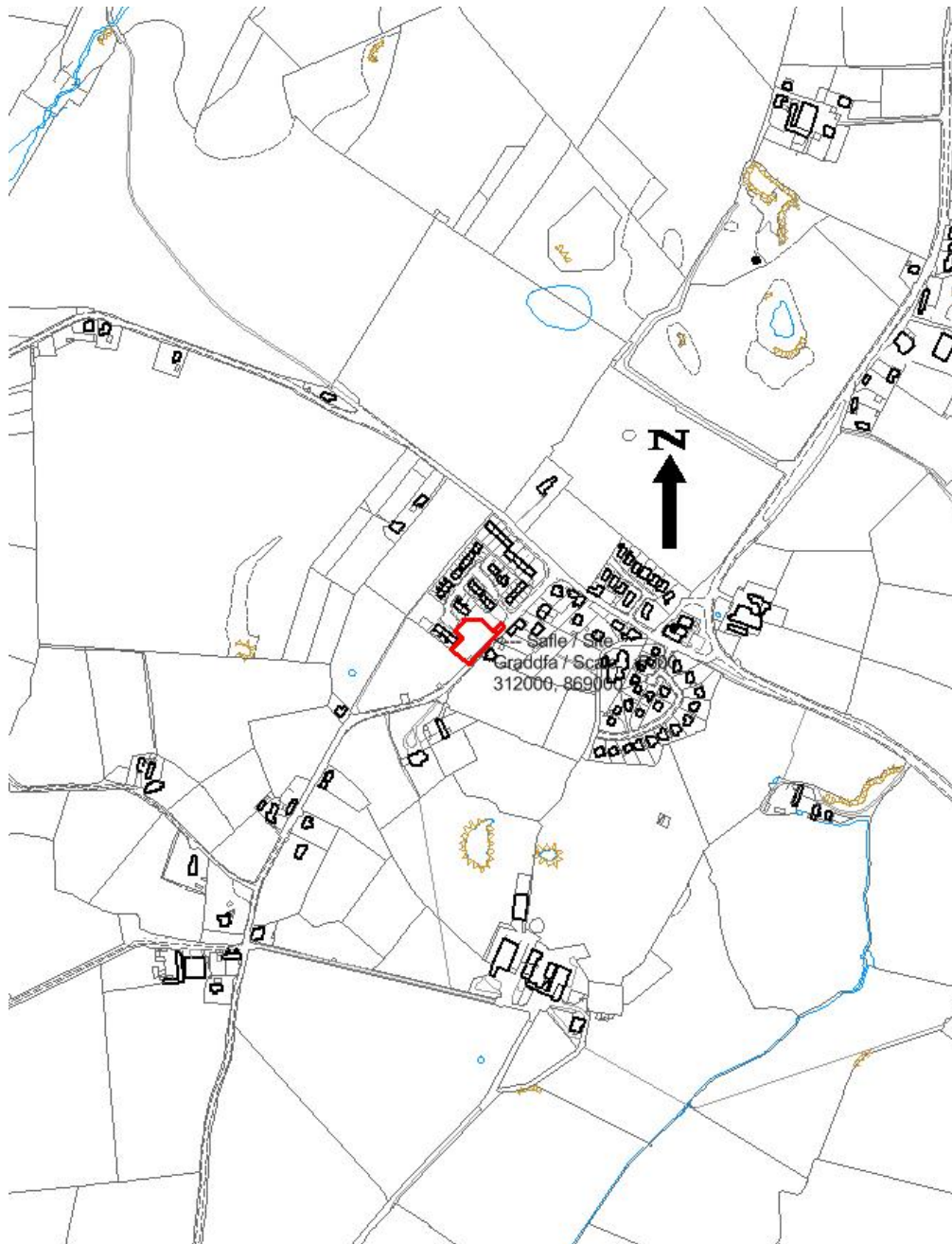
Rhif y Cais: 29LPA996/CC Application Number

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: 30/07/2014**

**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.

**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.

At its meeting held on 2<sup>nd</sup> July the Planning and Orders Committee resolved to defer determination of the application and to invite the applicant to take account of the views of the local community.

The application was withdrawn on the 15<sup>th</sup> July, 2014.





## **Planning Committee: 30/07/2014**

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

#### **Recommendation:**

Permit

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

The application has been called-in by Local Members.

Members will recall that the application was presented to the Planning and Orders Committee that was held on the 2<sup>nd</sup> July, 2014 where it was resolved to defer the determining of the application in order to carry out a site visit.

The site was visited on the 17<sup>th</sup> July, 2014 and Members will now be familiar with the site and its setting.

#### **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 Cil 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 at this dwelling

## **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 approximately 4.5 metres from the extension to the dwelling. The gap is a drive-yard to the applicant garage, another gap for walking path at the 33 Cil-Y-Graig. It is not considered that the scheme will create an ‘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 scheme of 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.

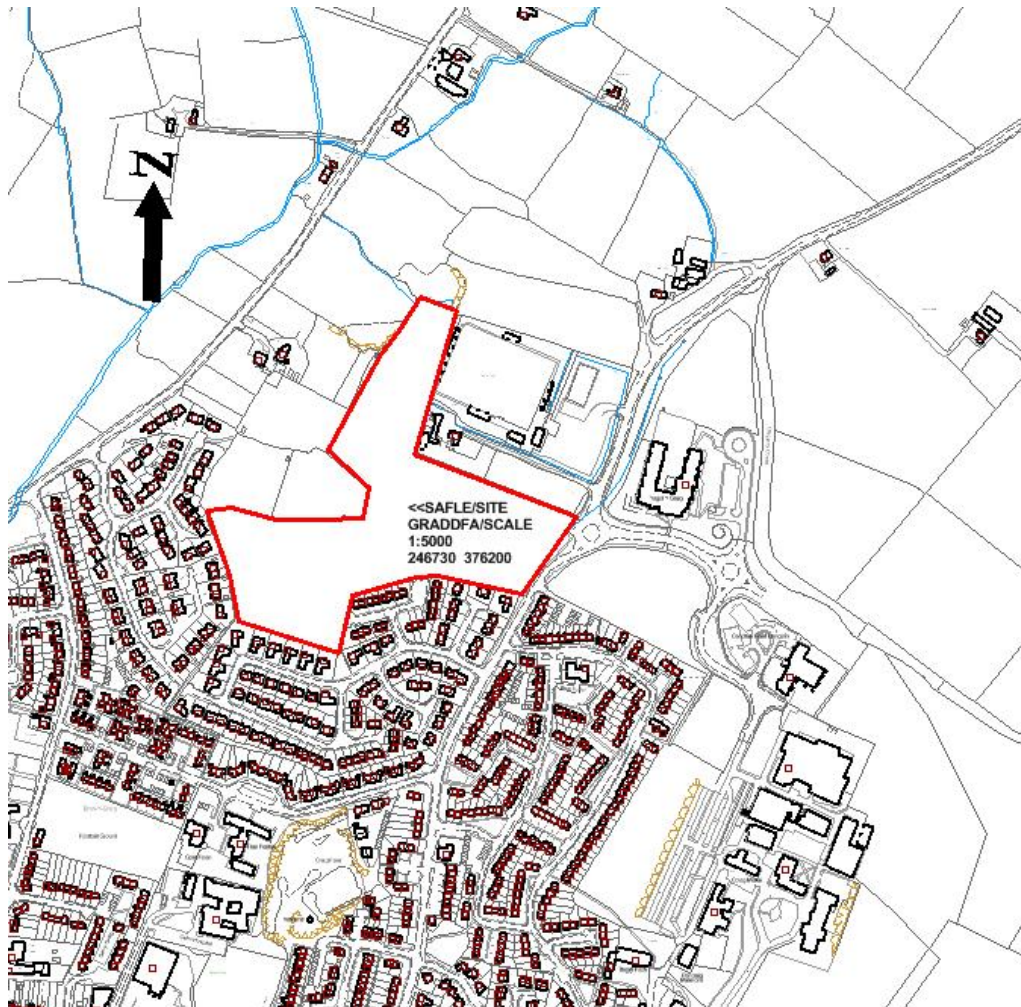
Rhif y Cais: 34C553A Application Number

Ymgeisydd Applicant

St Malo (Llangefni) Ltd

**Cais amlinellol ar gyfer datblygiad trigiannol yn cynnwys cyfleuster gofal ychwanegol, priffordd a rhwydwaith cysylltiol yn/Outline application for residential development including extra care facility, highway and associated infrastructure at**

**Ty'n Coed, Llangefni**



**Planning Committee: 30/07/14**

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

**Recommendation:**

Permit

**Reason for Reporting to Committee:**

The application is reported to the Planning Committee because it has been advertised as a departure from the development plan, and is being recommended for approval.

Members will recall visiting the site in the 21<sup>st</sup> August, 2013.

**1. Proposal and Site**

The application relates to an area of approximately 5.34 hectares of agricultural land to the north of Llangefni between the B5110 (leading to Brynteg) & B5108 (leading to Talwrn). There are residential properties at Bro Ednyfed abutting the southern boundary of the application site. To the east on the opposite side of Talwrn Road members may be aware of the recently constructed school and extension to the Coleg Menai campus, and associated facilities.

The application is made in outline form, with all details reserved for further consideration. The proposal entails two elements which are distinguished in the assessment of this application below:

**Residential Development**

The residential part of the proposal encompasses approximately 4.5 hectares. The supporting statement with the application states that 138 dwellings developed in three phases could be accommodated on this area.

**Extra care facility**

The extra care facility encompasses approximately 0.84 hectares on the south eastern corner of the application site abutting Bro Ednyfed, and is shaded grey on the plan accompanying this report. Indicative layout plans of a 50 unit extra care facility with ancillary parking and on site resident facilities accompany this application. The facility would provide independent housing for elderly residents, whilst also providing support, communal leisure and retail facilities.

Access to the above development would be via the relatively recently constructed roundabout on Talwrn Road, which currently serves the development to the east.

**2. Key Issue(s)**

\* Adequacy of existing residential land supply.

\* Compliance of the respective proposals with development plan and other material policy considerations.

**3. Main Policies**

**Gwynedd Structure Plan**

A1 (Distribution of Housing Development)

A2 (Housing Land Location)

A3 (Scale & Phasing of Housing Development)

A6 (New Dwellings in the Open Countryside)

A9 (Affordable Housing)

A10 (Sheltered Housing & Residential Homes for the Elderly)

FF15 Pedestrian & Disables Access



**Ynys Môn Local Plan**

47 (Housing Requirements)  
48 (Housing Development Criteria)  
49 (Defined Settlements)  
53 (Housing in the Countryside)

**Stopped Anglesey Unitary Development Plan**

HP1 (5 Year Supply)  
HP2 (Housing Density)  
HP3 (New Housing Development – Main & Secondary Centres)  
HP6 (Dwellings in the Open Countryside)  
HP7 (Affordable Housing)  
HP11 (Residential & Nursing Homes)  
TR9 (Walking, Cycling & Horse Riding)

**Technical Advice Note (Wales) 1 Joint Land Availability Studies (2006)****Supplementary Planning Guidance “Nursing Homes & Homes for the Elderly” (July 1988)****Interim Planning Policy Large Sites Feb 2011****Planning Policy Wales, 6<sup>th</sup> Edition, February 2014****Supplementary Planning Guidance: Design\_Guide for the Urban and Rural Environment****4. Response to Consultation and Publicity**

**The Local Members:** No observations received.

**Town Council:** Comments in respect of number of houses and that any permission should be the subject of a Section 106 Agreement.

**Highways:** Conditional permission.

**Public Rights of Way:** No objections.

**Drainage:** Conditional permission requiring a Sustainable Urban Drainage System (SuDS) in respect of surface water drainage.

**Housing & Social Services Department:** No objections subject to affordable housing provision in respect of both the residential and extra care facility.

**Environmental Services:** No objections subject to conditions in respect of working hours during construction. Also noted that the development is close to a sporting facility which can give rise to complaints of noise nuisance in the future, to which little or no amelioration measures can be applied retrospectively.

**Welsh Water:** No objections subject to the requirements in respect off-site public sewerage improvements to be financed by the developers.

**National Resources Wales:** Conditional permission.

**Countryside Council for Wales:** No objections but require details of the implementation of the great crested newt mitigation strategy.

**Welsh Language Board:** Observations made on submitted Welsh Language Assessment; no objections.

**Education:** Require contribution from developer of £434.692 this figure reflects the calculated

additional costs which would be imposed as a consequence of additional demand for child education.

## **5. Relevant Planning History**

34C553/SCR - Screening opinion for residential development including extra care facility, highway and associated infrastructure. Environmental Impact Assessment not required - 28.02.07.

## **6. Main Planning Considerations**

### **Principle of Residential Development**

Having regard to the provisions of section 38(6) of the 2004 Act, determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise. The development plan for Anglesey comprises the approved Gwynedd Structure Plan (approved November 1993) and the adopted Anglesey Local Plan (adopted December 1996). Other material policy considerations include the Stopped Anglesey Unitary Development Plan, National and other Planning Guidance listed in the relevant section of this file.

Policy A1 of the Gwynedd Structure states sufficient land (including that with planning consent) will be made available for housing to allow for the development of some 9,070 additional dwellings in Gwynedd during the plan period 1991 to 2006, Anglesey's distribution was 3,170.

Policy A2 of the Gwynedd Structure Plan states housing land to meet the requirements of policy 1 will be located within, or on the edge of, existing settlements at a scale which reflects the settlements existing population as a proportion of the total population of the relevant district. Policy A3 of the Gwynedd Structure Plan is also relevant and states that the scale and phasing of new housing development will be expected to take account of the listed criteria.

Policy 47 of the adopted Anglesey Local Plan states enough land (including land with planning permission) will be made available for the provision of some 2150 new dwellings during the period 1991-2001.

Llangefni is identified as a defined settlement under the provisions of policy 49 of the Anglesey Local Plan and the application site lies outside this settlement boundary, this is why the application has been advertised as a departure from the provisions of the development plan.

On 1<sup>st</sup> December 2005 the County Council voted to implement the transitional arrangements set out in the LDP Wales regulations and to "stop work" on the Ynys Mon Unitary Development Plan (UDP). The deposit plan of 2001, as amended by the Inspector's report, remains a material planning consideration carrying weight commensurate to the stage it reached. Llangefni is identified as a Main Centre under the provisions of policy HP3 of the Stopped Anglesey Unitary Development Plan "Stopped UDP" and the application site lies outside this settlement boundary.

In February 2011 the Council adopted an Interim planning Policy for large sites immediately adjacent to the development boundaries of main centres. This policy was to ensure that sufficient housing land was made available to maintain a 5 year land supply until the Joint Local Development Plan is adopted. This policy can be used to consider applications for 50 or more residential units immediately adjacent to Llangefni.

Given the process undertaken to prepare the policy, its adoption via Council resolution and its main purpose, namely; to try to facilitate development that could enable the LPA to maintain a statutory 5 year supply of land, it is considered that the interim Policy can be afforded weight as a material planning consideration.

The latest published Joint Housing Land Availability Study shows a 5.8 year land supply. This is above the need for a 5 year land supply although it should be recognised that 5 year supply is a minimum requirement. A significant upturn in the completion rate over the next year to 18 months could result in the land supply falling below the minimum 5 year supply and thereby leaving the Council open to applications in potentially less sustainable locations being approved.



The planning support statement refers to National Policies that support the development of this site in sustainability terms. These were part of the justification for an interim policy that is applicable to main centres on the island since these are the most sustainable locations for large housing proposals. The statement addresses the the individual criteria within the interim policy.

It is considered that the granting of permission in this instance would assist the council in maintaining a 5 year supply of land until the Joint Local\_Development Plan is adopted of which 20% will be affordable dwellings.

This figure has been agreed following the submission of viability figures for the development.

### **Principle of the Extra Care Facility**

There are different policies applicable to the extra care facility element of the application contained in Policies A10 of the Gwynedd Structure Plan, HP11 of the Stopped Anglesey Unitary Development Plan the Isle of Anglesey Council Supplementary Planning Guidance “Nursing Homes & Homes for the Elderly” (July 1988). These development plan and other material policy considerations do not require that such developments are located within settlement boundaries, in the same way as housing developments.

Policy A10 of the Gwynedd Structure Plan states that such developments will be permitted subject to the following material criterion:

1. Level of provision.
2. Effects on the locality.
3. Siting.

Policy HP11 of the “Stopped UDP” repeats the considerations set out in Policy A10 of the Structure Plan, with the exception of the first point above - ‘Levels of Provision’.

Analysis of demographic changes shows that the older population is going to increase at an accelerating rate, and the provision of specialist care services will have to expand to meet increasing levels of need. This aspect of the application is also supported by the council’s Housing & Social Services Department.

The effects of the proposal on the locality and the acceptability of the siting of an extra care facility are assessed in detailed considerations below.

### **Siting of the Development**

Development plan and other material policy considerations detailed above require facilities of this type to be sited within reasonable safe walking distance of the ordinary amenities of community life. The application site is located on the north eastern outskirts of Llangefni and limited facilities are available in this locality including a shop within walking distance.

### **Effect on Amenities**

Policy 1 of the Ynys Mon Local Plan and GP 1 of the Stopped Ynys Mon Unitary Development Plan relate the effect on residential amenities and pollution and nuisance problems will be assessed in determining planning applications. The effect on property values is not in this instance a material consideration. It is not considered that the proposals would unacceptably affect the outlook from the adjacent properties. The proposed dwellings can be sited a sufficient distance away from boundaries to prevent any unacceptable overlooking. For the reasons described is not considered that the proposals will unacceptably affect the amenities of any adjacent properties. A condition has been recommended to be attached to any permission granted so as to restrict construction times and distances of development from the boundary with Bro Ednyfed. Issues in relation to noise nuisance during construction are subject to separate legislative provisions.

Objections have also been received on the basis that the adjacent football field may unacceptably affect the amenities of occupants of this development. This factor is also acknowledged by the

council's Environmental Services Section. Having weighted the distance between the existing and proposed developments and the frequency of disturbance, it is not a factor which could be attributed such weight so as to refuse planning permission.

Objections have also been received from residents in respect of existing and anticipated drainage problems, and this is considered below.

### **Flooding & Drainage**

Foul sewerage is proposed to be discharged to the public sewer. Welsh Water initially objected to the development are now recommending approval subject to a requirement that the developer fund any improvements works necessary to facilitate the development.

Many concerns were expressed by residents of Bro Ednyfed in respect of surface water flooding. Members of the Planning Committee who attended the site visit also noted that the part of the application site that they viewed poorly drained, and raised a number of questions about the existing and proposed surface water drainage arrangements. As this is an outline planning permission it is necessary to establish in principle that surface water can be discharged from the development satisfactorily.

These issues have been investigated in detail by officers and Natural Resources Wales, who have statutory responsibility for this matter. The following principles have been established:

1. There are outlets on the application site into which surface water can be discharged from the development.
2. There are a number of engineering solutions for surface water disposal, but it would not comply with circular advice to require a detailed scheme at the outline planning application stage as these are matters appropriately dealt with via a planning condition.
3. Any scheme to be submitted under conditions will need to take account of:
  - the geology and topography and existing drainage arrangements, to ensure that amongst other considerations that there is no detrimental impact of residential properties in the locality.
  - Any scheme to be submitted under conditions should also be of a sustainable drainage approach to surface water management (SUDS). This involves using techniques such as soak ways and permeable surfaces, ponds and wetlands.
  - NRW will require that surface water runoff rates from the development will not exceed 1 in a 100 years.

Whilst residents of Bro Ednyfed may have experienced problems of flooding in their garden, this is not a reason for withholding planning permission. Members are urged to adhere to the condition below which will ensure that the development can proceed in an acceptable manner.

### **7. Recommendation**

*The Head of Planning Service to **permit** the application subject to an agreement under section 106 of The Town and Country Planning Act 1990 (as amended) containing the following provisions:*

- **30% of extra care units to comprise affordable housing units.**
- **20% of the new dwellings to comprise affordable housing units.**
- **No development shall commence until a report investigating the feasibility and costs of including the extra care facility as a pick-up/drop off point in the local Llangefni bus service to the town centre has been submitted to and approved in writing by the local planning authority. Any identified funding requirements in the provision of such a service shall be borne by the developer in the duration of the use of the development hereby approved.**
- **A contribution of funds to the Education Authority**
- **The age sector for which the extra care facility is to be provided**

**That delegated powers are granted to the Head of Service to resolve matters relating to the requirements of Natural Resources Wales in respect of Great Crested Newts prior to the release of any permission.**

Conditions recommended to be attached to any planning permission granted

**(01) The development hereby permitted shall be begun not later than whichever is the later of the following dates:**

**i) The expiration of five years from the date of this permission.**

**ii) The expiration of two years from the date of approval of the last of the reserved matters to be approved.**

Reason: To prevent the accumulation of planning permission: to enable the Council to review the suitability of the development in the light of altered circumstances and to comply with the provisions of Section 92(2) of the Town and Country Planning Act 1990.

**(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: To prevent the accumulation of planning permissions: to enable the Council to review the suitability of the development in the light of altered circumstances and to comply with the provisions of Section 92(2) of the Town and Country Planning Act 1990.

**(03) Approval of the details of the appearance to include floor plans, layout; scale and access thereto and the landscaping of the site (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.

**(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: For the avoidance of doubt and to ensure a satisfactory form of development

**(05) The Extra Care development shall only be used as an Extra Care Facility for housing Elderly occupants under the provisions Class C3 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended) or any Order revoking or re-enacting that Order. The gross floor area, number of extra care units and use(s) of any ancillary leisure, retail or other facilities to be incorporated in the development shall be specified for approval in writing by the Local Planning Authority under the provisions of condition (03). Thereafter the approved floor area, number of extra care unit and use(s) shall be strictly adhered to unless written approvals for any variations are obtained from the local planning authority.**

Reason: To define the scope of this permission.

**(06) The details to be submitted shall illustrate the development sited and designed so that no window shall overlook an existing habitable room window at a distance of less than 21 meters, and no residential curtilage at a distance of less than 10 meters.**

Reason: To safeguard the amenities of adjacent properties at Bro Ednyfed.

**(07) The details to be submitted for the approval in writing of the Local Planning Authority in accordance with condition (01) above shall include a scheme of landscaping and tree planting for the site which provides for the retention of the existing trees. The landscaping scheme shall show the proposed planting including species, size and density and distinguish the trees to be retained showing their species spread and maturity together with measures for their protection in the course of development. The approved new planting shall be implemented not later than the first planting season after the occupation of the buildings or completion of**

**the development, whichever is the sooner. The approved protection measures shall be implemented prior to the commencement of development.**

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

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

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

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

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

**(10) The development hereby permitted shall be roofed with natural Welsh heather blue, heather red or heather grey mineral slates, unless alternative natural mineral slates of equivalent colour, texture and weathering characteristics are approved in writing by the Local Planning Authority.**

Reason To ensure a satisfactory appearance of the development.

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

Reason: To ensure a satisfactory appearance to the development.

**(12) Before any development commences, plans shall be submitted and approved by the Local Planning Authority showing details of the following reserved matters:**

**(i) the proposed layout and typical construction details based on ground investigation information to verify its adequacy.**

**(ii) longitudinal and cross section through the roads illustrating the proposed road levels relative to the existing ground levels and proposed buildings' finished floor levels.**

**(iii) the surface water drainage and means of disposal including the position of gullies, pipe diameters, design data and outfall.**

**(iv) the location and the type of street lighting furniture**

**(v) pedestrian and cycle routes including provision to safeguard the existing Public Footpaths which crosses the site.**

**(vi) scheme for parking, garaging and manoeuvring and the loading and unloading of vehicles which shall accord with the Isle of Anglesey Council Supplementary Planning Guidance 'Parking Standards' (2008) (or any subsequent amendment or policy document as may be approved in writing by the Local Planning Authority).**

**(vii) the extent and location of provision for refuse collection and recycling facilities.**

**(viii) bicycle storage area including rack specification and design.**

Reason: In order to minimise danger, obstruction and inconvenience to users of the highway and the development

**(13) The hours of operation for all contractors for the duration of the development hereby approved shall unless otherwise agreed in writing by the local planning authority be limited to: 7.30am to 6.00pm on Mondays to Fridays. 7.30 am to 1.00pm on Saturdays No work shall be carried out on Sundays and Bank Holidays.**

Reason In the interests of the amenities of neighbouring properties.

**(14) The development shall not be occupied until all essential off-site public sewerage improvement works, identified within the modelling assessment report (Report No. RS3156-07-0A or any alternate report as maybe subsequently approved in writing by the Local Planning Authority) has been completed and fully operational and written confirmation of such has been obtained from the Local Planning Authority.**

Reason: To protect the integrity of the public sewerage system and prevention of pollution to the environment.

**(15) No development shall commence until a “scheme” for foul, surface and land drainage of the development has been submitted to and approved in writing by the local planning authority. The “approved scheme” shall be completed and operational before any of the dwellings hereby approved are occupied. The “scheme” to be submitted shall show foul drainage being connected to the public sewerage system and in accord with the provisions of condition (14).**

Reason In order to ensure that the development is adequately drained.

**(16) Prior to the submission of the “scheme” under condition (15) above, written confirmation shall be obtained from the Local Planning authority that:**

- a) An assessment into the potential for disposing of surface water by means of sustainable drainage systems (“SuDS scheme”) and
- b) the results of this assessment have been submitted to the local planning authority.

If the assessment under the provisions of b) above demonstrates that there is potential for disposing of surface water by means of a “SuDS scheme”, the “scheme” to be submitted pursuant to condition (15) above shall incorporate such provision. Where a “SuDS scheme” is to be implemented, the submitted “SuDS scheme” shall:

- i) Provide information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the development and the measures to be taken to prevent pollution of the receiving groundwater and/or surface waters;
- ii) Specify the responsibilities of each party for the implementation of the “SuDS scheme”, together with a timetable for that implementation; and
- iii) Provide a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public authority or statutory undertaker or other arrangements to secure the operation of the scheme throughout its lifetime.

Reason To ensure that the principles set out in Technical Advice Note 15: Development and Flood Risk has been satisfactorily undertaken.

**(17) The housing development shall take place in accordance with a phased scheme of development (hereinafter called the schedule of development) to be submitted to and agreed in writing with the local planning authority prior to the commencement of any development on the site. No dwellings comprised in any subsequent phase shall be commenced before the works to construct the dwellings comprised in the previous phase are substantially physically**

**completed.**

Reason: For the avoidance of doubt and in the interests of amenity.

### **Informatives**

*This decision notice relates solely to the Town and Country Planning Act 1990 (as amended) and does not purport to grant any approval, which may be required under any separate European or UK legislation in relation to protected species. Under the Wildlife & Countryside Act 1981 (as amended) and the Conservation (Natural Habitats &c) Regulations 1994, it is an offence to disturb a bat in its place of shelter, to kill or injure a bat or to damage, destroy or prevent access to its roosting site, whether or not the roost is occupied at the time. If evidence of use by bats is found a licence may be required from the Welsh Assembly Government (Countryside Division) before any development can proceed. The applicant is advised to contact: Welsh Government, Cathays Park, Cardiff, CF10 2NQ, telephone 02920 823363.*

*The decision notice must be read in conjunction with the terms of the legal agreement of the (date). You are advised to satisfy yourself that you have all relevant documentation.*

### **8. Other Relevant Policies**

#### **Gwynedd Structure Plan**

D3 Landscape Conservation Area  
D4 Location, Siting & Design  
D20 Foul Effluent  
D28 Natural Mineral Slate  
D29 High Standard of Design  
FF11 Traffic Generation  
FF12 Parking Provision

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

1 General  
31 Landscape  
32 Landscape  
42 Design  
26 Car Parking  
28 Tidal Inundation & Flooding

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

GP1 Development Control Guidance  
GP2 Design  
EN1 Landscape Character  
SG4 Foul Sewage Disposal  
SG6 Surface Water Run Off  
TR10 Parking Standards

#### **Isle of Anglesey County Council Parking Standards (2008)**

#### **Supplementary Planning Guidance Planning & the Welsh Language**

#### **Ministerial Interim Planning Policy Statement (MIPPS) 01/2006 – Housing**

#### **Ministerial Interim Planning Policy Statement (MIPPS) 01/2008 - on Good Design**

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

#### **Technical Advice Note 12 (Wales) Design**

#### **Technical Advice Note 18 (Wales) Transport**

## **Technical Advice Note 20 (Wales) The Welsh Language-Unitary Development Plans and Planning Control**

### **Supplementary Planning Guidance on Affordable Housing**

#### **9. Other Responses to Consultation and Publicity**

160 letters and a petition signed by 85 people received objecting to the planning application on the following grounds:

Need for housing development of this scale in Llangefni;  
Greenfield site;  
Need for extra care facility;  
Health and safety of location for existing residents adjacent and occupants of extra care facility;

Effect of development on Plas Penlan Nursing Home;  
Development not in compliance with planning policies and outside of settlement boundary of Llangefni;  
Effect on residential amenities of adjacent existing residential properties;  
Effect of Llangefni football ground on the amenities of occupants of the proposed dwellings;  
Flooding;  
Overdevelopment;  
Traffic;  
Precedent for further development;  
Sewerage infrastructure inadequate;  
Development of this scale should be to the west of Llangefni;  
Police and ambulances are cutting services in Llangefni thus making development unsustainable;

Part of hedgerow shown as being on the application site is actually in Bro Ednyfed;  
No details in respect of the public footpath which traverses the application site;  
Effect on views;  
Lack of information on the extra care facility, particularly having regard to the re-located school opposite;  
Impact of a development of this scale on school provision;  
Demographic and Welsh Language considerations;  
Electricity supply problems already at Bro Ednyfed;

Affordable housing;  
No information regarding loss of existing trees;  
Planning Committee requested to refuse the application;  
Increased anti-social and criminal activity from public footpath crossing application site.

One letter received from the Assembly Member for Anglesey expressing the following concerns of constituent:

Affordable housing – Houses will be too high in comparison with relatively low wages locally.  
Local Services - Additional pressure on existing local services – doctor and dentist surgeries, waste collection, schools, shops and so on.

Lack of demand for houses - There are empty houses in Llangefni and others under construction.

It is requested that constituents concerns are considered in determining the application.

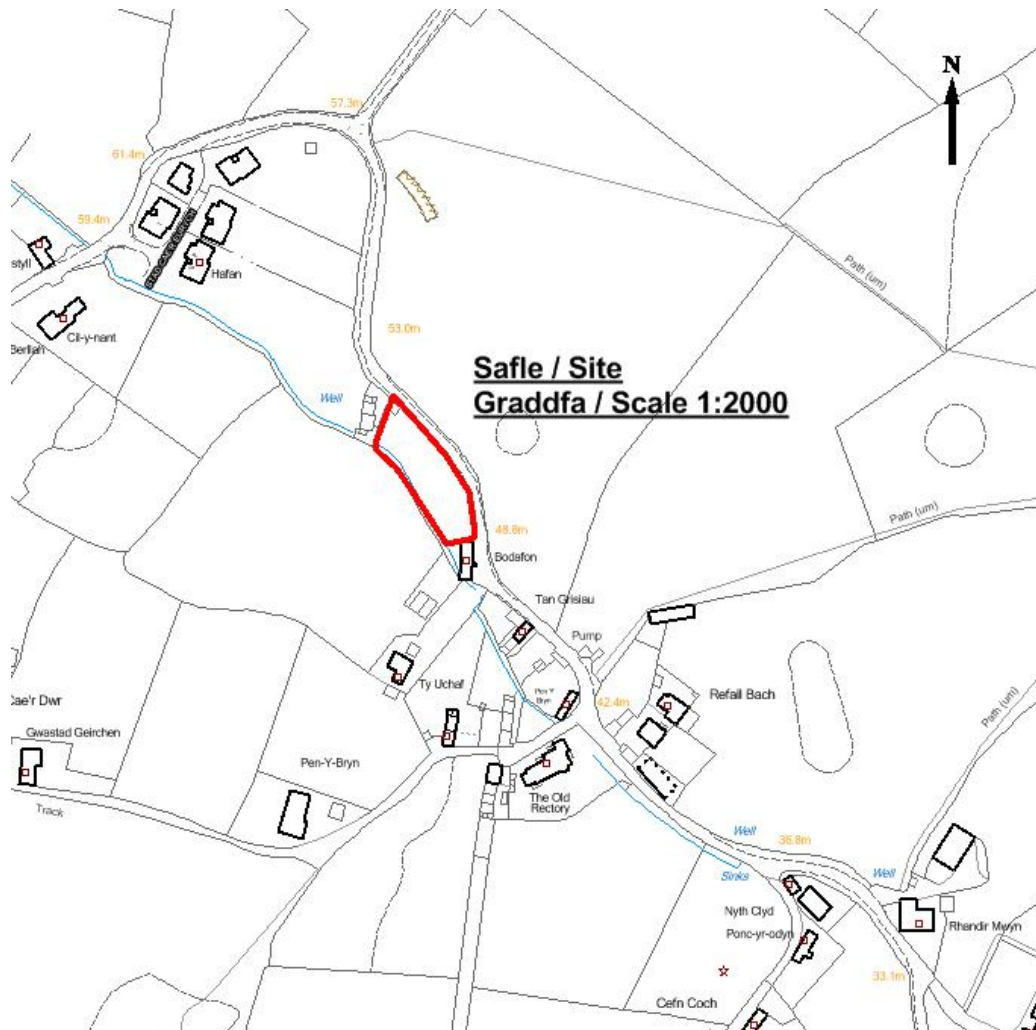
Rhif y Cais: 36C328A Application Number

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: 30/07/2014**

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

**Recommendation:**

Permit

**Reason for Reporting to Committee:**

At the request of the Local Member.

Members will recall that the application was presented to the Planning and Orders Committee that was held on the 2<sup>nd</sup> July, 2014 where it was resolved to defer the determining of the application in order to carry out a site visit.

The site was visited on the 17<sup>th</sup> July, 2014 and Members will now be familiar with the site and its setting.

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

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

**(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 11<sup>th</sup> November 2010 (Version 3).**

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

**(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 11<sup>th</sup> November 2010 (Version 3).**

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

**(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.

11.1

Gweddill y Ceisiadau

Remainder Applications

Rhif y Cais: 14C164D Application Number

Ymgeisydd Applicant

**Mr Ian Edwards**

**Cais amlinellol gyda rhai materion wedi eu cadw'n ôl ar gyfer codi par o anheddau un talcen a chreu mynedfa i gerbydau ar dir ger / Outline application with some matters reserved for the erection a pair of semi-detached dwellings and the creation of a vehicular access on land adjacent to**

**Tryfan, Trefor**



**Planning Committee: 30/07/2014**

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

**Recommendation:**

Permit

**Reason for Reporting to Committee:**

The applicant is a friend of a 'relevant officer' as defined within paragraph 4.6.10.2 of the Constitution.

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

**1. Proposal and Site**

The application is in outline form for the erection of two semi-detached dwellings with only the means of access to the site being considered as part of the application.

The land is currently used for agricultural purposes. The site lies adjoining the property known as Tryfan and lies on the edge of the settlement of Trefor.

**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 42 – Design

Policy 50 – Listed Settlement

**Gwynedd Structure Plan**

Policy A2 – Housing

Policy D4 – Location, Siting and Design

Policy D28 – Design

Policy D29 – Design

**Stopped Unitary Development Plan**

Policy GP1 – Development Control Guidance

Policy GP2 – Design

Policy HP5 – Countryside Hamlets and Clusters

**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. 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** – Plan differs to the previous application. The bend in the road is dangerous



and the application will result in additional traffic. It appears that the intention is to sell the properties and not keep them for family use. Unhappy with the situation.

In response to these comments I would state that the access to the site has been approved under planning application reference 14C164A which was an application for an open market dwelling.

**Highways** – No recommendation

**Drainage** – Drainage details satisfactory

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 4<sup>th</sup> July, 2014 and at the time of writing this report 4 letters of representation had been received at the department. The main issues raised can be summarised as follows:

- i) Proposal will be too dominant and overbearing
- ii) Proposal will result in loss of light and privacy to the neighbouring property
- iii) Contrary to Policy 50
- iv) Proposal will not be affordable for local families and there has been no need for dwellings in this locality since 1960s
- vi) Effect on Welsh Language

Other non-material issues were raised regarding the previous application, which the correspondent thought was for an agricultural family/dwelling. Planning application 14C164A was an outline application for one dwelling and the proposal was for an open market dwelling and not an agricultural dwelling.

Concerns were also raised in regards to the possibility of developing the site for an additional two units. I am unable to comment on any future applications as they will be dealt with on their individual merits with due regards to all material considerations existing at that time.

In response to these issues I would comment as follows:

i) The proposal is in outline form and the information submitted as part of the application states that the proposed height of the units would be between 6.8 and 7.5 metres. The ridge height of the neighbouring property is approximately 5.3 metres high. The proposed dwelling would therefore be between 1.5 and 2.2 metres higher than the neighbouring property. There is a mixture of house types in the vicinity and the proposal reflects that of the 4 terraced properties known as Awelfor. The dwellings will be situated approximately 8 metres away from the gable of Tryfan, due to this distance and the fact that there are two storey properties in the immediate locality the proposal will not result in a dominant and overbearing development.

ii) Although not fully compliant with the guidance contained within Supplementary Planning Guidance – Guidance Note 8: Proximity of Development it is not considered that the proposal will harm the amenities currently enjoyed by the occupants of the dwelling. The recommended distances between secondary aspects and side elevations are 9 metres. The gable of the nearest proposed dwelling will be situated approximately 8.2 metres away from the gable of Tryfan. There are three windows in the gable of Tryfan; which are located within the lounge, kitchen and utility room. The proposed dwelling will not be situated as far back as the utility room. The lounge window is one of two windows that provide light to this room. The gable of the proposed dwelling will be approximately 8.2 metres away from the kitchen window of Tryfan. Only part of the proposed dwelling will be situated directly in front of the existing kitchen window. Careful consideration during the design stage together with boundary screening, such as fencing or hedging will ensure that the proposal will not harm the amenities currently enjoyed by the occupants of the neighbouring properties to such a degree as to warrant the refusal of the application.

iii) This issue will be addressed under the section 'Main Planning Considerations' below.

iv) As the proposal is for two units only it does not meet the threshold for the need for 'affordable units'. However, evidence submitted by the applicant and data received from the Rural Housing Enabler confirms that properties in the region of £120-125,000 are within the affordable brackets for local people. No new dwellings have been constructed in the settlement within the past 10 years. Further evidence provided by the Rural Housing Enabler illustrated that although there are no specific data for Trefor there are applicants who have registered an interest with Tai Teg for 2 and 3 bedroom properties in the surrounding villages and due to its close proximity to Bodedern, Bryngwran and other villages it is anticipated that there would be an interest for the properties.

v) During the preparation of Local Development Plans the effect of residential development on the Welsh Language within the communities has been considered in order that this does not have to be investigated further during the course of determining minor residential developments. Due to its small scale the proposal does not trigger the need for a Welsh Language Impact Assessment to be submitted as part of the proposal. As stated above Trefor has been defined as a listed settlement within the Ynys Môn Local Plan which states that planning permission will 'normally' be granted for single dwellings within or on the edge of the settlement.

## 5. Relevant Planning History

14C164A – Outline application for the erection of a dwelling on land adjacent to Tryfan, Trefor - Approved 16/10/12

14C164C/VAR – Application for the variation of condition (04) and (05) from planning permission 14C164A so as to create a new vehicular access and the creation of a new boundary wall on land adjacent to Tryfan, Trefor – Approved 02/04/14

### Site history of neighbouring land

14C164 – Extension to the existing agricultural building on land at Star Farm, Trefor – Approved 23/10/01

14C164B – Full application for alterations and extensions, conversion of outbuilding into an annexe, together with the extension of the curtilage at Star Farm, Trefor – Approved 13/09/13

## 6. Main Planning Considerations

**Policy Context** - Trefor is defined as a Listed Settlement under Policy 50 of the Ynys Môn Local Plan and as a countryside hamlet and cluster under Policy HP5 of the stopped Unitary Development Plan.

Policy 50 of the Ynys Môn Local Plan states that planning permission will 'normally only' be granted for single dwellings within or on the edge of the settlement. Although the proposal is for the erection of two semi-detached properties the proposal can be supported under Policy 50 of the Ynys Môn Local Plan as the applicant has provided information confirming that there is a need for properties of this scale in the locality. In the past 10 years no dwellings have been constructed in the settlement.

**Effect on neighbouring properties** – This issue has been discussed in detail under the publicity section above. The concerns raised in relation to the proposal have been fully taken into account but are not considered sufficient to warrant the refusal of the application.

**Effect on surrounding area** –As stated above the site lies on the edge of the settlement and lies immediately next to the dwelling known as Tryfan. There is a mixture of house types in the locality. The immediate neighbouring property known as Tryfan is of a single storey, however there is a row of two storey terraced properties located further towards the junction of the B5112 and B5109. The proposal therefore is a logical minor extension to the village and will not harm the character of the surrounding area.

**Highway Safety** – The Highway Authority have confirmed that they do not wish to make any

representations on the current application. The means of access to the site has been approved under planning application reference 14C164C/VAR which was to serve one dwelling.

## **7. Conclusion**

The proposal complies with current policies and is considered as an acceptable extension to the settlement. The residential development of the site will not harm the amenities of the occupants of neighbouring properties or harm the surrounding area or have a detrimental impact 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 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 11<sup>th</sup> 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 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 11<sup>th</sup> 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.

**(08) 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 11<sup>th</sup> 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) 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

**(10) 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.

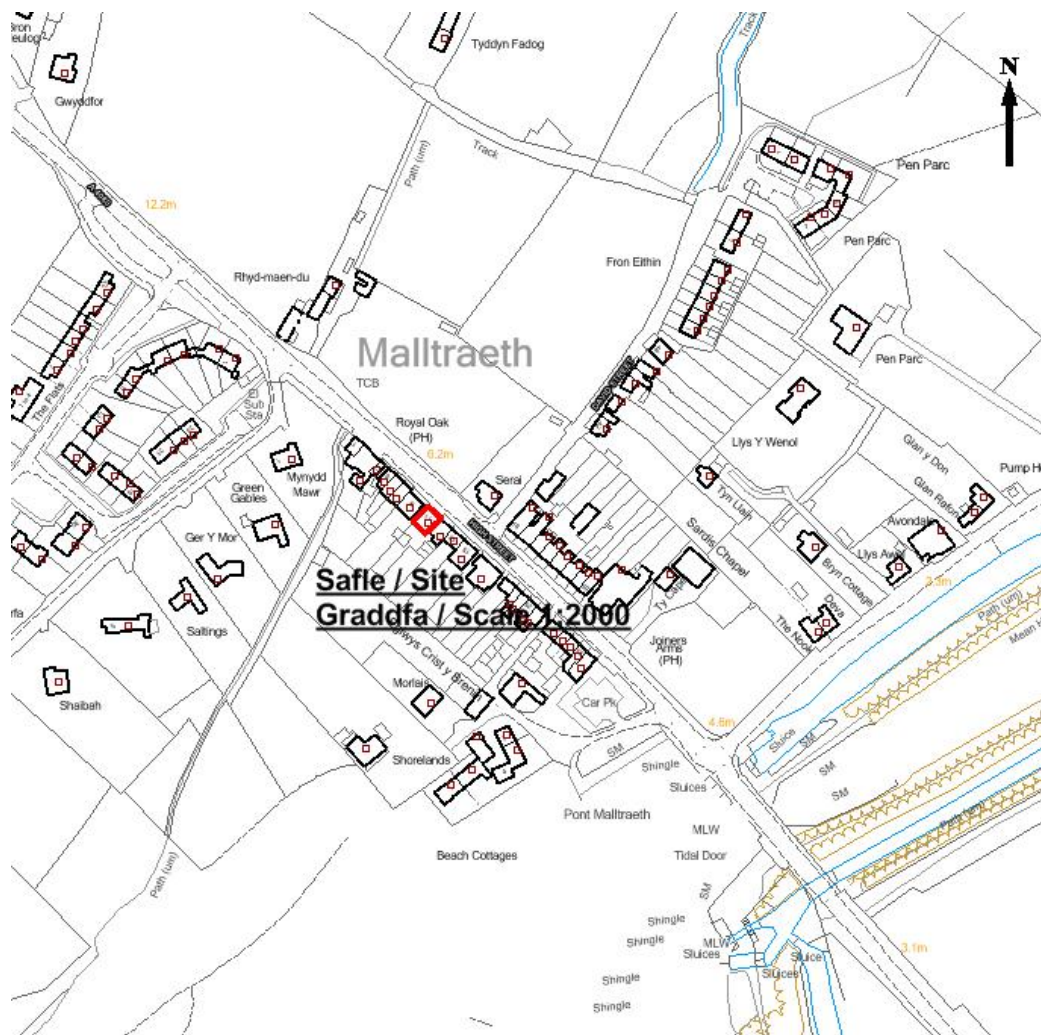
Rhif y Cais: 15C147A Application Number

Ymgeisydd Applicant

**Mr Mark Davies**

**Cais llawn ar gyfer newid defnydd llawr gwaelod yr annedd o fod yn ddefnydd preswyl i ddefnydd cymysg o preswyl neu manwerthu yn / Full application for the change of use of ground floor of the dwelling from residential use to mixed use of residential or retail at**

**11 High Street, Malltraeth**



**Planning Committee: 30/07/2014**

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

**Recommendation:**

Permit

**Reason for Reporting to Committee:**

The applicant is a 'relevant officer' as defined within paragraph 4.6.10.2 of the Constitution.

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

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

The application is to change the use of the ground floor of the property into a mixed use for both residential and retail use.

The property is an end of terrace; two-storey property situated fronting the highway in the centre of the village of Malltraeth and lies within the designated Area of Outstanding Natural Beauty.

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

The applications main issues are whether the proposal will harm the amenities of the neighbouring properties or harm the surrounding area and whether the proposal will detrimentally affect highway safety.

### **3. Main Policies**

#### **Ynys Môn Local Plan**

Policy 1 – General Policy

Policy 2 – New Jobs

Policy 5 - Design

Policy 19 - Shopping

#### **Gwynedd Structure Plan**

Policy B1 - Jobs

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

Policy GP1 – Development Control Guidance

Policy GP2 – Design

Policy EP4 – Other Employment Opportunities and Rural Diversification

Policy EP9 – Retailing Outside Existing Centres

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

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

**Local Member, Cllr P Rogers** – No response to date

**Local Member, Cllr A Griffith** – No response to date

**Community Council** – No response to date

**Highways** - 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 25<sup>th</sup> July, 2014 and at the time of writing this report no letters of representation had been received at the department.

## **5. Relevant Planning History**

15C147 – Change of use from salon and staff room to lounge and kitchen at 11 High Street, Malltraeth – Approved 21/10/05

## **6. Main Planning Considerations**

**Effect on amenities of neighbouring properties** – The former use of the property was as a hairdressers and the building was reverted back into residential use in 2005. The proposal involves the change of use of the ground floor only and no works are proposed to the external appearance of the building. The site is situated within the main street of the village with on-street parking and a car park located close by. It is not considered that the change of use of the ground floor into a mixed use to both residential and retail use will harm the amenities

**Effecting on surrounding area** – The application site is located within an Area of Outstanding Natural Beauty (AONB). It is a statutory designation that recognizes its importance in landscape quality and nature conservation terms.

The primary objective for an AONB designation is the conservation and enhancement of their natural beauty. Local authorities have a statutory duty to have regard to AONB purposes and development control decisions affecting AONB's should in the first instance favour conservation of natural beauty. The proposal is for the change of use of the building only and no changes are proposed to the external appearance of the building and therefore the proposal will not affect the surrounding landscape.

**Highway Safety** – At the time of writing this report no response had been received from the Highway Authority, however as the site lies close to a public car park and due to the former use of the building as retail use it is not considered that the proposal will have a detrimental effect on highway safety.

## **7. Conclusion**

The proposal will not harm the amenities currently enjoyed by the occupants of the neighbouring properties and will not have an adverse effect on highway safety.

## **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 27/06/2014 under planning application reference 15C147A.**

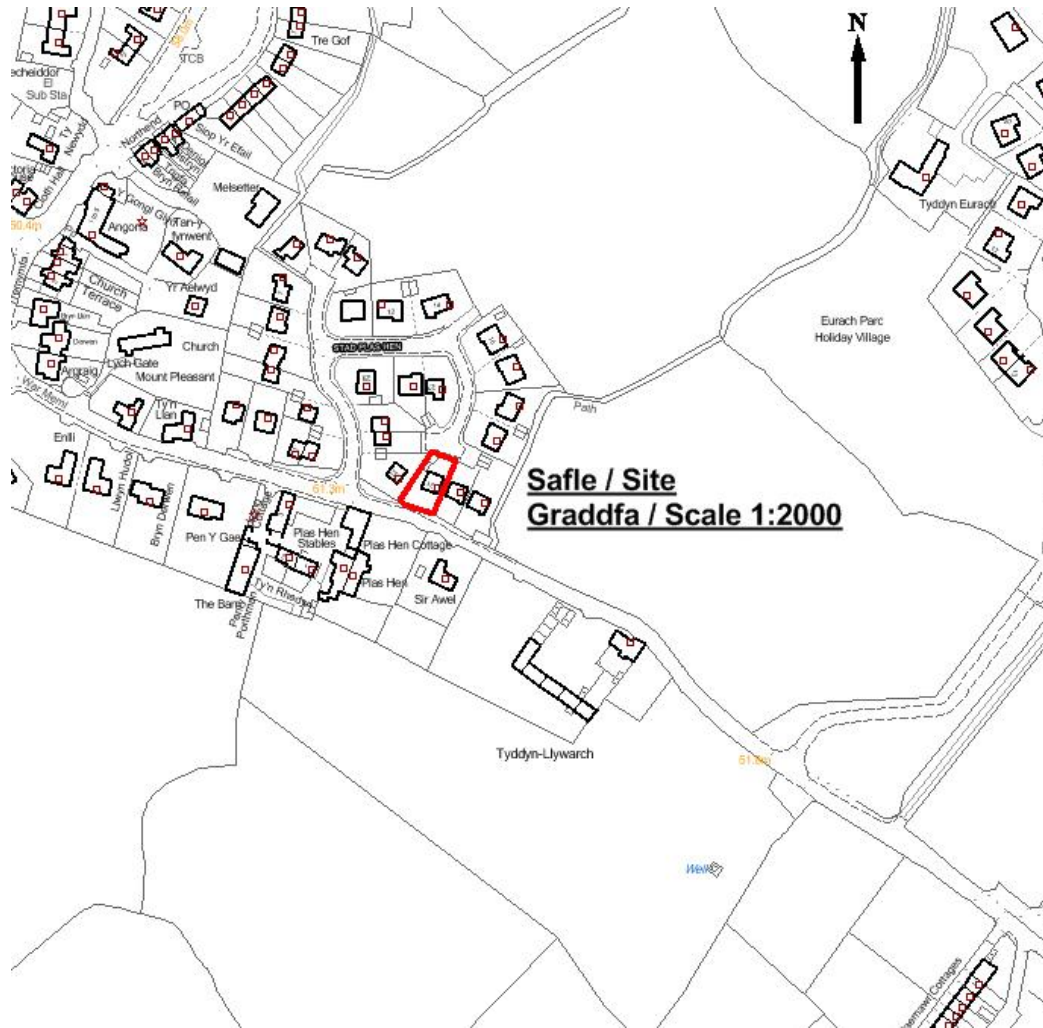
Reason: For the avoidance of doubt.

Rhif y Cais: 21C158 Application Number

Ymgeisydd Applicant

**Mr Stephen Hayward**

**Cais llawn ar gyfer addasu ac ehangu yn / Full application for alterations and extensions at  
21 Stad Plas Hen, Llanddaniel**





**Planning Committee: 30/07/2014**

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

**Recommendation:**

Permit

**Reason for Reporting to Committee:**

The applicant is the parent to a relevant officer as identified in the constitution.

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

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

The application lies at Stad Plas Hen in Llanddaniel village. The front of the dwelling faces the main road which leads towards the junction of the A4080 road.

The proposal entails 2 storey alterations to the rear of the dwelling which faces the end of the estate road.

### **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

Policy HP 7a - Extension

**Planning Policy Wales (6th Edition), February 2014**

**Technical Advice Note 12 – Design**

### **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 response received at the time of writing this report

**Public Consultation** – The application was afforded two means of publicity. These were by the placing of a notice near the site and serving of personal notifications on the owners of neighbouring properties. The latest date for the receipt of representations was the 16/07/2014. At the time of writing this report, no letters of representations had been received.

## **5. Relevant Planning History**

No site history

## **6. Main Planning Considerations**

The proposed extension to the rear elevation will form a new bedroom on the first floor and a new dining room on the ground floor. Overlooking of adjoining properties will not occur as the rear windows will overlook the estate road; the side window in the dining room will overlook the applicant's garden. It is not considered that the proposed extension will look out of place in the estate.

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

In my considered opinion, the proposal would not affect any neighbouring properties by reason of overlooking of adjoining properties and the design will not impact the surrounding amenities to such an extent that it would warrant refusal.

## **7. Conclusion**

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

## **8. Recommendation**

### **Permit**

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

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

**(02) The development permitted by this consent shall be carried out strictly in accordance with the plan(s) submitted on the 19/06/2014 under planning application reference 21C158.**

Reason: For the avoidance of doubt.

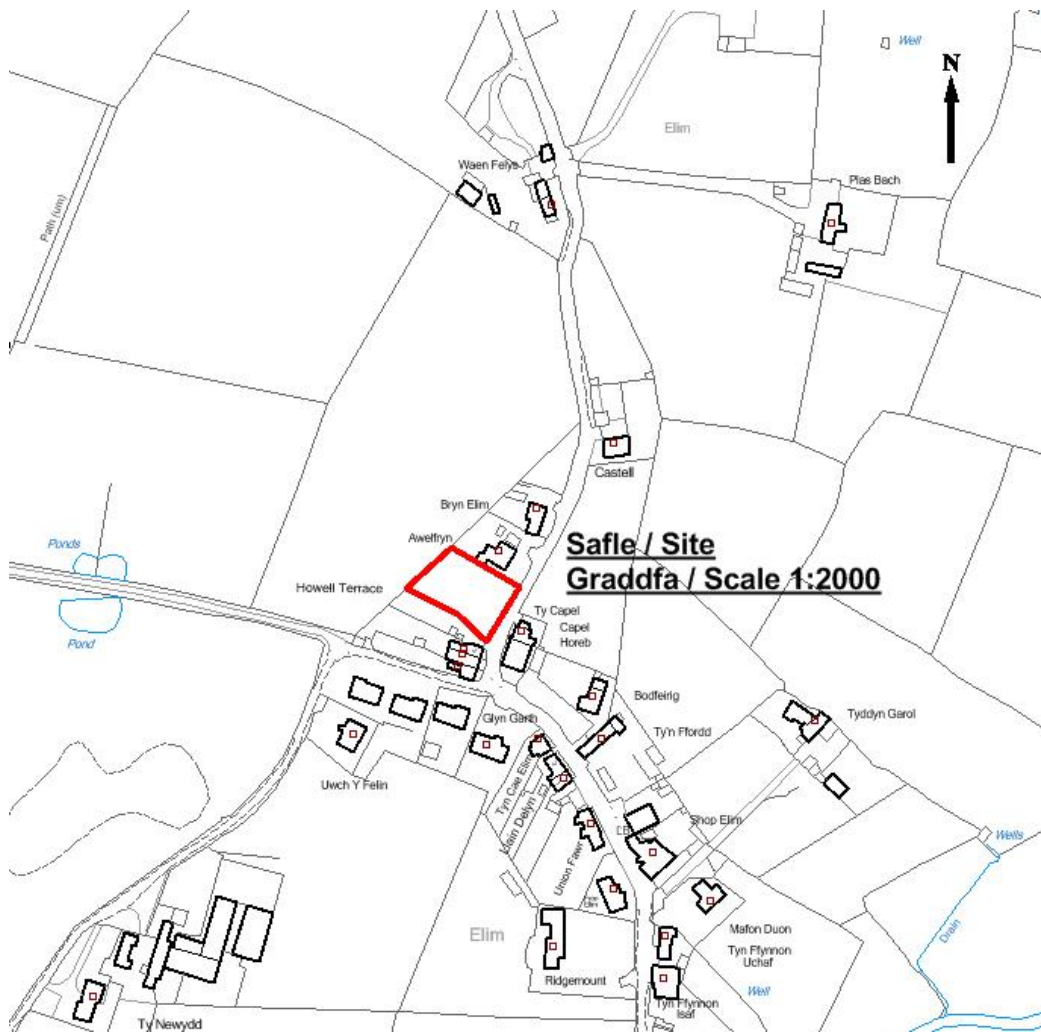
Rhif y Cais: 47C139 Application Number

Ymgeisydd Applicant

Mr Ifor Owen

Cais amlinellol ar gyfer codi annedd gyda'r holl materion wedi'u gadw'n ôl ar dir ger / Outline application for the erection of a dwelling with all matters reserved on land adjacent to

Awelfryn, Elim, Llanddeusant



**Planning Committee: 30/07/2014**

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

**Recommendation:**

Permit

**Reason for Reporting to Committee:**

The applicant is related to a 'relevant officer' as defined within paragraph 4.6.10.2 of the Constitution.

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

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

The application is in outline form for the erection of a detached dwelling with all matters being reserved for future consideration.

The land is currently used as a paddock and lies between the properties known as Awelfryn and 1 Howell Terrace. The site lies within the settlement of Elim.

### **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 42 – Design

Policy 50 – Listed Settlement

#### **Gwynedd Structure Plan**

Policy A2 – Housing

Policy D4 – Location, Siting and Design

Policy D28 – Design

Policy D29 – Design

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

Policy GP1 – Development Control Guidance

Policy GP2 – Design

Policy HP5 – Countryside Hamlets and Clusters

#### **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. J Griffiths** – No response to date

**Local Member, Cllr. K P Hughes** – No response to date

**Local Member, Cllr. LI M Huws** - No response to date

**Community Council** – No objection

**Welsh Water** – Recommend conditions

**Highways** – Recommend conditions

**Drainage** – Requested further information

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 10<sup>th</sup> July, 2014 and at the time of writing this report no letters of representation had been received at this office.

## **5. Relevant Planning History**

No previous site history

## **6. Main Planning Considerations**

**Policy Context** – Elim is defined as a Listed Settlement under policy 50 of the Ynys Môn Local Plan and as a countryside hamlet and cluster under Policy HP5 of the stopped Unitary Development Plan.

Single plot applications within or on the edge of a settlement are considered acceptable under Policy 50 of the Ynys Môn Local Plan. Policy HP5 of the stopped Unitary Development Plan re-iterates that of Policy 50. The erection of a dwelling on this site is considered acceptable as the site lies immediately adjoining the properties known as Awelfryn and 1 Howell Terrace.

**Effect on neighbouring properties** – The site measures approximately 24m x 36 m. There is ample space within the site to accommodate the proposal without affecting the amenities currently enjoyed by the occupants of the neighbouring properties. Careful consideration during the design process will also ensure that the proposal will not harm the amenities of the neighbouring properties.

**Effect on surrounding area** – The submitted 'illustrative' plan indicates that the proposed dwelling will be situated on an angle within the site. The majority of the properties in the locality are front facing. The applicant has been advised that the proposal as submitted is not acceptable and at the time of writing this report we are still awaiting the receipt of an amended plan illustrating the siting of dwelling fronting the highway.

**Highway Safety** – To date no response has been received from the Highway Authority

## **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 11<sup>th</sup> 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 11<sup>th</sup> 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.

**(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 11<sup>th</sup> 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) 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

**(10) 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.

**(11) The access shall be laid out and constructed strictly in accordance with the submitted plan drawing no. 1326/15 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.

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

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

**(13) The highway boundary wall/hedge/fence or any new boundary erected fronting the highway shall at no time be higher than 1 metre above the level of the adjoining county road carriageway along the whole length of the sites boundary with the adjoining highway and nothing exceeding this height erected within 2 metre of the said wall.**

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

**(14) The access shall be completed with a bitumen 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.

**(15) 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. No dwelling shall 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.

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

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

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

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

**(18) Foul water and surface water discharges must be drained seperately from the site.**

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

**(19) 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.

**(20) 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.



12.1

Gweddill y Ceisiadau

Remainder Applications

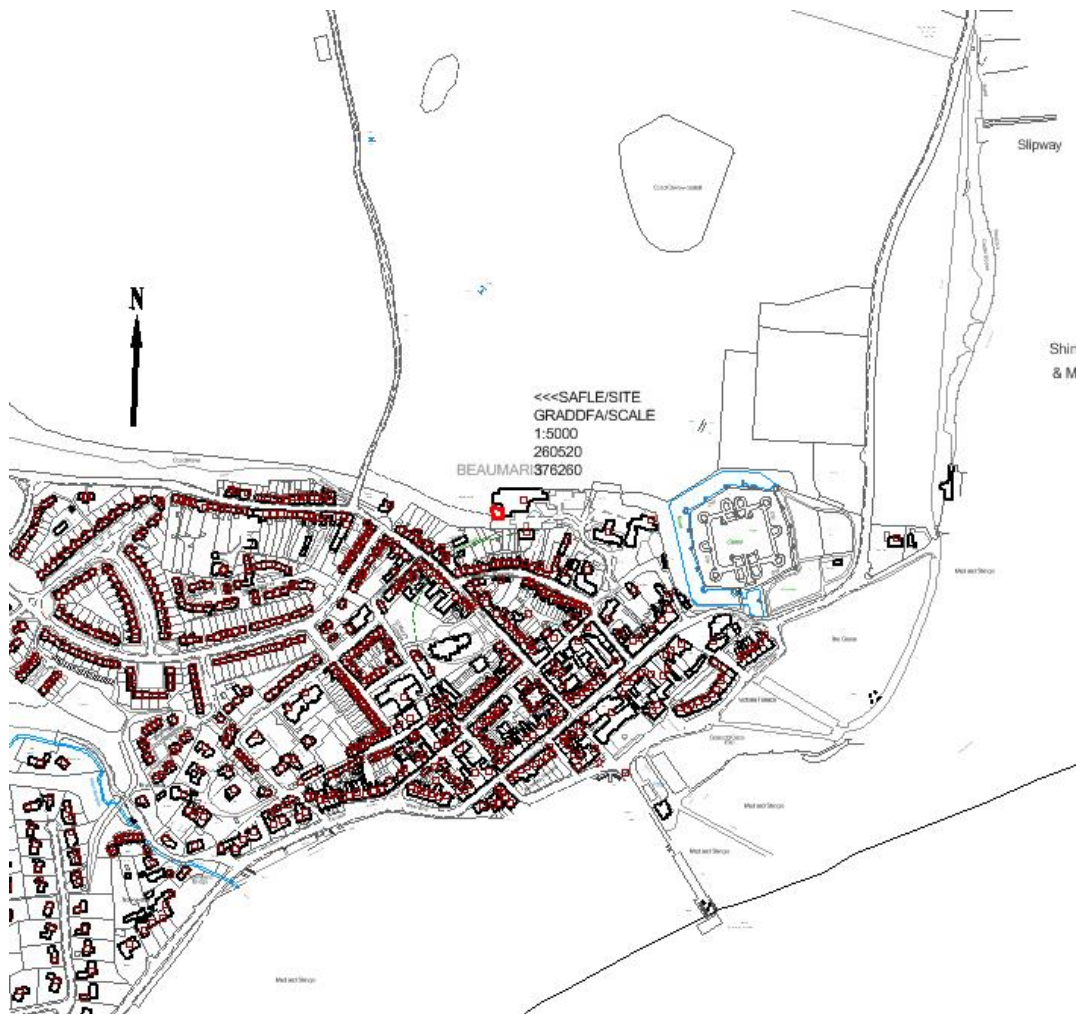
Rhif y Cais: 12C239A Application Number

Ymgeisydd Applicant

**Canolfa Beaumaris**

**Cais llawn ar gyfer gosod uned cludadwy dros dro yn/Full application for the siting of a temporary portable unit at**

**Canolfan Bwmares, Bwmares**



**Planning Committee: 30/07/14**

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

**Recommendation:**

Permit

**Reason for Reporting to Committee:**

The application site is on Council owned land.

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

Full application for the erection of a temporary portable unit for extra room for increased demand for classes such as yoga at Beaumaris Leisure Centre, Beaumaris.

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

The key issue is the design, location the impact on the Area of Outstanding Natural Beauty, Conservation Area, setting of Listed Buildings and whether the proposal will have any impact on adjoining properties.

### **3. Main Policies**

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

Policy 1 – General Policy  
Policy 17 - Recreation and Community Facilities  
Policy 30 - Landscape  
Policy 40 – Conservation of Buildings  
Policy 42 – Design

#### **Gwynedd Structure Plan**

Policy D1 – Environment  
Policy D4 – Location, siting and design  
Policy D25 – Environment  
Policy D26 – Environment

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

Policy GP1 – Development Control Guidance  
Policy GP2 – Design  
Policy EN2 – Area of Outstanding Natural Beauty  
Policy EN13 – Conservation of Buildings

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

**Town Council** – Recommend approval.

**Local Member (Cllr Lewis Davies)** – No objections raised

**Local Member (Cllr Alwyn Rowlands)** – No response at the time of writing the report

**Local Member (Cllr Carwyn Jones)** – No response at the time of writing the report

**Drainage** – Comments

A site notice was placed near the site and individual letters were posted to neighbouring properties. The application was also advertised in the local newspaper as the development is within the Beaumaris Conservation Area and within the setting of Listed Buildings. The expiry date to receive representations was the 9<sup>th</sup> July, 2014. At the time of writing the report no representations were

received.

## 5. Relevant Planning History

12C239/AD – Non illuminated sign – Approved 5/8/97

12LPA584/DC – Felling of two trees – No objection 7/2/90

## 6. Main Planning Considerations

The site is located inside the special designated conservation area covered by an Article 4 Direction, in the AONB, in the setting of many listed buildings and in the essential setting of Beaumaris Castle designated a Scheduled Ancient Monument (SAM) Grade I Listed Building and a World Heritage Site (WHS).

The proposed new portacabin will be approximately 6 metres wide, 12 metres long and 3 metres high with a flat roof.

**Policy context** – Planning policy encourages the provision of community facilities within or on the edge of other settlements.

**Effect on the locality** – The proposal will not have visual impact as it is sited to the rear of Beaumaris Leisure Centre. The portacabin will not be visible from the highway or the public vista and is screened by a tall stone wall.

I do not consider that the proposal will have a detrimental effect on the locality. The building will be located within the Leisure Centre grounds adjacent to the school building. There is acceptable space within the site to accommodate the proposal without appearing cramped or overdeveloped. The proposal will allow the Leisure Centre to meet its extra demands for classes such as Yoga and Pilates. As the proposed building is a temporary structure therefore the local planning authority considers it acceptable to grant permission for a temporary period of 5 years.

**Effect on the amenities of the surrounding properties** - It is not considered that the proposal will detrimentally affect the amenities of the neighbouring properties.

## 7. Conclusion

Planning policy encourages the provision of community facilities within or on the edge of other settlements.

The proposal will allow the Leisure Centre to meet its extra demands for classes such as Yoga and Pilates. As the proposed building is a prefabricated building it is unsupported within planning policy as a permanent building due its construction and design, therefore the local planning authority considers it acceptable to grant permission for a temporary period of 5 years.

## 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 portable unit hereby permitted shall be removed off the land by 30/07/2019 and the land reinstated to its former condition by 30/07/2019 unless otherwise agreed in writing with the Local Planning Authority.**

Reason: Permission would not normally be granted

but regard has been given to the particular circumstances of the applicant.

**(03) The development permitted by this consent shall be carried out strictly in accordance with the plan(s) submitted on the 11/06/2014 under planning application reference 12C239A.**

Reason: For the avoidance of doubt

**9. Other Relevant Policies**

None

**10. Other Non-Material Issues Raised**

**Planning Policy Wales, Edition 6, February 2014**

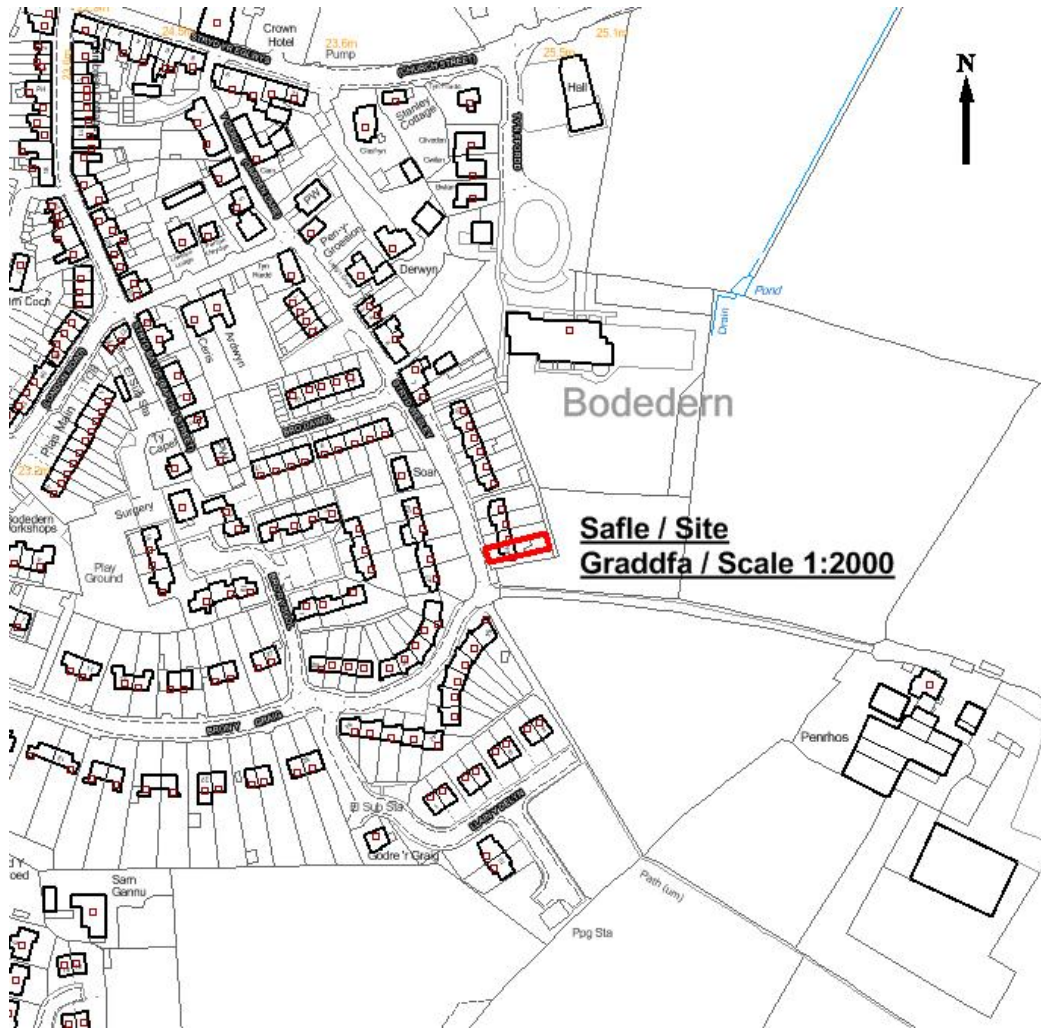
**Technical Advice Note 12: Design**

Rhif y Cais: 13C186 Application Number

Ymgeisydd Applicant

**Mrs Carys Keiran**

**Cais llawn ar gyfer addasu ac ehangu yn / Full application for alterations and extensions at  
18 Wesley Street, Bodedern**



**Planning Committee: 30/07/2014**

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

**Recommendation:**

Permit

**Reason for Reporting to Committee:**

The application is made on Council owned land.

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

The application lies in Bodedern village in an estate known as Wesley Street. The dwelling is a terraced property where the front faces the road and a vacant field to the rear.

The proposal entails a small scale extension to the front of the dwelling which will fill the existing void which is currently used as a porch.

### **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 John Griffith** – No response.

**Councillor Kenneth Hughes** – No response.

**Councillor Llinos Huws** – No response.

**Community Council** – No response.

**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 10/07/2014. No letters of representations had been received at the time of writing this report.

## **5. Relevant Planning History**

No site history

## **6. Main Planning Considerations**

The proposed extension lies at the front of the dwelling which will form a new bathroom and extending the existing hallway. It will fill the void of the existing porch and will align the frontage of the dwelling. The proposal is a small scale extension.

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

In my considered opinion, the proposal would not affect any neighbouring properties as overlooking is not an issue and the design will not impact the surrounding amenities that it should warrant a refusal.

## **7. Conclusion**

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

## **8. Recommendation**

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**

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 13/06/2014 under planning application reference 13C186.**

For the avoidance of doubt.

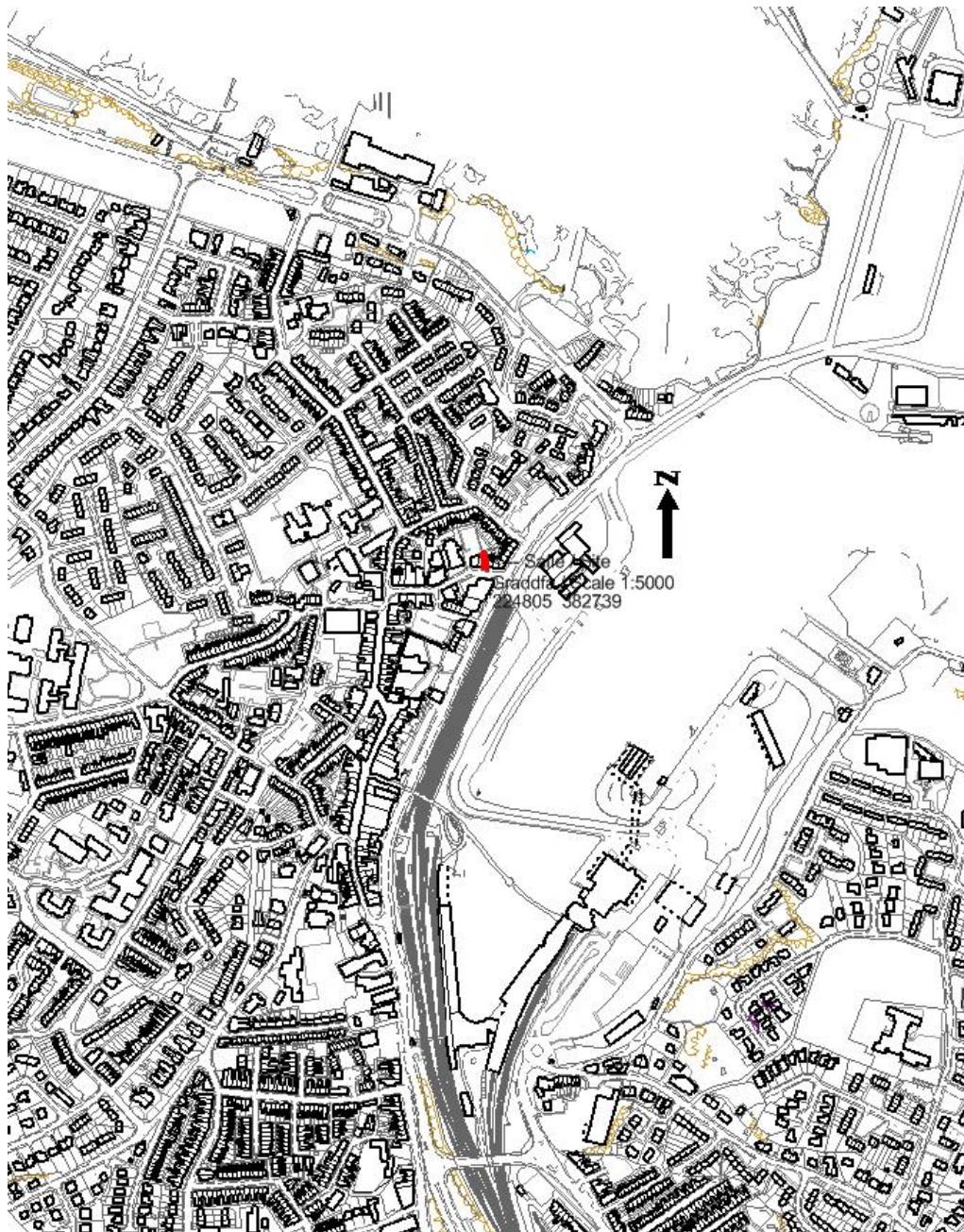


Rhif y Cais: 19LPA1002/CC Application Number

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  
3 Stanley Terrace, Holyhead





**Planning Committee: 30/07/2014**

**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 in Stanley Terrace in Holyhead and is located within the designated Holyhead Conservation Area.

The proposal entails the erection of a plaque at 3 Stanley Terrace, 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 9<sup>th</sup> July 2014. At the time of writing this report no representations had been received at the department.

## **5. Relevant Planning History**

19C285 - Change of first and second floor flat into office use at 3 Stanley Terrace, Holyhead – Approved 11/11/1987

19C285A - Alterations and extensions to provide additional office space at 3 Stanley Terrace, Holyhead – Approved 15/05/1995

19C285B - Change of use from offices to a shop on the ground floor and a flat on the first and second floors at 3 Stanley Terrace, Holyhead – Approved 04/07/1997

19C285C - Change of use of ground floor offices into a self contained flat at 3 Stanley Terrace, Holyhead – Approved 04/10/2010

19C285D - Full application for the refurbishment of the existing dwelling including the demolition of the 2 storey rear extension and the erection of a single storey extension at 3 Stanley Terrace, Holyhead – Approved 21/09/2012

19C285E/CA - Application for Conservation Area Consent for the refurbishment of the existing dwelling including the demolition of the 2 storey rear extension and the erection of a single storey extension at 3 Stanley Terrace, Holyhead – Approved 25/09/2012

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

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

**(03) The development permitted by this consent shall be carried out strictly in accordance with the plan(s) submitted on the 09/06/2014 under planning application reference 19LPA1002/CC.**

Reason: For the avoidance of doubt

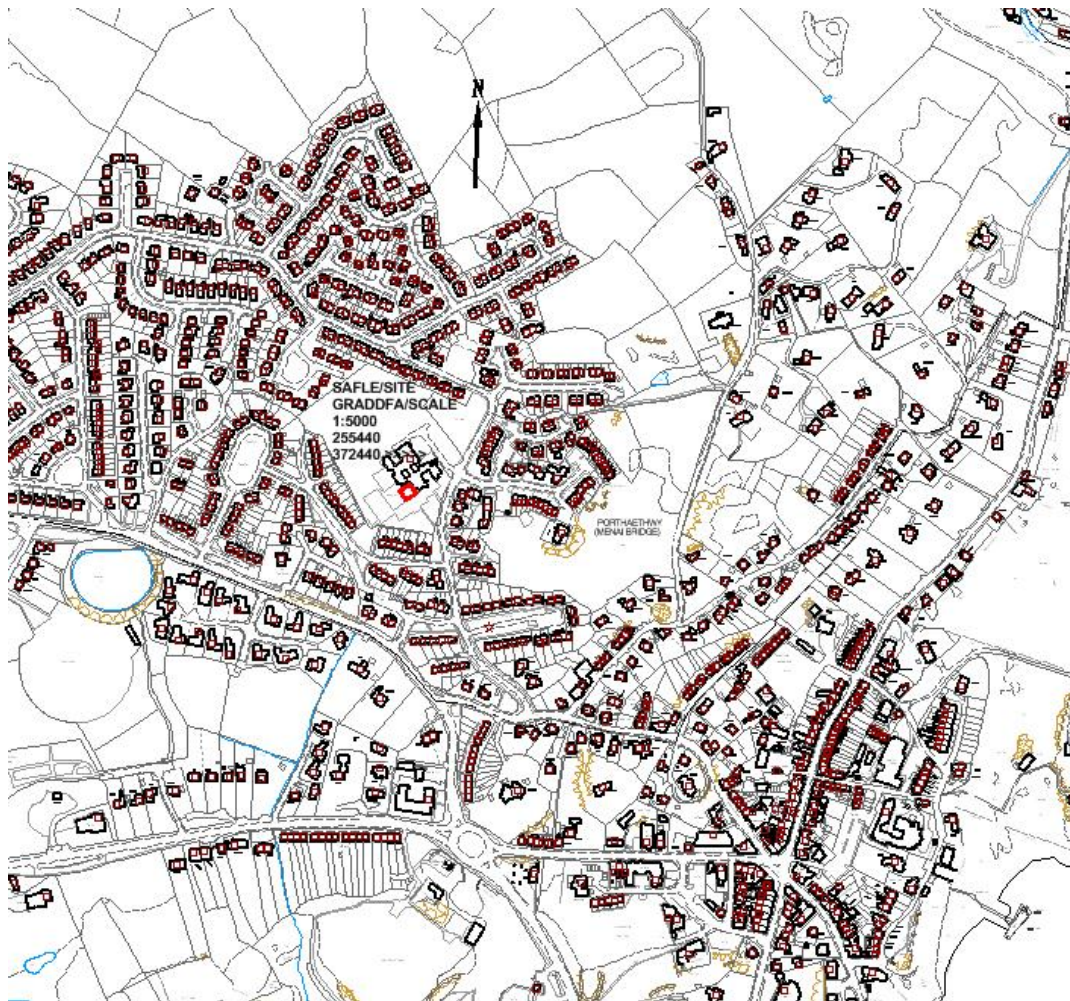
Rhif y Cais: 39C548 Application Number

Ymgeisydd Applicant

**Clwb Plant y Borth Kids Club**

**Cais llawn ar gyfer codi adeilad i'w ddefnyddio fel clwb ar ol ysgol a clwb gwyliau yn/Full application for the erection of a building for use as an after school club and holiday club at**

**Ysgol y Borth, Menai Bridge**



**Planning Committee: 30/07/2014**

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

**Recommendation:**

Permit

**Reason for Reporting to Committee:**

The application site is on council owned land.

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

Full application for the erection of a building for after school club and holiday club at Ysgol y Borth, Menai Bridge

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

The key issue is the design, location and whether the proposal will have any impact on adjoining properties.

### **3. Main Policies**

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

Policy 1 – General Policy

Policy 17 - Recreation and Community Facilities

Policy 31 - Landscape

Policy 42 – Design

#### **Gwynedd Structure Plan**

Policy D1 – Environment

Policy D4 – Location, siting and design

Policy D25 – Environment

Policy D26 – Environment

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

Policy GP1 – Development Control Guidance

Policy GP2 – Design

Policy EN1 – Landscape

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

**Town Council** – Recommend approval

**Local Member (Cllr Alun Mummery)** – No objections raised

**Local Member (Cllr Jim Evans)** – No response at the time of writing the report

**Local Member (Cllr Meirion Jones)** – No response at the time of writing the report

**Natural Resources Wales** – No response at the time of writing the report

**Welsh Water** – No response at the time of writing the report

**Drainage Section** - No objection.

**Highways Section** - No objection.

A site notice was placed near the site and individual letters were posted to neighbouring properties.

The expiry date to receive representations was the 22nd July, 2014. At the time of writing the report no representations were received.

## **5. Relevant Planning History**

None

## **6. Main Planning Considerations**

The proposed new wooden frame building would measure approximately 13.3 metres long, 7.9 metres wide and 4.1 metres high with a pitched roof.

**Policy context** – Planning policy encourages the provision of community facilities within or on the edge of other settlements.

**Effect on the locality** – The proposal will not have visual impact as it is sited near the existing primary school. The building will not be highly visible from the highway due to hedges and trees which screen the building from the road. The building will be seen from the adjoining properties known as Tyddyn To and Ffordd Tysilio, however it is considered that the dwellings are far enough for the proposed building not to have any impact.

I do not consider that the proposal will have a detrimental effect on the locality. The building will be located near the existing primary school. There is acceptable space within the site to accommodate the proposal without appearing cramped or overdeveloped. The proposal would provide an afterschool club and holiday club for children in the local area.

**Effect on the amenities of the surrounding properties** - It is not considered that the proposal will detrimentally affect the amenities of the neighbouring properties.

## **7. Conclusion**

Planning policy encourages the provision of community facilities within or on the edge of other settlements.

There is acceptable space within the site to accommodate the proposal without appearing cramped or overdeveloped. The proposal would provide an afterschool club and holiday club for children in the local area.

## **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 27/06/2014 under planning application reference 39C548.**

Reason: For the avoidance of doubt

## **9. Other Relevant Policies**

None

## **10. Other Non-Material Issues Raised**

**Planning Policy Wales, Edition 6, February 2014**

**Technical Advice Note 12: Design**

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13.1

Materion Eraill

Other Matters

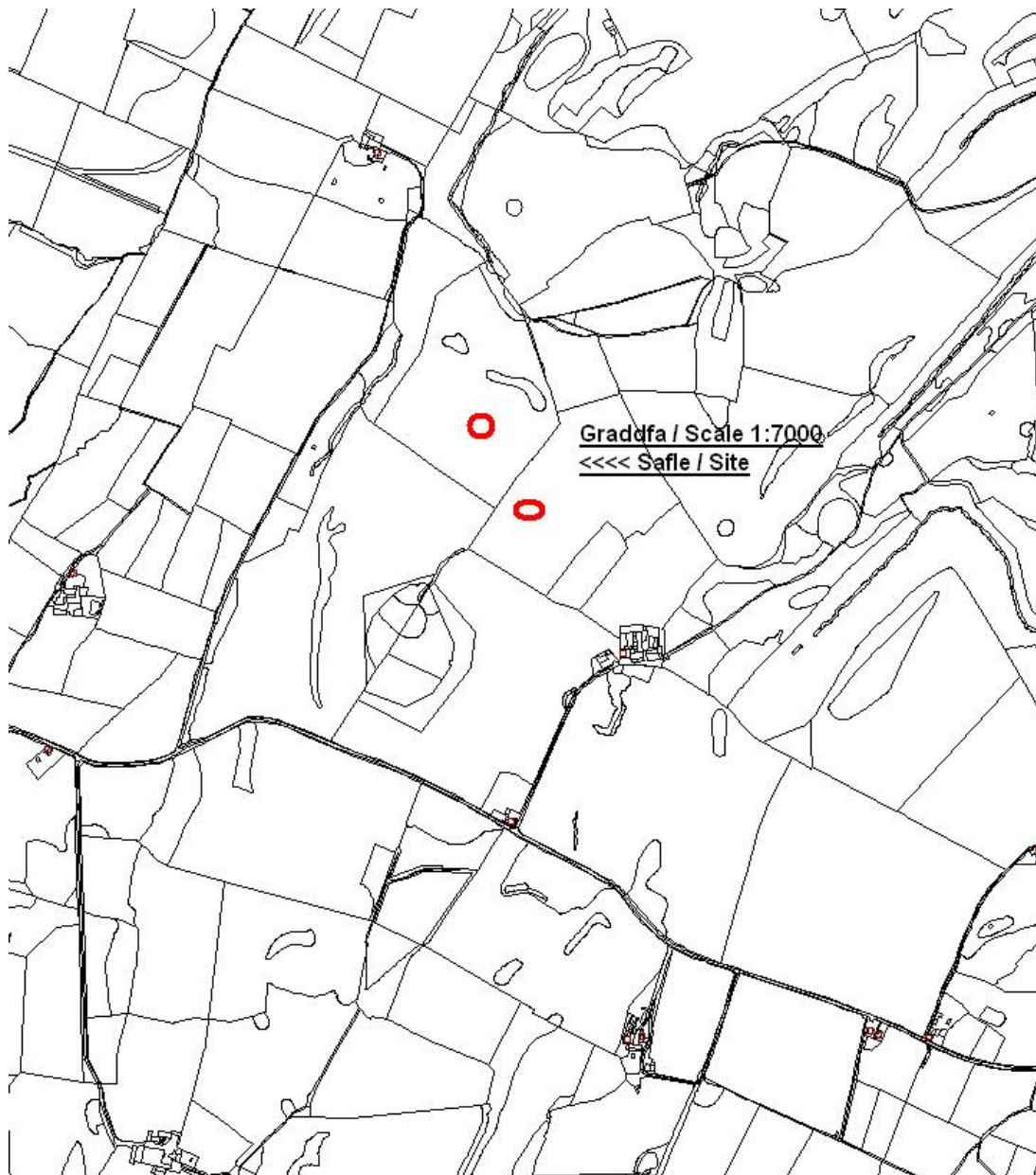
Rhif y Cais: 26C20E Application Number

Ymgeisydd Applicant

**Mr Robert Pritchard**

**Codi un twrbin wynt 80KW gyda uchder hwb hyd at uchafswm o 19.4m, diamedr rotor hyd at uchafswm o 18m a uchder blaen unionsyth vertigol hyd at uchafswm o 28.4m ar dir yn /  
Erection of one 80KW wind turbine with a maximum hub height of up to 19.4m, rotor diameter of up to a maximum of 18m and a maximum upright vertical tip height of up to 28.4m on land at**

**Frigan Farm, Brynteg**



**Planning Committee: 30/07/2014**

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

**Recommendation:**

For information.

**Reason for Reporting to Committee:**

The application is for the erection of a wind turbine. It has been resolved that all applications for such a development be presented to the planning Committee.

This application is reported to inform the Committee that an appeal against the non-determination of this application has been lodged.

If the appeal had not been lodged then the application would have been recommended for refusal as there are concerns in respect of the harm it would cause to the landscape.

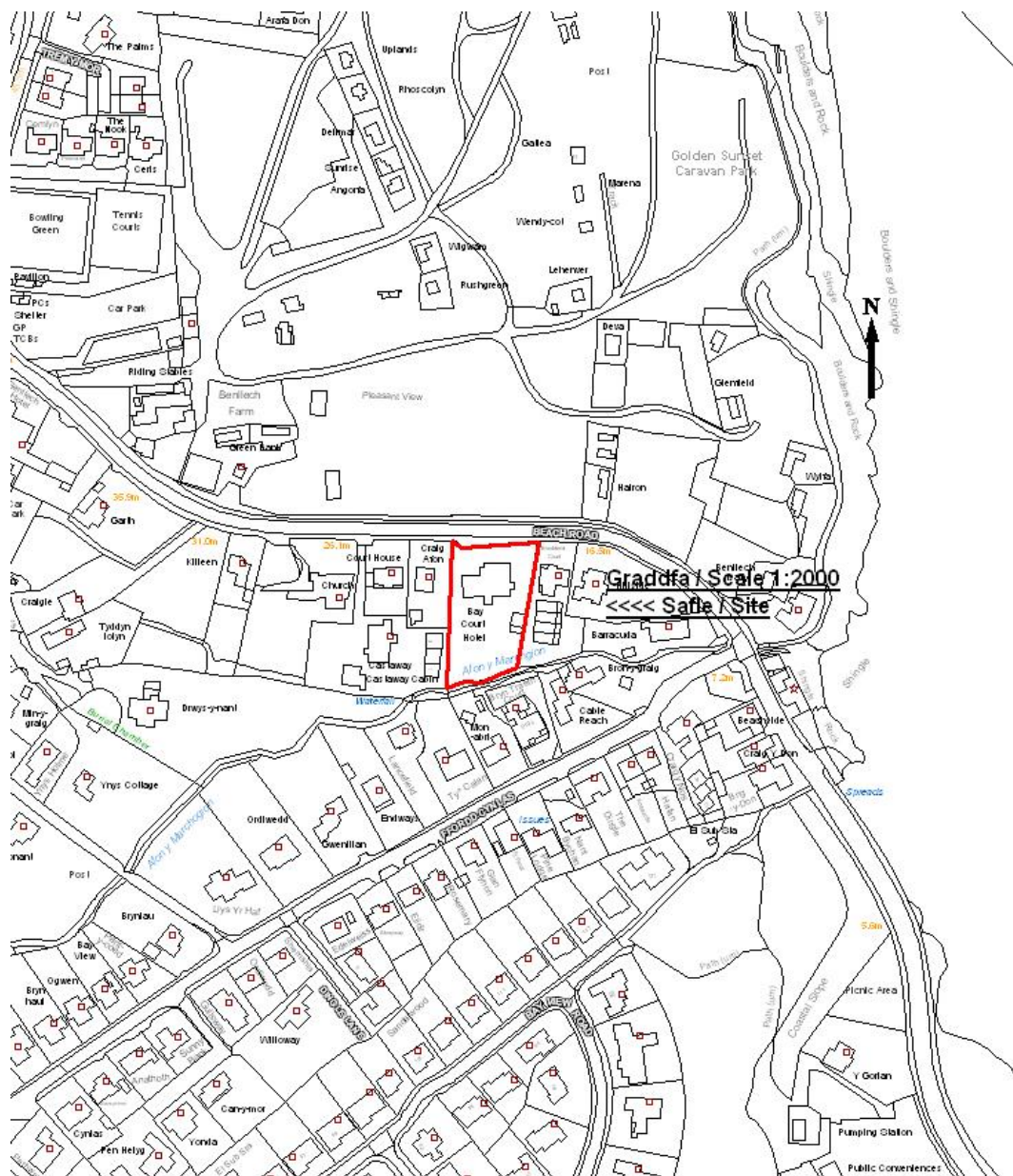
Rhif y Cais: 30C490C Application Number

Ymgeisydd Applicant

Westshield Limited

**Cais llawn ar gyfer dymchwel y gwesty presennol a chodi 18 fflat a gweithfeydd safle cysylltiedig yn / Full application for the demolition of existing hotel and erection 18 new apartments and associated site works at**

**Beach Road, Benllech**



**Planning Committee: 30/07/2014**

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

**Recommendation:**

That members approve the proposed changes to resolution on the planning application as detailed below.

**Reason for Reporting to Committee:**

The report enclosed as Appendix 1 was approved by the Planning Committee of the Isle of Anglesey Council in 05.07.06. The matter is presented back to the Planning Committee in view of the length of time that has elapsed since the committee resolution and because of changes now proposed to the legal agreement and described in the report below; there are also minor changes to the proposed planning conditions.

It was resolved to approve the planning application for the demolition of the existing building comprising the Bay Court Hotel and its replacement with an apartment complex of 18 flats. The grant of planning permission was subject to the applicant completing a legal agreement requiring that 6 of these units were affordable in accord with the Council's Supplementary Planning Guidance on Affordable Housing "SPG"; this was based on a percentage requirement of 30%.

It is understood that the applicant did not complete the legal agreement due to viability issues in connection with the development, and the provision of 6 affordable housing units. The former hotel has since remained in state of disrepair for a number of years.

The weight to be attributed to material planning policies in relation to affordable housing has also changed since 2006. National Planning policies and the Council's Affordable Housing Delivery Statement (2009) are now attributed more weight than the "SPG". Both National and Local Planning Policy is specific in requiring the provision of affordable homes as part of the planning approval process with consideration of the level of contribution depending on the viability of the scheme being material.

The applicant in this instance has signed a legal agreement containing the following obligation:

1. *Within 12 weeks of occupation of the final dwelling on the Site, the Owner will submit to the council the Certified Final Account.*
2. *In the event that the Certified Final Account (submitted by the owner pursuant 1 above and appropriately certified by the Developer's professionally qualified accountant) shows a net profit on sale for the Development in excess of 20% then the owner shall pay a sum to the council equal to 50% of that profit and such sum shall be paid by means of a cheque or banker's draft made payable to "The Isle of Anglesey County Council" at the same time as the Certified Final Account is submitted to the council.*
3. *No sum due to the council under this Schedule shall exceed £187,250.00.*

It is the Council's Affordable Housing Adviser's opinion that having followed procedures that the amendment to the affordable housing provision such that it is made by a financial contribution as detailed above it acceptable in this instance.

That planning permission is thereafter issued with the following planning condition:

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

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

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

Drawing Number	Drawing Name
W2585-001	Location Plan
W2585-500	Existing Site Plan
W2585-502	Existing East / West Elevation
W2585-501	Existing North / South Elevation
S05/131	Topographical Land Survey
W2585-202	East Elevation
W2585-203	West Elevation
W2585-300	Section
W2585-100	Basement Plan
W2585-102	First Floor Plan
W2585-104	Roof Plan
W2585-201	South Elevation
W2585-200	North Elevation
W2585-101	Ground Floor Plan
W2585-103	Second Floor Plan

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

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

**(03) No development part of the development hereby approved shall commence until a scheme for the comprehensive and integrated drainage of the site demonstrating how foul water, surface water and land drainage will dealt with has been submitted to and approved in writing by the local planning authority. The development shall be constructed with the drainage details completed and operational in accord with the details approved under the provisions of this condition.**

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

**(04) No development shall take place until a scheme of hard and soft landscaping for the site has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented not later than the first planting season after the occupation of the buildings or completion of the development, whichever is the sooner.**

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

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

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

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

Reason: To ensure a satisfactory appearance to the development.

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

Reason: To ensure a satisfactory appearance of the development.

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

Reason: For the avoidance of doubt.

**(10) The vehicular access shall be completed with a bitumen surface for the first 5 meters from the public highway.**

Reason: To minimise danger and inconvenience to highway users.

**(11) The vehicular 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 highway.**

Reason: To minimise danger and inconvenience to highway users.

**(12) The scheme for parking, garaging and manoeuvring indicated on the submitted plans shall be laid out prior to the initial occupation of the development hereby permitted and that area shall not thereafter be used for any other purpose.**

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

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

Reason: To minimise danger and inconvenience to highway users.

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

Reason: To protect the integrity of the public sewerage system

**(15) 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.

**(16) 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.

JIM WOODCOCK  
Pennaeth Gwasanaeth Cynllunio  
Head of Planning Service  
CYNGOR SIR YNYS MÔN  
ISLE OF ANGLESEY COUNTY COUNCIL  
Swyddfa'r Sir  
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Gofynnwch am/Ask for: David Pryce Jones  
☎ (01248) 752149  
e-mail: dpjpl@anglesey.gov.uk

Cais Rhif / App. No. 30C490C

Annwyl Syr/Madam,

Dear Sir/Madam,

DEDDF CYNLLUNIO GWLAD A THREF  
1990  
ADRAN 106A FEL Y CAFODD EI DIWYGIO  
GAN ADRAN 12 DEDDF CYNLLUNIO  
GWLAD AC IAWNDAL 1991

TOWN AND COUNTRY PLANNING ACT  
1990  
SECTION 106A AS AMENDED BY  
SECTION 12 OF THE PLANNING AND  
COMPENSATION ACT 1991

RHYBUDD PENDERFYNIAD

NOTICE OF DECISION

*Darllenwch yr amodau isod yn ofalus iawn rhag  
ofn, o fethu cydymffurfio a nhw, y bydd hynny'n  
gwneud eich caniatad cynllunio'n annilys.*

*Please read the conditions listed below  
carefully as failure to comply may invalidate  
your planning permission.*

**Cais llawn ar gyfer dymchwel y gwesty presennol a chodi 18 fflat a gweithfeydd safle  
cysylltiedig yn / Full application for the demolition of existing hotel and erection 18 new  
apartments and associated site works at  
Beach Road, Benllech**

Mae eich cais wedi cael ei ystyried gan y Cyngor yn  
unol a'i awdurdod dan y Ddeddf uchod, a rhoddyd  
CANIATÂD gyda'r amodau canlynol:-

Your application has been considered by the Council  
in pursuance of its powers under the above  
mentioned Act and permission has been  
APPROVED subject to the following conditions:-

(01) Rhaid cychwyn ar y datblygiad yr ymwna'r  
caniatâd hwn a fo o fewn pum mlynedd i ddyddiad y  
caniatâd hwn.

(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.

Rheswm: Cydymffurfio gyda gofynion Adran 91 (1) Ddeddf  
Cynllunio Gwlad a Thref 1990 (fel y cafodd ei diwygio)

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

(02) Bydd raid gweithredu ar y caniatâd a roddir yma  
yn gwbl gytûn gyda'r manylion a ddangosir ar y  
cynlluniau a gyflwynwyd ac sydd yn y cais a  
gyflwynwyd ac mewn unrhyw ddogfen arall ynghlwm  
wrth y cais.

(02) 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.



Rheswm: Sicrhau fod y datblygiad yn cael ei weithredu yn gytûn â'r manylion cydnabyddedig.

(02) Ni chaniateir dechrau ar unrhyw ran o'r datblygiad a ganiateir yma hyd nes cyflwyno i'r awdurdod cynllunio lleol a derbyn ei ganiatâd ysgrifenedig ef i gynllun draenio cynhwysfawr ac integredig ar y safle yn dangos sut y ceir gwared o garthffosiaeth, dwr wyneb a draeniad y tir.

Rheswm: Sicrhau fod cyflausterau draenio effeithiol yn cael eu darparu i'r datblygiad arfaethedig ac na fydd hynny'n cael unrhyw effaith andwyol ar yr amgylchedd nac ar y system garthffosiaeth gyhoeddus bresennol.

(04) Ni chyflawnir unrhyw ddatblygiad hyd nes fo cynllun tirweddau caled a meddal i'r safle wedi'i gyflwyno a'i gymeradwyo yn ysgrifenedig gan yr Awdurdod Cynllunio Lleol. Gweithredir y cynllun a gymeradwyir dim hwyrach na'r tymor plannu cyntaf ar ôl meddlannu'r adeiladau neu gwblhau'r datblygiad, pa un bynnag fyddo gyntaf.

Rheswm: Er lles prydfertwch yr ardal.

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

Rheswm: Er lles prydfertwch yr ardal.

(06) Mae'r caniatâd a roddir yma yn amrywio amod rhif (02) y caniatâd cynllunio blaenorol (1/37/T/1100Q) er mwyn caniatáu defnyddio'r siatedau ar safle'r cais i bwrpas byw ynddynt yn barhaol (anheddau categori C3 fel y cânt eu diffinio yn y Gorchymyn Dosbarthiadau Defnydd 1987 (fel y cafodd ei ddiwygio) (neu unrhyw Orchymyn yn dileu neu'n ailddeddfu'r Gorchymyn hwnnw yn cael ei eithrio)

Rheswm: I ddiffinio sgôp y caniatâd yma.

(07) Ni chaniateir cyflawni unrhyw ddatblygiad cyn cyflwyno manylion o'r deunyddiau y bwriedir eu defnyddio ar wynebau allanol y datblygiad i'r Awdurdod Cynllunio Lleol, a'u cymeradwyo ganddo mewn ysgrifen. Rhaid defnyddio'r deunyddiau a gymeradwywyd wrth weithredu'r datblygiad.

Rheswm: I sicrhau golwg foddhaol i'r datblygiad

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

(03) No development part of the development hereby approved shall commence until a scheme for the comprehensive and integrated drainage of the site demonstrating how foul water, surface water and land drainage will dealt with has been submitted to and approved in writing by the local planning authority.

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

(04) No development shall take place until a scheme of hard and soft landscaping for the site has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented not later than the first planting season after the occupation of the buildings or completion of the development, whichever is the sooner.

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

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

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

(06) The permission hereby granted varies condition 2 of planning permission (1/37/T/1100Q) so as to permit use of the chalets on the application site for permanent residential purposes (C3 dwelling house as defined in the Use Classes Order 1987 (as amended) (or any Order re-voking or re-enacting that Order) are hereby excluded.

Reason: To define the scope of this permission.

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

Reason: To ensure a satisfactory appearance to the development.

(08) Bydd y datblygiad a ganiateir yma, a nodir hynny ar y cynlluniau a ganiateir yma, yn cael ei roi gyda llechi Cymreig naturiol neu gyda llechi o liw ac arwydd cyfatebol a nodweddion treulio yn y tywydd. Ni fydd unrhyw waith datblygu yn digwydd hyd nes cyflwyno samplau neu ddisgrifiadau masnachol o'r llechi a ddefnyddir ar do'r datblygiad i'r awdurdod cynllunio lleol a derbyn ei ganiatâd ysgrifenedig ef iddynt. Y llechi cydnabyddedig fydd yn cael eu defnyddio i weithredu ar y datblygiad.

Rheswm: I sicrhau golwg foddhaol i'r datblygiad.

(09) Ni fydd y ffenestri ar ochrau dwyreiniol a gorllewinol y datblygiad a ganiateir yma yn cael eu gwydro na'u hailgwydro oni wneir hynny gyda gwydr nad oes modd gweld trwyddo. Cyn gweithredu ar y datblygiad yma bydd raid cyflwyno manylion llawn am niwliogrwydd y gwydr yn y ffenestri i'r awdurdod cynllunio lleol a derbyn ei ganiatâd ysgrifenedig ef iddynt. Wedyn bydd raid glynu wrth y gwydr cydnabyddedig wrth fodd yr awdurdod cynllunio lleol.

Rheswm: I ddiogelu plaserau cymdogion.

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

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

(11) Rhaid draenio carthlon a dwr wyneb ar wahan oddi ar y safle.

Rheswm: Gwarchod y cyfan o'r system garthffosiaeth gyhoeddus.

(12) Ni chaff unrhyw ddwr wyneb gysylltu (nail ai yn uniongyrchol nac yn anuniongyrchol, i'r system garthffosiaeth gyhoeddus.

Rheswm: Rhag bod goriwyltho hydrolig ar y system garthffosiaeth gyhoeddus, i ddiogelu iechyd a diogelwch trigolion presennol ac i sicrhau na fydd unrhyw newid i'r amgylchedd.

(13) Ni chaniateir i ddwr redog oddi ar y tir, yn uniongyrchol nac yn anuniongyrchol, i'r system garthffosiarth gyhoeddus.

Rheswm: Rhwystro gormod o ddwr rhag llifo i'r system garthffosiaeth gyhoeddus a llygru'r amgylchedd.

(08) The development hereby permitted shall where specified on the plans hereby approved be roofed with natural Welsh slates, or with slates of equivalent colour texture and weathering characteristics. No development shall take place until samples or trade descriptions of the slates proposed to be used on the roof of the development have been submitted to and approved in writing by the local planning authority. The approved slates shall be used in the implementation of the development.

Reason: To ensure a satisfactory appearance of the development.

(09) The window in the east and west elevations of the development hereby permitted shall not be glazed or re-glazed other than with obscured, frosted or stained glass and. Prior to the commencement of the development hereby approved full specifications of the opaqueness of the glass to be used in the windows shall be submitted to and approved in writing by the local planning. Thereafter the approved glass specification shall be retained to the satisfaction of the local planning authority.

Reason: To preserve the amenities of occupants of the adjacent dwellings.

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

Reason: For the avoidance of doubt.

(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) No 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.

(13) No land drainage run-off will be permitted, either directly or in-directly, to discharge into the public sewerage system.

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

(14) Bydd raid sicrhau bod gosodiad y fynedfa a dull ei hadeiladu yn cydymffurfio'n llwyr gyda y cynlluniau a gyflwynwyd cyn i neb symud i mewn i'r annedd i bwyllio ynddi ac wedyn bydd raid cadw'r fynedfa yn glir o bob rhwystr parhaol a'i defnyddio i ddibenion mynediad yn unig.

Rheswm: Cydymffurfio a gofynion yr Awdurdod Prifffyrdd er lles diogelwch y ffordd.

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

Rheswm: Cydymffurfio a gofynion yr Awdurdod Prifffyrdd er lles diogelwch y ffordd.

(16) Rhaid adeiladu'r fynedfa gyda'i graddiant yn ddim mwy nag 1 mewn 20 am y 5 metr cyntaf yn ol o ymyl agosaf y gerbydion gyfagos.

Rheswm: Cydymffurfio a gofynion yr Awdurdod Prifffyrdd er lles diogelwch y ffordd.

(17) Rhaid cwblhau'r fynedfa gyda wyneb bitumen am y 5 metr cyntaf o ymyl agosaf y Briffordd Sirol gan sicrhau bod y system draenio dwr wyneb wedi ei chwblhau ac yn gweithio'n berffaith cyn cychwyn ar y defnydd a ganiateir yma.

Rheswm: Cydymffurfio a gofynion yr Awdurdod Prifffyrdd er lles diogelwch y ffordd.

*Mae'r cynllun datblygu ar gyfer Ynys Môn yn cynnwys Cynllun Fframwaith Gwynedd (1993), Cynllun Lleol Ynys Môn (1996) a'r Cynllun Datblygu Unedol a ddaeth i ben. Roedd y polisiau canlynol yn berthnasol i'r sylw a roddwyd i'r cais hwn: Polisiau 1, 26, 42, 48, 49 o Cynllun Lleol Ynys Môn, Polisiau A2, D4, D20, D29, FF11, FF12, FF15 o Cynllun Fframwaith Gwynedd, Polisiau GP1, GP2, HP2, HP4, TR9, TR10, SG2, SG4, SG6, HP7 o Cynllun Datblygu Unedol Ynys Môn.*

(14) The access shall be laid out and constructed strictly in accordance with the submitted plan before the dwelling is occupied 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.

(15) 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.

(16) 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.

(17) The access shall be completed with a bitumen surface for the first 5 metres from the nearside edge of the County Highway with the surface water drainage system completed and in perfect working order before the use hereby permitted is commenced.

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

*The development plan covering Anglesey consists of the Gwynedd Structure Plan (1993), the Ynys Môn Local Plan (1996) and the stopped Ynys Môn Unitary Development Plan. The following policies were relevant to the consideration of this application: Policies 1, 26, 42, 48, 49 of the Ynys Môn Local Plan, Policies A2, D4, D20, D29, FF11, FF12, FF15 of the Gwynedd Structure Plan, Policies GP1, GP2, HP2, HP4, TR9, TR10, SG2, SG4, SG6, HP7 of the Unitary Development Plan.*

DYDDIAD Y PENDERFYNIAD 31/07/2006 DATE OF DECISION

Yr eiddoch yn gywir / Yours faithfully

JIM WOODCOCK  
PENNAETH GWASANAETH CYNLLUNIO / HEAD OF PLANNING SERVICE

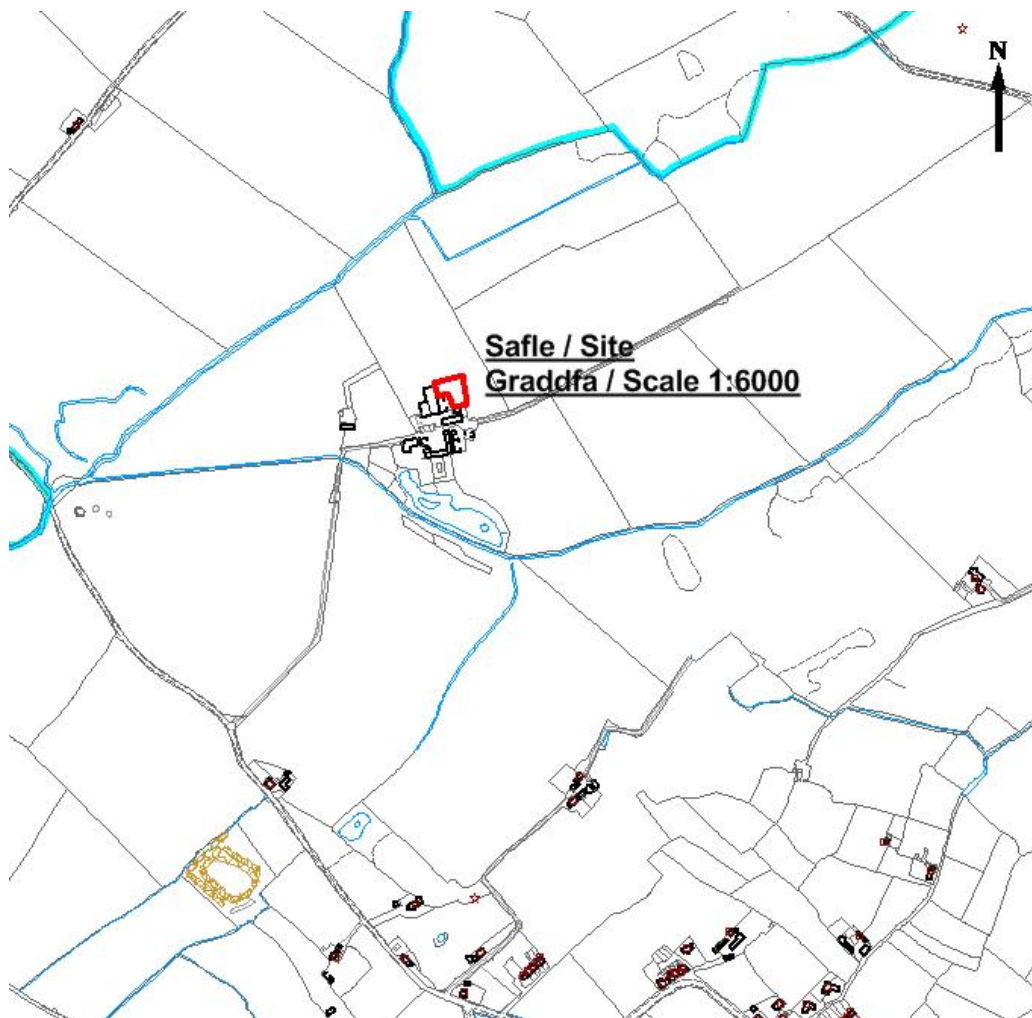
Rhif y Cais: 37C174E Application Number

Ymgeisydd Applicant

**Mr R Rogers**

**Cais i bennu os oes angen caniatâd blaenorol ar gyfer codi sied amaethyddol i gadw anifeiliaid ynghyd a ehangu sied presennol ar dir yn / Application to determine whether prior approval is required for the erection of an agricultural shed to house livestock together with an extension to the existing shed on land at**

**Tre-lfan, Brynsiencyn**



**Planning Committee: 30/07/2014**

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

**Reason for Reporting to Committee:**

The applicant is the son of a Local Member and the report has been scrutinised by the Monitoring Officer in accordance with the Council's constitution.

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

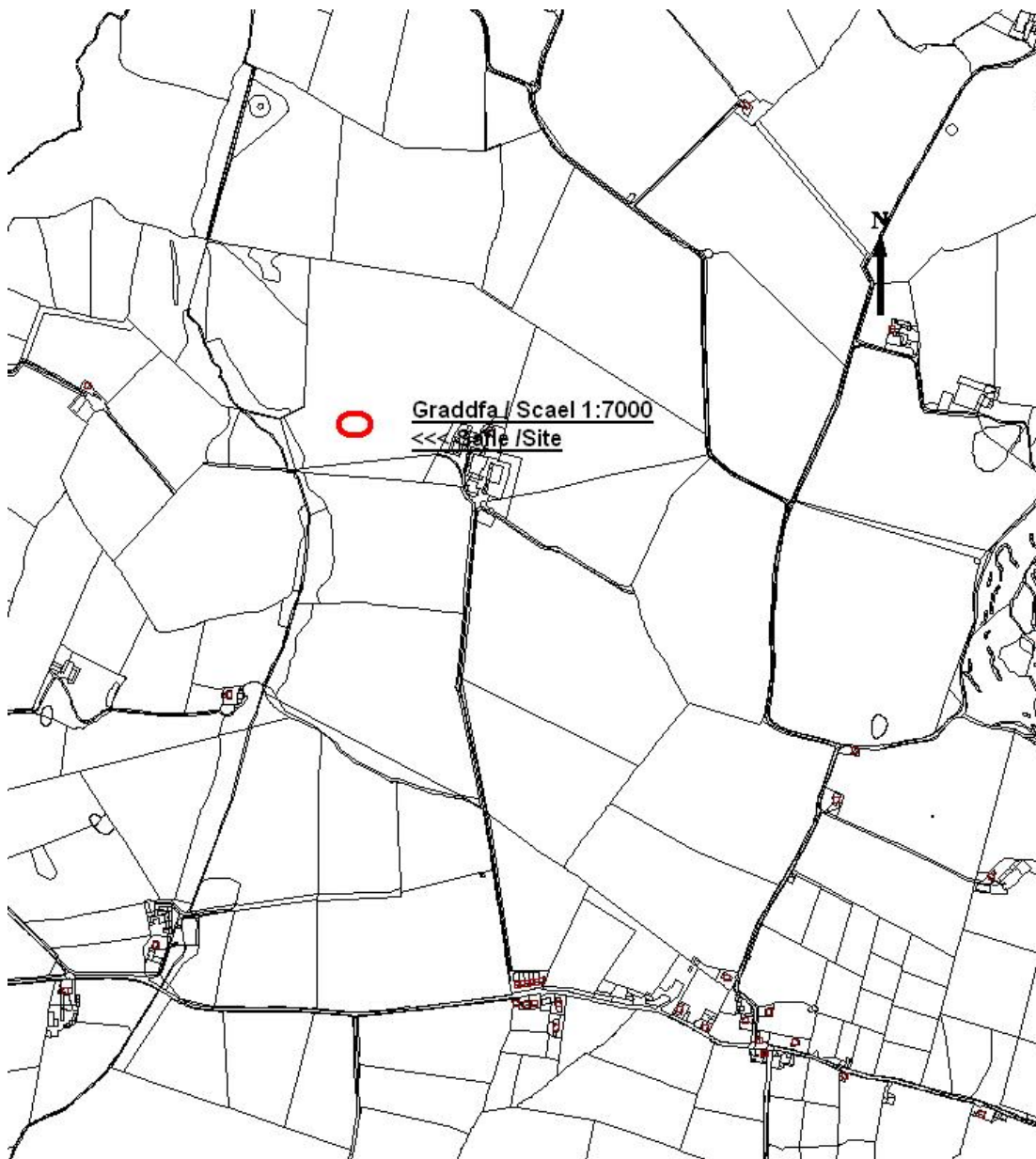
The matter is therefore reported for information purposes only.

Rhif y Cais: 44C305C/RE Application Number

Ymgeisydd Applicant

**Mr Brian Bown**

**Cais llawn ar gyfer codi un twrbîn gwynt 15kw gyda uchder hwb hyd at cyfanswm o 15.43m, diamedr rotor hyd at uchafswm o 13.1m a uchder blaen unionsyth hyd at uchafswm o 21.97m ar dir yn / Full application for the erection of one 15kw wind turbine with a maximum hub height of up to 15.43m, a maximum rotor diameter of up to 13.1m, and a maximum upright vertical tip height of up to 21.97m on land at**

**Tre Wyn, Maenaddwyn**

**Planning Committee: 30/07/2014**

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

**Recommendation:**

For information.

**Reason for Reporting to Committee:**

The application is for the erection of a wind turbine. It has been resolved that all applications for such a development be presented to the planning Committee.

This application is reported to inform the Committee that an appeal against the non-determination of this application has been lodged.

If the appeal had not been lodged then the application would have been recommended for refusal as there are concerns in respect of the harm it would cause to the landscape.

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