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**CYNGOR SIR
YNYS MÔN
ISLE OF ANGLESEY
COUNTY COUNCIL**

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

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RHYBUDD O GYFARFOD	NOTICE OF MEETING
PWYLLGOR CYNLLUNIO A GORCHMYNION	PLANNING AND ORDERS COMMITTEE
DYDD MERCHER, 3 MEDI, 2014 ➔ 1:00 pm ←	WEDNESDAY, 3 SEPTEMBER 2014 ➔ 1.00 pm ←
SIAMBR Y CYNGOR, SWYDDFEYDD Y CYNGOR, LLANGFNI	COUNCIL CHAMBER, COUNCIL OFFICES, LLANGFNI
Swyddog Pwyllgor	Mrs Mairwen Hughes 01248 752516 Committee Officer

AELODAU / MEMBERS

Cynghorwyr / Councillors:

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

Please note that meetings of the Committee are filmed for live and subsequent broadcast on the Council's website. The Authority is a Data Controller under the Data Protection Act and data collected during this webcast will be retained in accordance with the Authority's published policy

A g e n d a

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

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

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

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1 APOLOGIES

2 DECLARATION OF INTEREST

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3 MINUTES 30 JULY, 2014 MEETING_(Pages 1 - 12)

To submit the minutes of the previous meeting of the Planning and Orders Committee held on 30th July, 2014.

4 SITE VISIT 20TH AUGUST, 2014_(Pages 13 - 14)

To submit the minutes of the site visit undertaken on 20th August, 2014.

5 PUBLIC SPEAKING

6 APPLICATIONS THAT WILL BE DEFERRED_(Pages 15 - 20)

6.1 - 34C553A – Ty'n Coed, Llangefni

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

6.3 - 42C9N – Pentraeth Services, Pentraeth

7 APPLICATIONS ARISING_(Pages 21 - 34)

7.1 – 14C164D – Tryfan, Trefor

7.2 – 19LPA434B/FR/CC – Jesse Hughes Community Centre, Holyhead

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7.3 – 36C328A – Bodafon, Llangristiolus

8 ECONOMIC APPLICATIONS

None to be considered by this meeting.

9 AFFORDABLE HOUSING APPLICATIONS

None to be considered by this meeting.

10 DEPARTURE APPLICATIONS

None to be considered by this meeting.

11 DEVELOPMENT PROPOSALS SUBMITTED BY COUNCILLORS AND OFFICERS

None to be considered by this meeting.

12 REMAINDER OF APPLICATIONS_(Pages 35 - 56)

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12.2 – 20C102J – Rhyd y Groes, Rhosgoch

12.3 – 21C40A – Penrhyn Gwyn, Llanddaniel

12.4 – 39C305B – 5 Cambria Road, Menai Bridge

12.5 – 45C111/RE – Gellinog Bach, Dwyran

13 OTHER MATTERS_(Pages 57 - 58)

13.1 – 33C302 – Penffordd, Gaerwen

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PLANNING AND ORDERS COMMITTEE

Minutes of the meeting held on 30 July, 2014

- PRESENT:** Councillor W.T.Hughes (Chair)
Councillor Ann Griffith (Vice-Chair)
- Councillors Lewis Davies, Jeff Evans, John Griffith, Kenneth Hughes, Vaughan Hughes, Victor Hughes, Richard Owain Jones, Raymond Jones, Nicola Roberts.
- IN ATTENDANCE:** Development Control Manager (DFJ)
Planning Assistants
Senior Engineer (Development Control) (EDJ)
Highways Technician (JAR)
Legal Services Manager (RJ)
Committee Officer (ATH)
- APOLOGIES:** Councillor J.Arwel Roberts (Portfolio Member for Planning)
- ALSO PRESENT:** Councillors Trefor Lloyd Hughes (application 7.1), Alun Mummery (application 7.3), R.G.Parry,OBE, Ieuan Williams
-

1 APOLOGIES

As noted above.

2 DECLARATION OF INTEREST

Councillor Jeff Evans declared an interest in respect of application 7.1

Councillor Nicola Roberts declared a personal but not prejudicial interest in respect of application 7.4 and remained at the meeting during the discussion thereon.

Councillors Lewis Davies, Ann Griffith, John Griffith Vaughan Hughes and Nicola Roberts declared an interest in relation to applications 6.1, 13.1 and 13.4 because of the reference to wind turbines in the Plaid Cymru Manifesto. They stated that they would keep an open mind in relation to the said applications.

3 MINUTES

The minutes of the previous meeting of the Planning and Orders Committee held on 2 July, 2014 were presented and confirmed as correct.

4 SITE VISITS

It was noted that site visits were held on 17th July, 2014 in relation to the following applications:

- 311C14V/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

The Chair announced that there were Public Speakers in relation to applications 7.5 and 11.1.

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 up to 81m, the improvements to the existing access to the A5025 road together with erection of 3 equipment housing cabinets on land at Bryn Eryr Uchaf, Menai Bridge

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

7 APPLICATIONS ARISING

7.1 19LPA434B/FR/CC - Full Application for the refurbishment of the existing buildings, demolition of the link extension together with the erection of a two storey extension at Jesse Hughes Community Centre, Holyhead

The application is presented to the Committee as it is made by the Council on Council owned land. At its meeting held on 2nd July, the Committee resolved to defer consideration of the application as the incorrect local members had been consulted. This omission was subsequently rectified.

Councillor Jeff Evans sought advice in relation to the interest which he had declared at the outset of the meeting in respect of this application as to whether it necessitated his leaving the meeting. He clarified that his son was employed on a part time basis at the current Jesse Hughes Centre and that he deemed his interest to be in connection with part of the existing building although his son might potentially work in that part of the Youth Club where changes are proposed.

The Legal Services Manager advised that the interest is prejudicial if a reasonable person in possession of all the facts would incline to take the view that the interest of the Member's son will be the prime motive for the Member's participation in this matter as opposed to the public interest. Having regard to the Officer's advice, Councillor Jeff Evans withdrew from the meeting during the discussion and determination of the application.

The Development Control Manager reported that the key planning consideration is the proposal's potential effect on nearby residential amenities. There is approximately 17m between the proposed extended building and the dwellings at the rear of the site which back onto the play area and it is the Officer's opinion that increased daytime use of the site will not intensify amenity impacts to such a degree as to warrant refusal of planning consent and that the development is a reasonable and appropriate extension of the centre. Since the Committee's previous meeting, further plans have been received that propose re-siting the bin store at a greater distance from the residential properties; the consultation period on these further plans expires on 1 August, 2014 and should any issues arise therefrom, they will be reported back to the Committee. The Highways Authority has confirmed it is satisfied with the proposal subject to the attachment to the planning consent of a condition for a traffic management plan.

Councillor Trefor Lloyd Hughes addressing the Committee as a Local Member said that whilst he did not wish to lose the grant funding opportunity connected with the proposal which is time limited, he did have serious concerns regarding the current traffic situation in and around the area of the Jesse Hughes Centre, and in particular parking and access issues including access for emergency services which he elaborated upon. There are local concerns that the proposed new extension to the Jesse Hughes centre will create more difficulties with regard to traffic and parking. He could not support the application without having satisfied himself that the Committee's Members have had an opportunity to see the traffic problems for themselves. For these reasons, he requested that the Committee undertake a site visit.

The Senior Engineer (Development Control) acknowledged that the situation with regard to traffic was difficult but notwithstanding, the Jesse Hughes Centre is already in extensive use as an educational and community facility, and the proposed extension and changes to the current centre are deemed reasonable. The choice is between rejecting the application thus meaning current traffic issues will remain, and will not be addressed, or approving the application conditional upon imposing a sustainable travel plan to encourage staff and users of the centre to travel in more sustainable ways in order to mitigate the traffic and parking situation. The Highways

Authority recommends the latter course because rejecting the application will do nothing to improve the existing traffic situation.

Councillor Nicola Roberts sought clarification of whether the issue of the grant funding deadline mentioned by the Local Member impacts on the Committee's decision. The Development Control Manager said that that was not material planning consideration as regards determining the application.

Councillor Ann Griffith questioned whether further traffic problems would arise during the proposal's construction phase. The Senior Engineer (Development Control) said that the Highways Authority has also requested a construction phase traffic management plan as a condition of consent.

Councillor R. O. Jones proposed that the Committee visit the site in accordance with the Local Member's request. Councillor Raymond Jones seconded the proposal.

Councillor Kenneth Hughes said that he felt the Local Member and the Highways Officer had provided sufficient evidence of the traffic problems in the locality of the Jesse Hughes Centre to make a site visit unnecessary, and that the decision was to reject or approve the application. He proposed that the application be approved in accordance with the Officer's recommendation and his proposal was seconded by Councillor Lewis Davies with the proviso that a robust traffic management condition to manage traffic in and out of the centre be attached to the planning permission. Councillor Nicola Roberts indicated that she was supportive of the application but that she wished it to be noted that the matter of grant funding and related timescale does not have a bearing on the decision.

Prior to the vote on the matter being taken, Councillor Lewis Davies said that he was withdrawing as seconder to the proposal of approval in favour of conducting a site visit. In the subsequent vote, Councillors Lewis Davies, Victor Hughes, Vaughan Hughes, Raymond Jones, Richard Owain Jones and Nicola Roberts voted to undertake a site visit.

It was resolved that the site be visited to allow Members to assess the traffic situation in and around the area of the proposal.

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

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

The Development Control Manager informed the Committee that the application was withdrawn on 15th July, 2014.

It was resolved to note the information.

7.3 31C14V/1 – Full application for alterations and extensions at 34 Cil y Graig, Llanfairpwll

The application was presented to the Planning and Orders Committee as it had been called in by Local Members. The site was visited by Members on 17th July, 2014.

The Development Control Manager reported that in terms of its siting and design, it is the Officer's opinion that the proposal is appropriate for its context and that the materials to be used are acceptable as they would harmonise with the existing dwellings and as such would not look out of place. Neither is it considered that the proposal would affect any neighbouring properties nor impact on the surrounding area to such an extent as to warrant a refusal. The recommendation is therefore to approve the application.

Councillor Alun Mummery commented as a Local Member that the application had been called in because there were local objections to the proposal.

In response to a request by Councillor Lewis Davies, the Development Control Manager showed photographs of the existing dwelling along with the plans for the proposed alterations and extensions.

Councillor Victor Hughes said that having viewed the application site he thought that the intended extension to the front of the dwelling is in keeping with the other properties in the vicinity and will bring it visually into alignment with the properties on either side. The proposed finished dwelling

will harmonise with the remainder of the estate. He said that he had taken notice of the fact that many properties on the estate already feature extensions. He suggested that should an issue arise with overlooking then that could be addressed by a condition regarding obscure glazing.

Councillor John Griffith said that he could not see anything policy wise to object to the application and he proposed that it be approved. Councillor Raymond 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 and with the addition of a condition with regard to obscure glazing.

7.4 34C553A – Outline application for residential development including extra care facility, highway and associated infrastructure at Ty'n Coed, Llangefni

The application is presented to the Planning and Orders Committee because it has been advertised as a departure from the development plan, and is being recommended for approval. The site was visited by Members on 21st August, 2013.

The Development Control Manager reported that the key planning considerations are in relation to the adequacy of the existing residential land supply and the compliance of the respective proposals with the development plan and other material policy considerations. Llangefni is identified as a defined settlement under the provisions of policy 49 of the Local Plan and the application site lies outside this settlement boundary hence the advertisement of the application as a departure from the provisions of the development plan. In February 2011 the Council adopted an interim planning policy for large sites immediately adjacent to the development boundaries of main centres with the objective of ensuring the availability of sufficient housing land 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. 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 years supply thereby leaving the Council open to applications in potentially less sustainable locations being approved. 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. Therefore there is a policy basis to the residential dimension of the application.

With regard to the proposal for an extra care facility, the development plan and other material policy considerations do not require that such developments are located within settlements boundaries in the same way as housing developments. Analysis of demographic changes indicates that the older population will increase at an accelerating rate and the provision of specialist care services will have to expand to meet increasing levels of need. The location for this element of the application is considered suitable and sustainable being on the outskirts of one of the Island's main centres. The recommendation therefore is to approve the application subject to a section 106 agreement containing the provisions listed in the report.

Councillor Victor Hughes said that he was concerned by the proposal for an extra care facility because he deemed it to be premature on the basis that the development of extra care provision in the Llangefni area is currently under consideration by the Council, and other potential locations for siting such a facility are being considered, and no decision has been made. The application site for the extra care facility is being proposed by the developer and due regard must be had of whether the proposed site is the most suitable for such a facility.

Councillor Nicola Roberts requested that consideration of the application be deferred to the September meeting to enable representatives of the local community to address the Committee given there have been many changes in the seven years since the application was initially considered. She referred to difficulties which members of the local community had had in seeking to speak publicly on this issue at the committee meeting. Councillor John Griffith seconded the proposal of deferral. Councillors Kenneth Hughes, Vaughan Hughes and Jeff Evans indicated that they supported the request for consideration of the application to be deferred to the next meeting.

The Legal Services Manager advised that should the Committee so decide and in order to be equitable, an invitation to address the Committee should also be extended to the applicant and/or his representatives. The procedure for public speaking at meetings of the Planning and Orders Committee is managed as part of the process for publicising applications locally, so in this case a mechanism needs to be identified whereby the interest to speak at the committee can be

registered and a spokesperson for the local community subsequently nominated without having to re-publicise the application. Additionally, in light of the fact that this is an application for a sizeable development, the Chair of the Committee might wish to exercise the discretion that he has under planning procedure rules to allow additional speakers from each party and to grant them equal time to speak at the committee.

Councillor Nicola Roberts also asked that the observations of the Lifelong Learning Service regarding the likely demand on the local education provision which the residential aspect of the proposal might create and the available capacity to meet that demand be sought and presented to the next meeting.

It was resolved to defer consideration of the application to the Committee's September meeting and with the agreement of the Chair (which was granted), to allow public speaking for up to the first three members of the public who register in writing with the Planning Service an interest to speak on the application at that meeting and to issue a corresponding invitation to speak to the applicant and/or his representative for an equivalent amount of time.

7.5 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 and land adjacent to Bodafon, Llangristiolus

The application was presented to the Planning and Orders Committee at the request of the Local Member. The site was visited by Members of the Committee on 17th July, 2014.

The Chair invited Miss Sioned Edwards to address the meeting in support of the application. Miss Edwards made the following points:

- A previous application was refused because it proposed the removal of the majority of the trees and hedges along the boundary of the site to the detriment of the integrity of a landscape feature and the character of the area.
- Detailed discussions have ensued with Highways Officers and the Council's Tree Officer to overcome this problem and to ensure the proposal is acceptable in terms of not impacting on the landscape and ensuring the safety of the access. The proposal now entails the removal of only two groups of trees to create the access, along with the planting of additional trees and it is now being recommended for approval.
- The application is considered compliant in policy terms as it conforms to Policy 50 of the Ynys Môn Local Plan which permits single plot applications within or on the edge of a listed settlement which includes Llangristiolus.
- There are two development boundaries to Llangristiolus, the one surrounding the upper part of the village and the other the lower part. The application site borders directly on the latter where there is a cluster of 7 dwellings.
- Careful consideration has been given to minimising the effects of the proposed new dwelling on neighbouring properties, principally Bodafon. The height of the proposal has been restricted to 6m and further consideration will be given at detailed application stage.
- From a highway safety perspective, a speed survey has been undertaken which confirms that the visibility splay proposed is acceptable and is in line with the advice contained in the Manual for Streets document.

Members of the Committee sought clarification of the speaker in relation to the current usage of the existing dwelling known as Bodafon and the siting of trees to both the north and south west of the application site and their type. Councillor John Griffith said that he thought that a new development such as that proposed was out of character with the cluster of 7 dwellings within which it is deemed to lie. Miss Sioned Edwards said that Bodafon is used occasionally by the applicant. She clarified that there are other developments within the vicinity and that the proposal is not the only new development in the area.

The Development Control Manager reported that with reference to the policy context, Llangristiolus is defined as a Listed Settlement under policy 50 of the Ynys Môn Local Plan. 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 the site proposed is considered acceptable because the site lies immediately adjoining the property known as

Bodafon and lies within a cluster of 7 dwellings. The proposal is therefore is justified in policy terms. A previous application was refused because it proposed the removal of a significant portion of the roadside boundary. Following discussions, the application has been amended to reduce the visibility splay to the access meaning that the majority of the roadside boundary will now be retained. A speed survey has been undertaken by the Highways Authority which confirms that the visibility splay is sufficient and conforms to the requirements. The recommendation is to approve the application.

Councillor Victor Hughes speaking as a Local Member said that the application site lies outside the development boundary of Llangristiolus. The only difference between the current application and the previous application which was refused is that less of the roadside boundary will be removed under the current application – 44.5m compared with 100m previously. The proposal makes no mention of the trees on the westerly side of the application site. Due to the narrowness of the site, the proposed new dwelling will back onto the stream at the rear of the site where there are ancient trees that will have to be removed or extensively trimmed. The access road to the site is an exceptionally narrow and winding road and the site is altogether an unsatisfactory location for an additional new dwelling being beyond the village boundary and about half a mile beyond the 30 mph highway speed restriction. There is ample land available within the village boundary on which to site a development. There is an existing dwelling known as Bodafon which has not been in regular use for many years meaning the need for a new dwelling in this area has not been proved. Another application under policy 50 in another location on the periphery of the village but within the speed restriction area was refused and was also rejected at appeal .The proposal represents development for development's sake which is an issue that concerns the locality, and it extends the village boundary to an unacceptable extent. For these reasons he asked the Committee to refuse the application.

In response to Members' requests for clarification of the dimensions of the application site in order to establish how narrow it is, along with the proposed location within the plot of the intended new dwelling, the Development Control Manager showed the Committee a photograph of the application site along with the existing dwelling of Bodafon and he illustrated the trees that would be removed to accommodate the access by reference to the site Plan. The Officer said that the site encompasses 1 hectare, and that the plot measures approximately 25m in width by 60m in length.

Councillor Nicola Roberts queried whether the proposal complies with Policy 50 of the Ynys Môn Local Plan and she asked the Officer to clarify the policy by reference to the relevant section. The Development Control Manager said that Policy 50 states that planning permission will normally only be granted for single dwellings within or on the edge of the villages and hamlets as listed provided that a proposal would not harm the physical or social character of the area and bearing in mind the criteria set out which he noted.

Councillor Victor Hughes proposed that the application be refused contrary to the Officer's recommendation and his proposal was seconded by Councillor Lewis Davies. Councillor Kenneth Hughes proposed that the application be approved on the basis that the site is served by the main sewerage system. Councillor Richard Owain Jones seconded the proposal to approve.

In the subsequent vote, Councillors Jeff Evans, Kenneth Hughes, Vaughan Hughes and Richard Owain Jones voted to approve the application. Councillors Lewis Davies, John Griffith, Victor Hughes, Raymond Jones, Nicola Roberts and Ann Griffith voted to refuse the application contrary to the Officer's recommendation for the reasons that the proposal constitutes over-development in the open countryside and is deemed not to comply with Policy 50 of the Ynys Môn Local Plan.

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

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

8 ECONOMIC APPLICATIONS

None were considered at this meeting of the Planning and Orders Committee.

9 AFFORDABLE HOUSING APPLICATIONS

None were considered at this meeting of the Planning and Orders Committee.

10 DEPARTURE APPLICATIONS

None were considered at this meeting of the Planning and Orders Committee.

11 DEVELOPMENT PROPOSALS SUBMITTED BY COUNCILLORS AND OFFICERS

11.1 14C164D – Outline application with some matters reserved for the erection of a pair of semi-detached dwellings and the creation of a vehicular access on land adjacent Tryfan, Trefor

The application is presented to the Planning and Orders Committee because 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 the said paragraph.

The Chair invited Mr R. Parry to speak as an objector to the proposal. Mr Parry highlighted the following considerations:

- That there has been no demand for housing in Trefor for the past 40 years due to depopulation following a reduction in the local farming workforce. This in turn has led to the closure of local facilities as well as halving the distribution services for local goods.
- The language impact of the original application by a Welsh family would raise the percentage of Welsh speakers from 72% to around 75-79% whilst an open market application for 2 or perhaps 4 dwellings would in all likelihood reduce that percentage to around 50% to 27% given that affordable house prices are beyond local incomes.
- Whilst recognising that under planning rules there is no automatic right to light, the proposed application site will completely obscure the main southerly light source of Tryfan from the lounge, kitchen and utility as the windows are only 4 feet away from the 4 foot high boundary wall. This will entail a loss of privacy.
- A site visit is requested to enable the decision makers to see for themselves the difficulties created by the application site and the B5112 on which there has been an increase in both light and heavy traffic leading to several instances of damage to speed signs with the loss of one sign for over a year.
- That there is no Language-Community Impact Assessment incorporated within the Isle of Anglesey County Council Language Policy. Consequently this case has been referred to the Welsh Language Commissioner.

There were no questions to Mr R.Parry by the Committee.

The Development Control Manager reported that the application's main issues are whether the proposal complies with current policies; whether it will affect the amenities of the neighbouring properties and whether it will harm the surrounding landscape along with highway safety. Trefor is defined as a Listed Settlement under Policy 50 of the Ynys Môn Local Plan. The policy states that permission will be normally only be granted to single dwellings within or on the edge of the settlement. Although the proposal is for two semi-detached properties, it 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. There is planning consent already on the site; there is a mixture of house types in the vicinity and the proposal reflects that of the 4 terraced properties known as Awelfor. There is sufficient distance between the proposal and the neighbouring properties so as not to cause any harm to the amenities of the occupants of those properties and mitigating measures can be considered at full application stage if required. The Highways Authority has confirmed that it

does not wish to make any representations on the current application as the means of access to the site was approved under the previous application which was to serve one dwelling. As the proposal is for two units only it does not meet the threshold for the need for affordable housing but, based on evidence submitted by the applicant and data received from the Rural Housing Enabler it is likely that the two units proposed will be more affordable than one single open market dwelling as applied for previously. During the preparation of Local Development Plans, the effect of residential development within communities has been considered making further investigation as part of determining minor residential developments unnecessary. Due to its small scale the proposal does not trigger the need for the submission of a Welsh Language Impact Assessment as part of the proposal. Having regard to all these considerations, the recommendation is to approve the application.

Members of the Committee questioned the application's compliance with Policy 50 of the Ynys Môn Local Plan given that the proposal is for the erection of two properties on the edge of the settlement whilst the policy allows for the erection of a single dwelling. The Development Control Manager said that Policy 50 stipulates that that would "normally" be the case; the Officers have assessed the situation and in light of the fact there is already planning consent for one dwelling on the site and there are terraced properties within the area, they consider the proposal for a pair of two semi-detached dwellings of the proportions proposed to be reasonable in the circumstances.

Councillor Jeff Evans referred to the provisions of Policy 50 in terms of normally allowing for the erection of single dwellings on the edge of a settlement and to Policy 51 with regard to need, and he sought clarification of the information which the applicant had submitted to confirm a need for properties of this nature in the locality. The Development Control Manager said although there is no requirement to demonstrate a need with this type of development, the applicant has of his own volition, consulted with the Council's Rural Housing Enabler who confirms that there are applicants who have registered an interest for 2 and 3 bedroom properties in the surrounding villages, and because of its proximity to Bodedern, Bryngwran and other villages, it is anticipated that there would be an interest in the intended properties. Councillor Jeff Evans suggested that the Rural Housing Enabler's assessment only confirms a potential need in villages on the outskirts of Trefor but not necessarily in the village of Trefor itself.

Councillor Kenneth Hughes said that he had been persuaded of the need for housing in this locality and he proposed that the application be approved. His proposal was seconded by Councillor Vaughan Hughes. Councillor Ann Griffith proposed that the application be refused contrary to the Officer's recommendation on the basis that the need for housing in the village of Trefor has not been proved. Her proposal was seconded by Councillor Jeff Evans.

In the subsequent vote, Councillors Lewis Davies, Kenneth Hughes, Vaughan Hughes, Richard Owain Jones and W.T.Hughes voted to approve the application. Councillors Jeff Evans, Ann Griffith, John Griffith, Victor Hughes, Raymond Jones and Nicola Roberts voted to refuse the application contrary to the Officer's recommendation because they deemed the need for housing in the village of Trefor had not been proved.

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

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

11.2 15C147A – Full application for the change of use of the ground floor of the dwelling from residential use to a mixed use of residential or retail at 11 High Street, Malltraeth

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

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

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 21C158 – Full application for alterations and extensions at 21 Stad Plas Hen, Llanddaniel

The application was reported to the Planning and Orders Committee as the applicant is the parent of a relevant officer as identified in Paragraph 4.6.10.4 of the Council's Constitution. The application has been scrutinised by the Monitoring Officer as required under the said paragraph.

Councillor Lewis Davies proposed that the application be approved. The proposal was seconded by Councillor John Griffith.

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

11.4 47C139 – Outline application for the erection of a dwelling with all matters reserved on land adjacent to Awelfryn, Elim, Llanddeusant

The application was brought to the Planning and Orders Committee as the applicant is related to a relevant officer as defined by Paragraph 4.6.10.4 of the Council's Constitution. The application has been scrutinised by the Monitoring Officer as required under the said paragraph.

Councillor Kenneth Hughes proposed that the application be approved and his proposal was seconded by Councillor Richard Owain Jones.

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 12C239A – Full application for the siting of a temporary portable unit at Canolfan Beaumaris, Beaumaris

The application is brought to the Planning and Orders Committee because the application site is on Council owned land.

Councillor Lewis Davies sought advice regarding whether he should declare an interest in the application having been a member of the Beaumaris Leisure Centre Management Committee until two months ago. The Legal Services Manager advised that that was unnecessary unless the Member had been involved in the preparation or approval of the application whilst a member of the Committee.

Councillor John Griffith subsequently declared an interest in the application and he withdrew from the meeting during the consideration thereof.

The Development Control Manager said that the recommendation was to approve the application to site a temporary portable unit at Canolfan Beaumaris to provide additional space to meet the increased demand for community classes for a period of 5 years.

Councillor Richard Owain Jones proposed that the application be approved. Councillor Kenneth 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.

12.2 13C186 – Full application for alterations and extensions at 18 Wesley Street, Bodedern

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

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

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

12.3 19LPA1002/CC - Full application for the erection of a plaque at 3 Stanley Terrace, Holyhead

The application is presented to the Planning and Orders Committee as it is made by the Council.

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

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

12.4 39C548 – Full application for the erection of a building for use as an after school club and holiday club at Ysgol y Borth, Menai Bridge

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

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

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

13 OTHER MATTERS

13.1 26C20E – 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 height of up to 28.4m on land at Frigan Farm, Brynteg

The application is reported to the Planning and Orders Committee as it has been resolved that all applications for such development be brought to the Committee

The Development Control Manager informed the Committee that an appeal against non-determination of the application had been lodged. If the appeal had not been lodged, the application would have been recommended for refusal as there are concerns regarding the harm it would cause to the landscape.

It was resolved to note the information and to support the Officers in opposing the appeal.

13.2 30C490C – Full application for the demolition of existing hotel and erection of 18 new apartments and associated site works at Beach Road, Benllech

The matter was presented to the Planning and Orders Committee because of proposed changes to the legal agreement and planning conditions and because of the time that has elapsed since the application was originally approved.

The Development Control Manager reported that the application was approved by the Planning and Orders Committee in July, 2006 subject to the applicant completing a legal agreement requiring that 6 of the proposed 18 new apartment units were affordable in accordance with the Council's SPG on Affordable Housing based on a percentage requirement of 30%. The applicant did not complete the legal agreement due to viability issues in connection with the development and the provisions of 6 affordable housing units. The former hotel has since remained in a state of disrepair. Discussions have been held with the Council's Affordable Housing Advisor and it is proposed that the terms of the legal agreement be amended so that the affordable housing provision is made in the form of a financial contribution by the developer to the Council in accordance with the obligation set out in the written report. This has the advantages of allowing the development to proceed thereby improving the site as well as ensuring there is a financial benefit to the Council for use for affordable housing needs on the Island.

Councillor Jeff Evans raised the point of whether the value of the financial contribution stipulated adequately reflects the potential value of the completed development. Councillors Nicola Roberts and John Griffith sought clarification of how the financial contribution made by the developer would be used and where. The Legal Services Manager said that the contribution will be made to

the Head of Housing Services to be used for the purpose of fulfilling other plans for affordable housing.

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

It was resolved to approve the changes to the legal agreement on the planning permission as set out in the written report and that the planning permission is thereafter issued with the conditions listed in the report. *(Councillor Jeff Evans did not vote on the matter because he would have wished to have known the potential cost of the properties, and whether the development would have been approved if a monetary value to the gain of the Council had not been attached)*

13.3 37C174E – 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-Ifan, Brynseincyn

The application is reported to the Planning and Orders Committee because the applicant is the son of a Local Member. The report has been scrutinised by the Monitoring Office in accordance with the Council's Constitution.

The Development Control Manager reported that it was determined that the prior approval of the Local Planning Authority was not required for the development and that it constituted permitted development,

It was resolved to note the information.

13.4 44C305C/RE – Full application for the erection of on 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

The application is reported to the Planning and Orders Committee as it has been resolved that all applications for such development be brought to the Committee

The Development Control Manager informed the Committee that an appeal against non-determination of the application had been lodged. If the appeal had not been lodged, the application would have been recommended for refusal as there are concerns regarding the harm it would cause to the landscape.

It was resolved to note the information and to support the Officers in opposing the appeal.

**Councillor W.T.Hughes
Chair**

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PLANNING SITE VISIT

Minutes of the meeting held on 20 August, 2014

- PRESENT:** Councillor W.T.Hughes (Chair)
Councillors Lewis Davies, Jeff Evans, John Griffith, Kenneth Hughes,
Raymond Jones, R.O.Jones, Nicola Roberts.
- IN ATTENDANCE:** Team Leader (Development Management) (NJ)
- APOLOGIES:** Councillors Ann Griffith, T.Victor Hughes
- ALSO PRESENT:** Councillor Trefor Lloyd Hughes (A Local Member)
-

1 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

The Planning and Orders Committee at its meeting held on 30 July, 2014 resolved that the site be visited in order that Members could assess the traffic situation in and around the area of the proposal.

Members viewed the site and the roads nearby.

Councillor W.T.Hughes
Chair

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6.1

Ceisiadau'n Tynnu'n Groes

Departure Applications

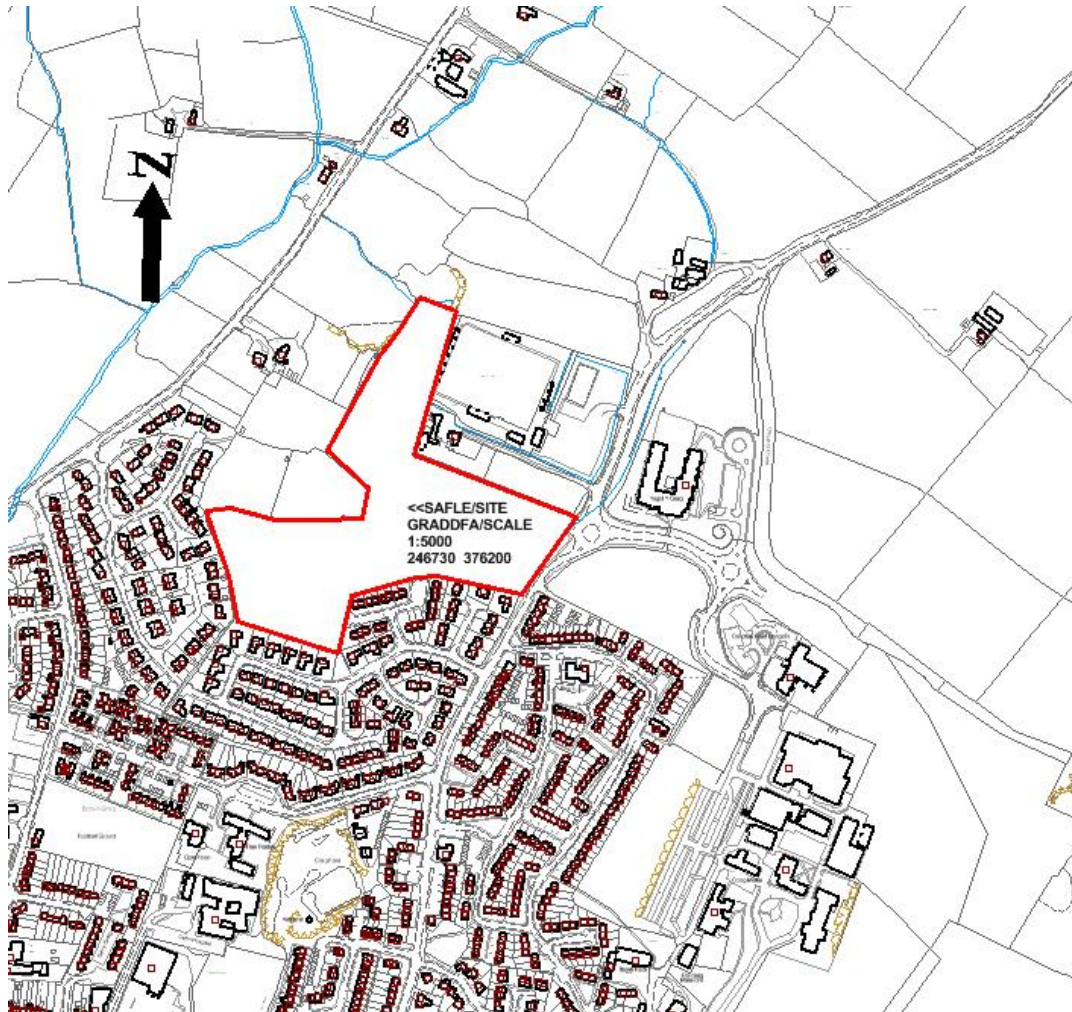
Rhif y Cais: 34C553A Application Number

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: 03/09/2014

Report of Head of Planning Service (MTD)

Recommendation:

Defer.

Reason for Reporting to Committee:

To allow receipt of further consultation responses in respect of the re-visiting of the screening of the application which has been carried out on the recommendation of the legal section.

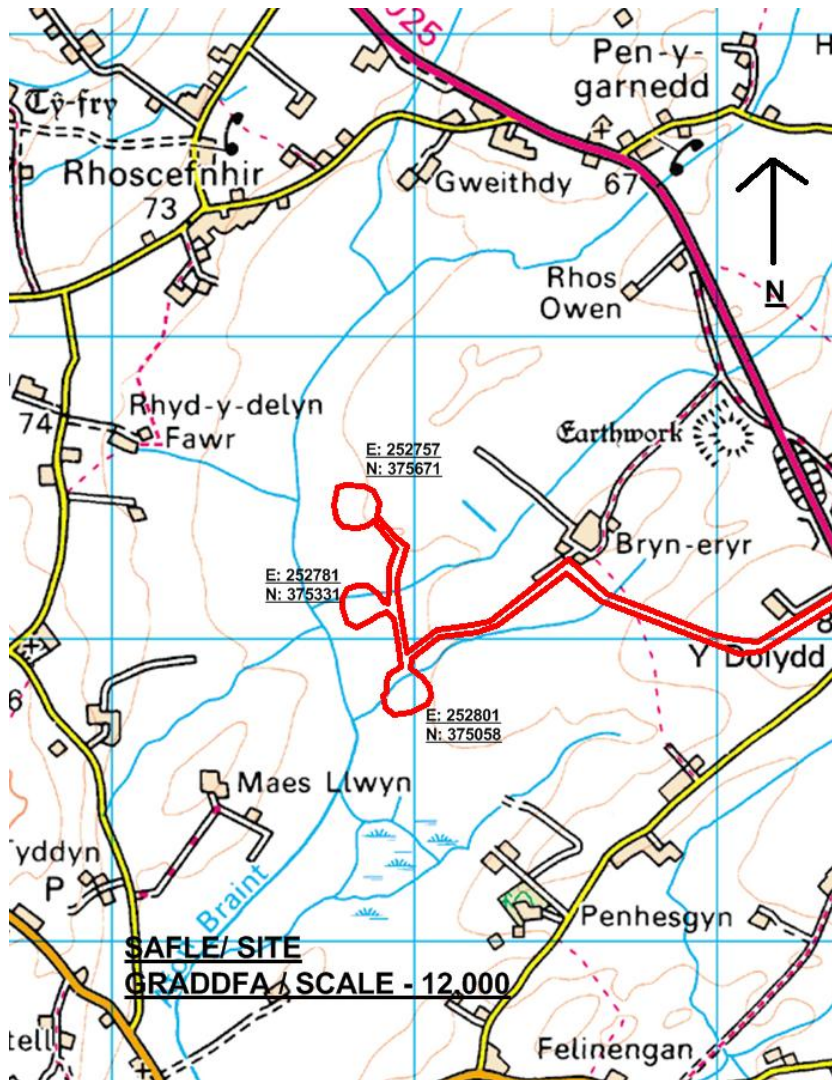
Rhif y Cais: 41C125B/EIA/RE Application Number

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: 03/09/2014

Report of Head of Planning Service (NJ)

Recommendation:

Defer

Reason for Reporting to Committee:

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

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

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

An objection to the application was received from Natural Resources Wales (NRW) and a response issued by the applicant has now received consideration. NRW has requested full details of proposed mitigation measures for bats to be submitted prior to determination and this information has been requested from the applicant.

Recommendation

Defer

6.3

Gweddill y Ceisiadau

Remainder Applications

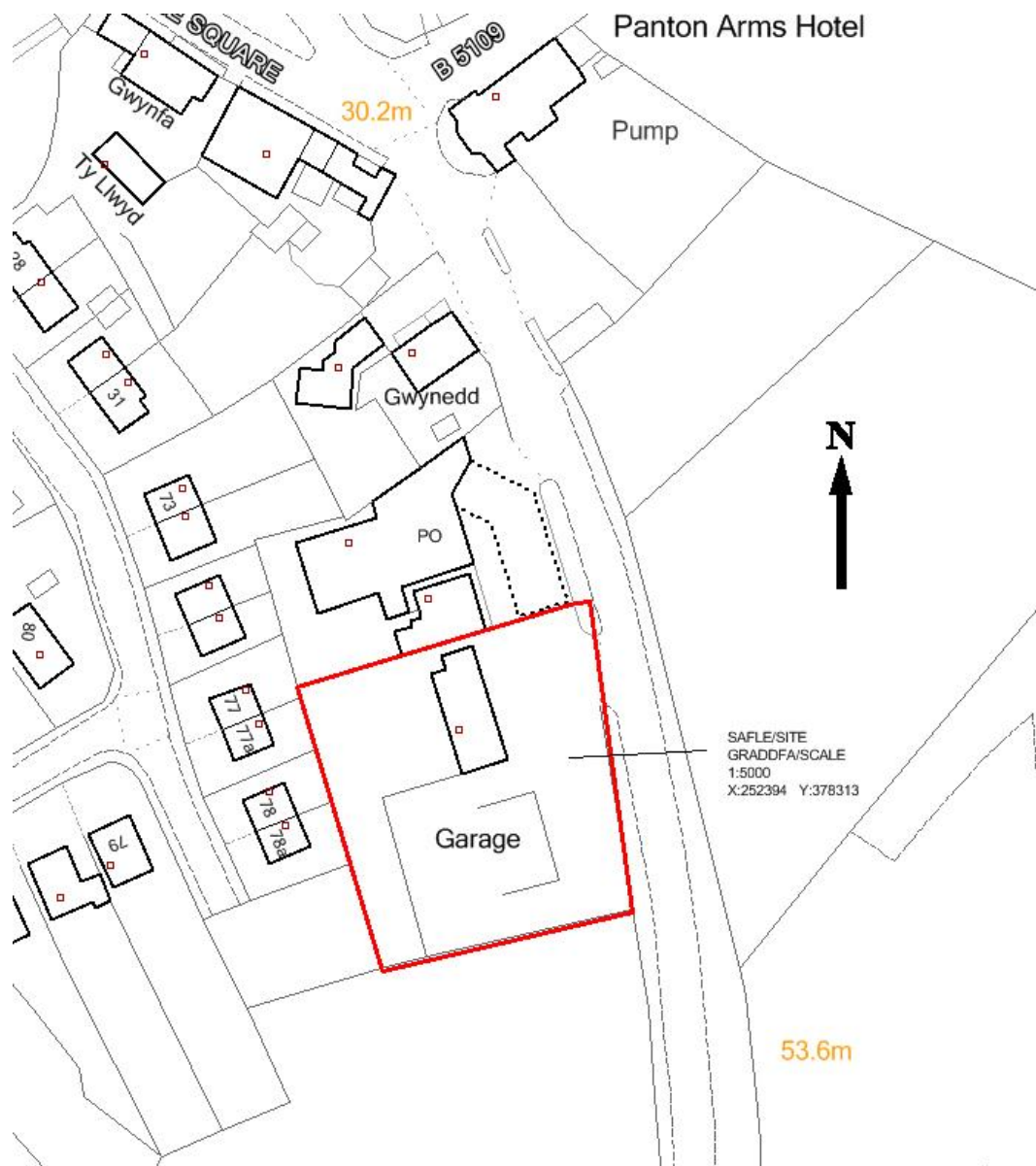
Rhif y Cais: 42C9N Application Number

Ymgeisydd Applicant

Mr Paul Lewis

Cais llawn ar gyfer dymchwel y gweithdy, swyddfa ac ystafell arddangos presennol, ehangu'r gorsaf betrol, codi 2 uned di-manwerthu bwyd a chreu parcio ychwanegol yn / Full application for the demolition of existing workshop, office and showroom, extension of petrol filling station, erection of 2 non-food retail units and provision of additional parking at

Pentraeth Services, Pentraeth



Planning Committee: 03/09/2014

Report of Head of Planning Service (MTD)

Recommendation:

Site Visit.

Reason for Reporting to Committee:

The application has been called-in by the Local Member Councillor Ieuan Williams.

It is considered that it would be of benefit to the members to view the site and its context prior to making any determination.

7.1

Gweddill y Ceisiadau

Remainder Applications

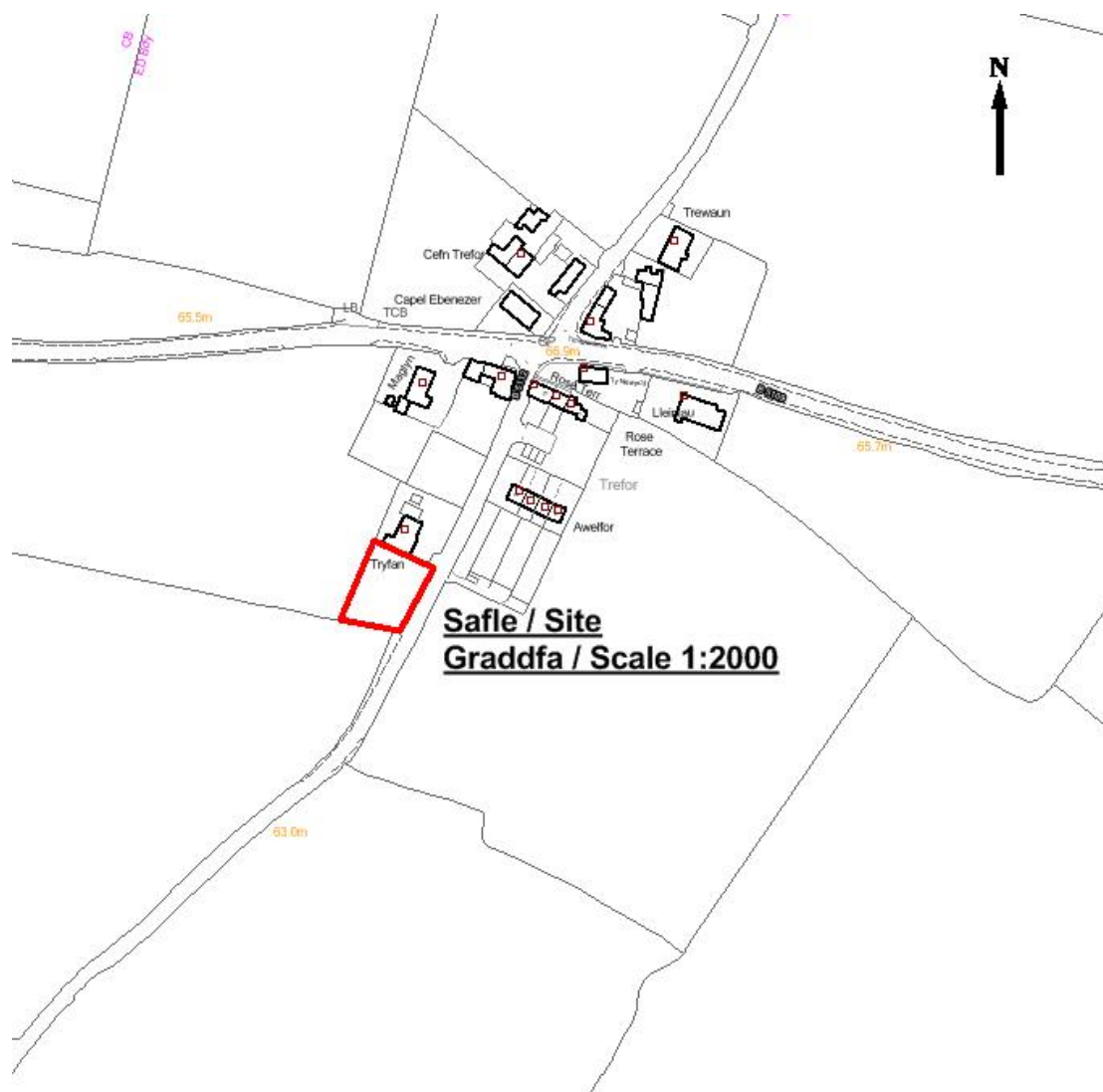
Rhif y Cais: 14C164D Application Number

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: 03/09/2014

Report of Head of Planning Service (SCR)

Recommendation:

Permit

Reason for Reporting to Committee:

Members will recall that the application was referred to the Planning and Orders Committee for determination on the 30th July, 2014 as the applicant was a friend of a 'relevant officer' as defined within paragraph 4.6.10.4 of the Constitution.

The Members resolved to refuse the application contrary to Officer recommendation as there is no need for dwellings in Trefor.

Response to the reason for refusal:-

Planning permission exists on the site for one residential dwelling. The proposal is for two semi detached properties. The site lies on the edge of the settlement of Trefor and therefore does not trigger the need for the provision of affordable housing

The applicant has submitted letters from two separate estate agents stating that there is a need for properties, within the £100,000 - £125,000 price range for the area.

Information received from the Rural Housing Enabler states that no information/evidence is available to illustrate that there is a need for dwellings in Trefor. However, the information does acknowledge the settlements close proximity to other villages and the likelihood that there would be an interest in the proposed units.

The Anglesey Local Housing Market Assessment concluded that there was a need for additional market homes and 134 affordable homes per annum over 5 years (including rental and low cost). This report has been accepted by Members and is therefore an acknowledgement by the authority of the need for additional dwellings island wide.

Although Social Housing is being provided in Bodedern and Bryngwran the current application will potentially offer an open-market alternative to those who do not qualify (or want) social housing but who want to get on the housing ladder without restrictive clauses. Whilst no restriction on affordability can be imposed under Policy 50, the development may be considered affordable by design.

Policy 50 of the Ynys Môn Local Plan and Policy HP5 of the stopped Unitary Development Plan states that residential development should not exceed the level of housing requirements of a village community, with similar criteria based upon an existing land bank, vacant properties and historical development rate.

In response to this specific policy requirement it can be confirmed that Trefor has a limited historical development rate with no completions over the past 10 years and an existing land bank of 1 unit. This unit is the outline planning permission that was granted on the application site in October, 2012. The proposal therefore complies with the requirements of the aforementioned policies.

1. Conclusion

The letters submitted by agents on behalf of the applicant (copies within the members pack) identify a need for properties in the price bracket of £100,000 - £125,000 in the area.

The Tai Teg Register also identifies a need for properties in the settlements of Bryngwran, Bodedern and Llangefni. Given the proximity of the application site to these settlements and the information which has been presented by the applicant in support of the proposal, it is considered that the application should be supported.

The proposal complies with current policies and is considered as an acceptable extension to the settlement. On balance it is considered that the residential development of the site will not harm the amenities of the occupants of neighbouring properties or the surrounding area. Furthermore, it has also been confirmed by the authorities highway section that the proposal will not have a detrimental impact on highway safety.

2. Recommendation

To **permit** the development subject to conditions.

In addition the Head of Service be authorised to add to, remove or amend/vary any condition(s) before the issuing of the planning permission, providing that such changes do not affect the nature or go to the heart of the permission/ development.

(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 herein before 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) 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.

(07) 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.

(08) The access shall be laid out and constructed strictly in accordance with drawing number 2126:13:3f dated 6th February 2014 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.

(09) 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 site's boundary with the adjoining highway and nothing exceeding this height erected within 2m. of the said wall.

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

(10) 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.

(11) No other part of the development shall commence until the visibility splays detailed on the submitted plan dated 6th February 2014 drawing number 2126:13:3f have been provided. Within the visibility splay nothing shall exceed 1.0 metre in height above the level of the adjoining carriageway.

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

(12) No development shall commence until a method statement for the installation of a bollard as indicated on drawing number 2126:13:3f dated 6th February 2014 (together with its materials and any reflective elements), a timetable for its installation together with a method statement for its maintenance and, when necessary, its repair / replacement if accidentally or deliberately damaged, has been submitted to and approved in writing by the local planning authority. The development shall proceed thereafter in accordance with the approved details unless the local planning authority gives its prior written approval to any variation.

Reason: In the interest of highway safety.

(13) Screening shall be provided from point A to B to C, as delineated in green on the attached plan, drawing number 2126:13:1a, details of which shall be submitted as part of any full or detailed application.

Reason: In the interests of residential and visual amenity.

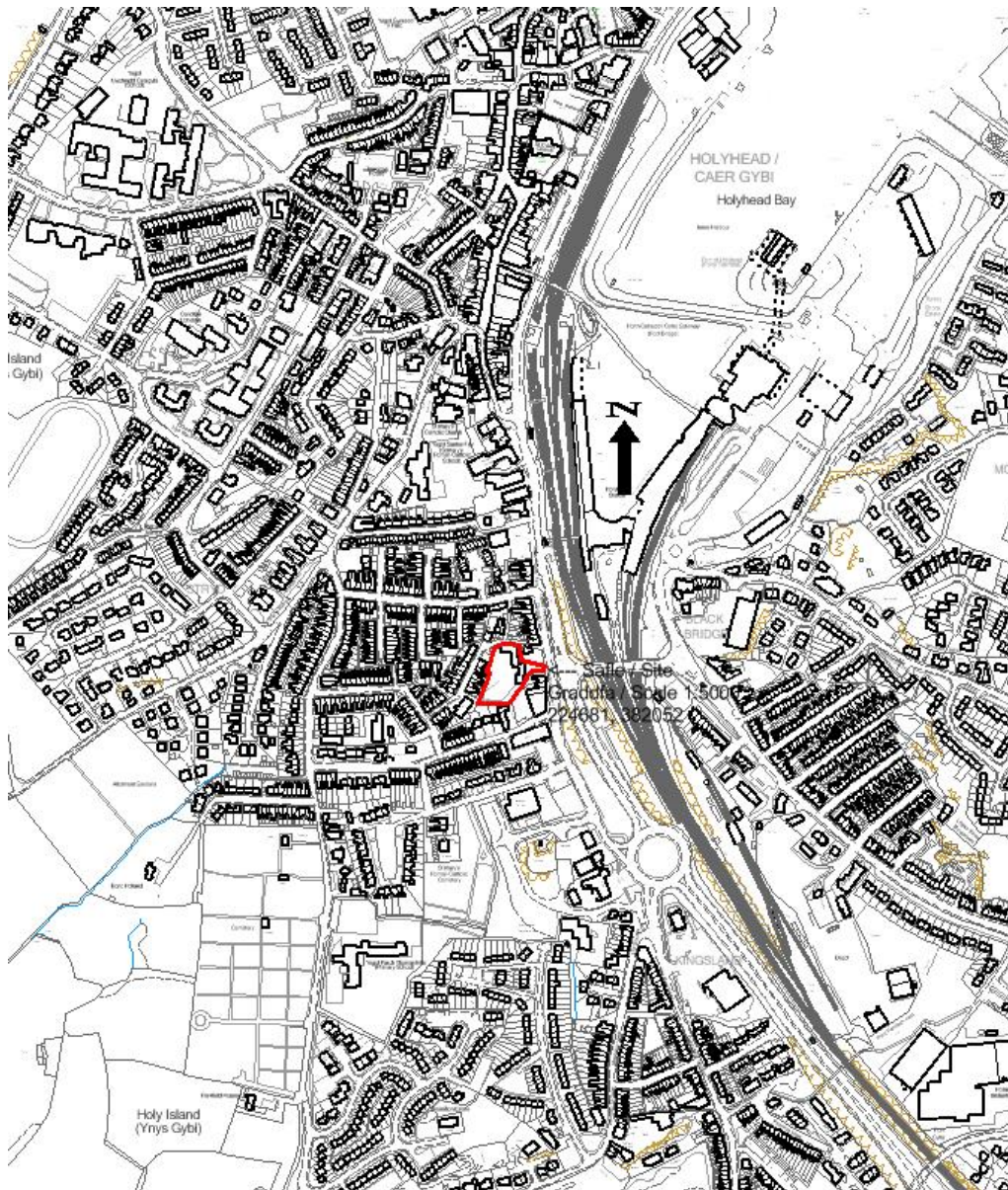
Rhif y Cais: 19LPA434B/FR/CC Application Number

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: 03/09/2014

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 2nd July 2014 the Committee resolved to defer the application as the incorrect local members had been consulted. This omission has been rectified.

At the meeting held on 30th July 2014 the members resolved to visit the site. The site was visited on 20th August.

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 What does the Highway Authority recommend? I have not been informed. Because of traffic problems in the area I will possibly ask for a site visit but on the other hand I do not want to lose grants which are available.

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 – Traffic Plan should be submitted to demonstrate how the development can minimise the impact of additional traffic; the developer should separately contact the Highway Authority to agree a Construction Traffic Management Plan.

Dŵr 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 1st August, 2014. No representations had been received at the time of writing.

One letter of objection was received from the occupier of 3 Rhos y Gaer Avenue. Objections are based on overlooking or loss of privacy although the objector considers that fencing may resolve the concern; concerns regarding the location and impacts of the proposed bin store.

As a result of the letter the bin store has been moved away from the property after a consultation between the applicant and the Environmental Health Service; it is not considered that the nature of the use proposed and given the separation distance and site levels that overlooking or loss of privacy will occur to such an extent as to warrant refusal of the scheme.

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. A proposed bin store has been relocated to respond to a neighbour's concerns.

Technical Matters: It is not considered 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. In response to concerns raised and given the nature of the surrounding highway network, a condition is proposed to require a traffic plan to be submitted to and agreed with the Planning Authority to demonstrate measures to minimise traffic impacts arising from the development. The developer is separately advised to agree a Construction Traffic Management Plan with the Highway Authority in order to adequately manage the construction phase of the project. 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.

In addition the Head of Service be authorised to add to, remove or amend/vary any condition(s) before the issuing of the planning permission, providing that such changes do not affect the nature or go to the heart of the permission/ development.

(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.

(03) No development shall commence until a Traffic Plan for the lifetime of the development showing how traffic arising from the development will be managed and controlled has been submitted to and approved in writing by the local planning authority. The development shall thereafter proceed in accordance with the approved details.

Reason: In the interests of amenity and highway safety.

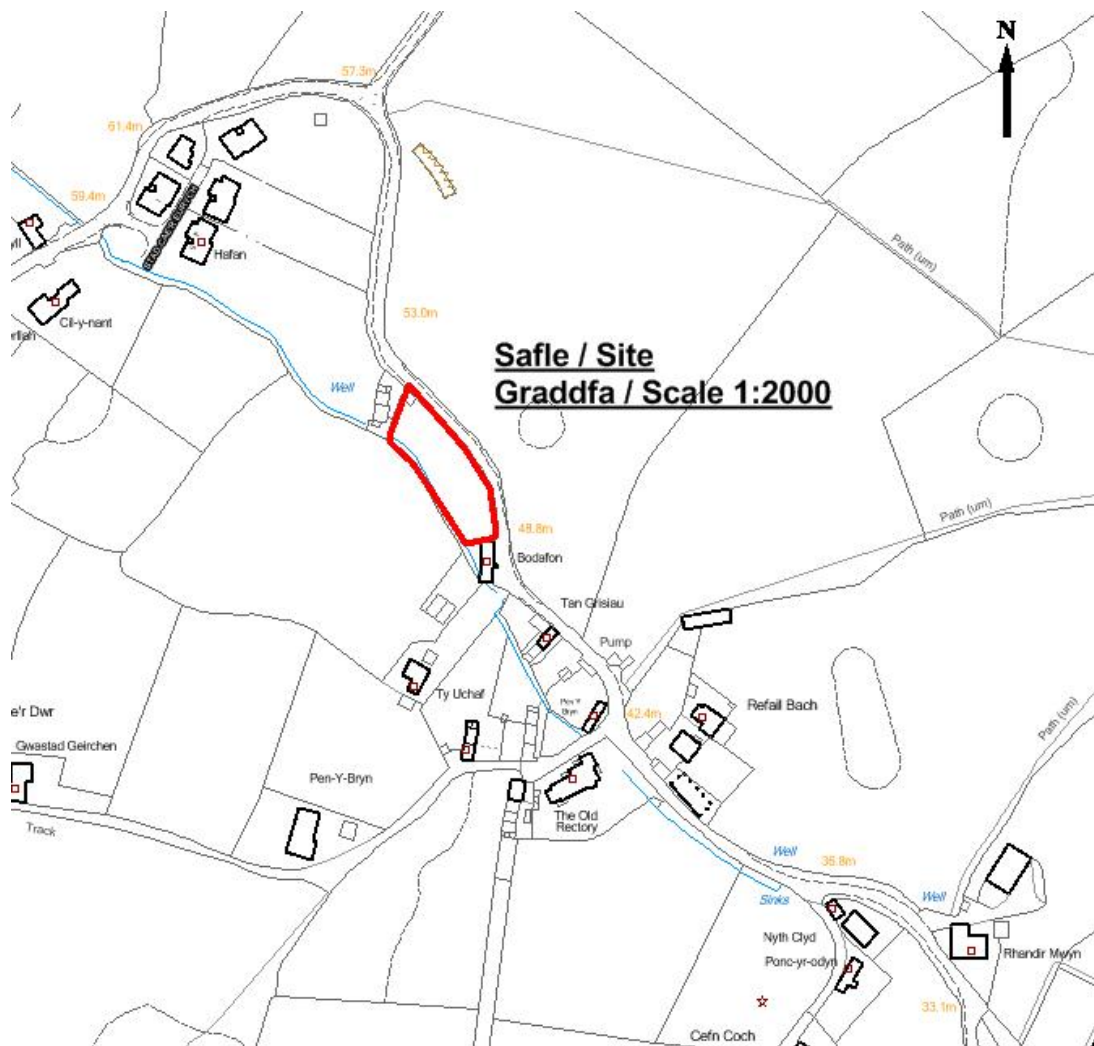
Rhif y Cais: 36C328A Application Number

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: 03/09/2014

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 2nd 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 17th July, 2014 and Members will now be familiar with the site and its setting.

At the meeting that was held on the 30th July, 2014 the Members resolved to refuse the application for the following reasons:

- i) Overdevelopment in the countryside, and
- ii) Not compliant with Policy 50 of the Ynys Mon Local Plan due to its distance from the development boundary

In response to the above I would state as follows:

- i) The site measures approximately 998 square metres. Due to the proposal being an outline application the exact scale of the proposed dwelling is not known at this time however the dwelling will measure between 50 square metres and 120 square metres and therefore there is ample space within the plot to accommodate the proposal without resulting in the overdevelopment of the site.

The residential development of this parcel of land is considered acceptable as the site lies immediately adjoining the property known as Bodafon, and lies within a cluster of 7 dwellings and is therefore considered as an acceptable extension to the village and the erection of an additional unit at this location will not result in the overdevelopment of the countryside.

- ii) 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 and is therefore considered as an acceptable extension to the village.

Although the site lies outside the development boundary of Llangristiolus under Policy HP4 of the stopped Unitary Development the site lies immediately adjoining the boundary of the settlement.

Due to the above the site is considered an acceptable extension to the settlement of Llangristiolus.

The applicant has submitted a letter in response to the comments raised by the Members of the Planning and Orders Committee and this letter can be found in the representations/letter pack.

1. 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.

2. Recommendation

To **permit** the development subject to conditions.

In addition the Head of Service be authorised to add to, remove or amend/vary any condition(s) before the issuing of the planning permission, providing that such changes do not affect the nature or go to the heart of the permission/ development.

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

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

(07) No surface water shall be allowed to connect either directly or indirectly to the public

sewerage system unless otherwise approved in writing by the local planning authority.

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

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

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

(09) 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.

(10) 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.

(11) 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.

(12) 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.

(13) 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.

(14) 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.

(15) 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.

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

Reason: In the interests of residential and visual amenity.

(17) 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

(18) 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.

(19) 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

12.1

Gweddill y Ceisiadau

Remainder Applications

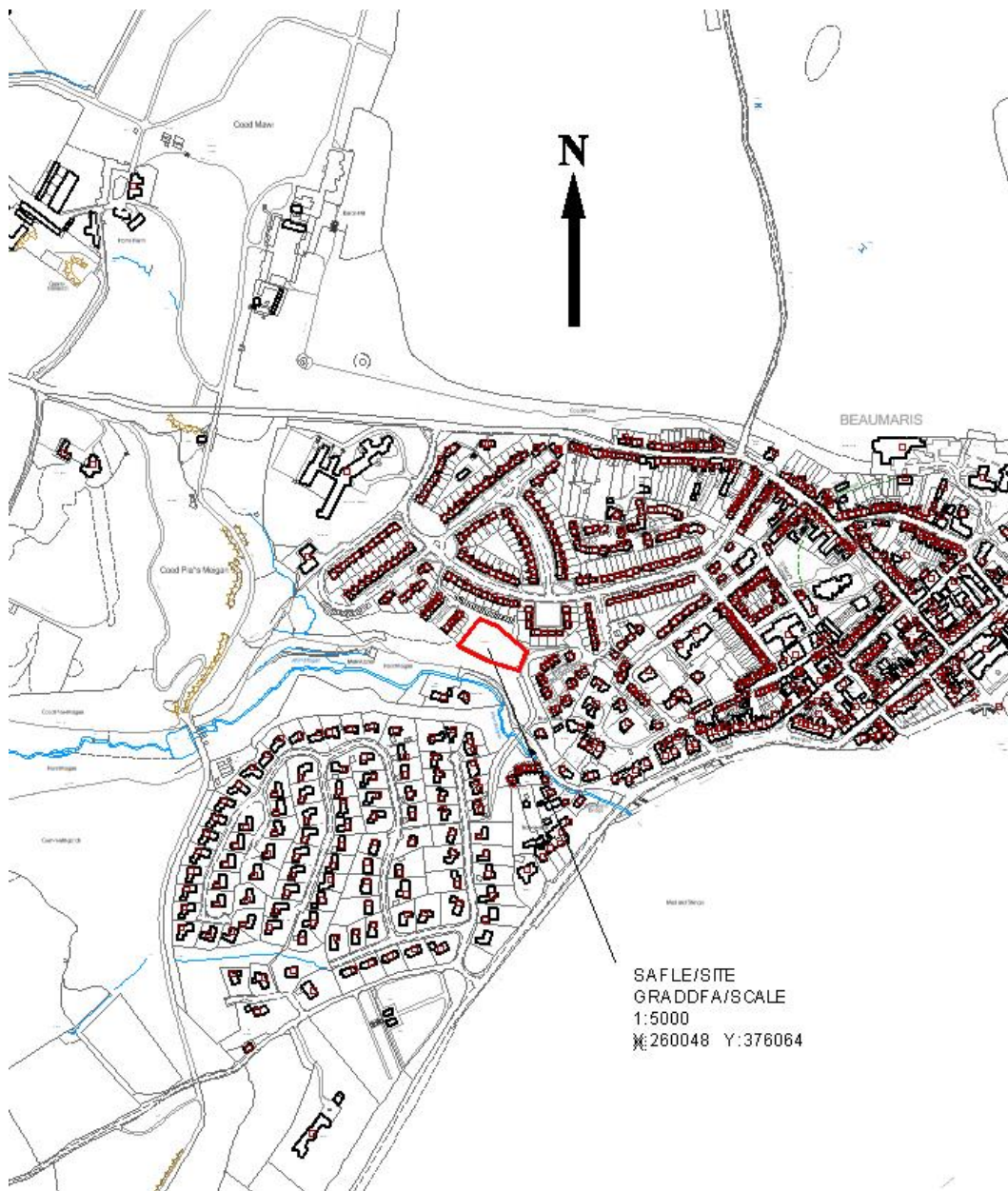
Rhif y Cais: 12C389B Application Number

Ymgeisydd Applicant

Mr Nigel Black

Cais llawn ar gyfer codi ffens pedwar metr o uchder ar dir yn / Full application for the erection of a four metre high fence on land at

Thomas Close Playarea, Beaumaris



Planning Committee: 03/09/2014

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

The application is a full application for the erection of a 4 metre high fence on land at Thomas Close Playarea, Beaumaris.

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 30 - 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 EN2 – Landscape

Policy TO12 – Protection of Sports Facilities

4. Response to Consultation and Publicity

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

Local Member (Cllr Lewis Davies) – No response at the time of writing the report

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

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

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

Drainage Section - Comments

Highways Section – No recommendation

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 setting of listed buildings. The expiry date to receive representations was the 20th August, 2014. At the time of writing the report no representations were received.

5. Relevant Planning History

12C389 – Construction of a play area at Thomas Close, Beaumaris – Granted 7/11/08

12C389A – Erection of 2 no, 5metres floodlights – Granted 28/7/10

6. Main Planning Considerations

The application is for the erection of a 4 metre high weldmesh panel ballstop fence. The fence will be green in colour and will be a total length of 47.1 metres.

The fence is proposed to stop footballs from being kicked off site, striking walkers, ending up in the back gardens of neighbouring properties, where retrieval causes damage to properties and causes invasion of privacy.

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 have a limited visual impact, it will not be visible from the highway due to its location. The fence will be seen from the adjoining properties known as Thomas Close and Maes Hyfryd, however it is considered that the proposed fence will be far enough from the properties for it to have any impact.

I do not consider that the proposal will have a detrimental effect on the locality. The fence will be built on an existing play 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.

It is not considered that the proposal will detrimentally affect the amenities of the neighbouring properties.

8. Recommendation

To **permit** the development subject to conditions.

In addition the Head of Service be authorised to add to, remove or amend/vary any condition(s) before the issuing of the planning permission, providing that such changes do not affect the nature or go to the heart of the permission/ development.

(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 21/07/2014 under planning application reference 12C389B.

Reason: For the avoidance of doubt

9. Other Non-Material Issues Raised

Planning Policy Wales, Edition 7, July 2014

Technical Advice Note 12: Design

12.2

Gweddill y Ceisiadau

Remainder Applications

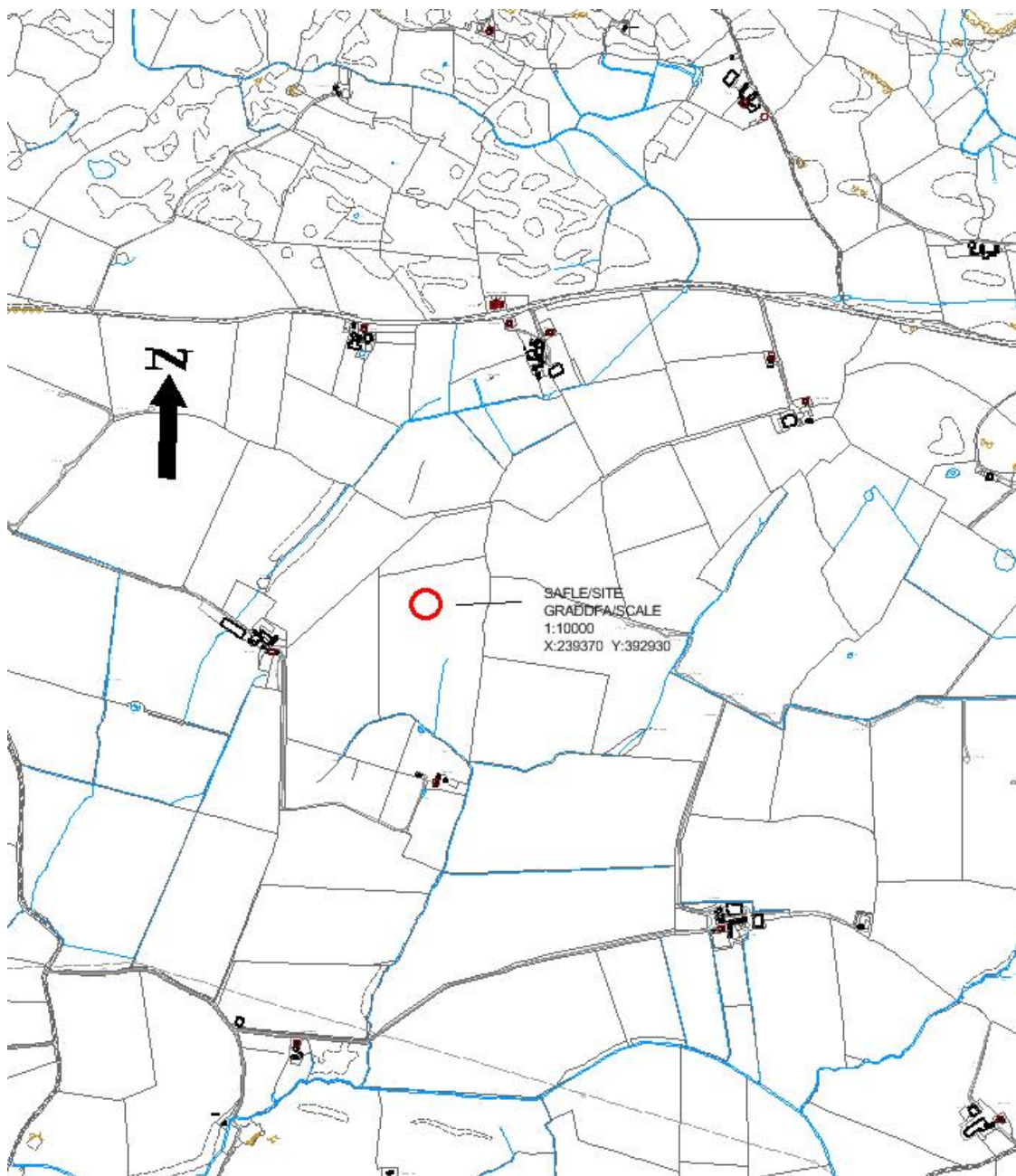
Rhif y Cais: 20C102J Application Number

Ymgeisydd Applicant

Mr Gary Kruger

Cais i codi mast anemometer dros dro 60m o uchder ar dir yn / Application for the erection of a temporary 60m high anemometer mast on land at

Rhyd Y Groes, Rhosgoch



Planning Committee: 03/09/2014

Report of Head of Planning Service (DPJ)

Recommendation:

Permit.

Reason for Reporting to Committee:

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

1. Proposal and Site

The application site is located approximately 600 meters south of the A5025 and approximately 1.5KM from Cemaes.

The application is made for the erection of a 60 metre high anemometer mast, for a temporary period of up to 3 years. At the end of the temporary period the anemometer will be removed and the land reinstated to an agricultural use.

2. Key Issue(s)

The applications key issues are whether the proposal is acceptable in policy terms, and its visual and landscape impacts.

3. Main Policies

Ynys Môn Local Plan

Policy 1 - General

Policy 30 - Landscape

Policy 31 – Landscape

Policy 39 – Archaeological Sites

Policy 40 – Conservation of Buildings

Policy 40 – Conservation of Buildings

Policy 45 - Renewable Energy

Gwynedd Structure Plan

Policy C7 - Renewable Energy

Policy D1 – AONB

Policy D3 - Landscape Conservation Areas

Policy D4 - Location, Siting and Design.

Policy D22 – Development in Proximity to Listed Buildings

Policy D26 – Development in Proximity to Conservation Areas

Policy D15 - Scheduled Ancient Monuments

Policy D22 - Setting Listed Building

Stopped Unitary Development Plan

Policy GP1 - Development Control Guidance

Policy EP18 - Renewable Energy

Policy EN1 - Landscape Character
Policy EN2 - AONB
Policy EN12 - Archaeological Sites and the Historic Environment
Policy EN13 – Conservation of Buildings

Planning Policy Wales (Edition 7)

TAN 8: Planning for Renewable Energy

Circular 60/96 Planning and the Historic Environment: Archaeology

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

SPG: Wind Energy Developments.

4. Response to Consultation and Publicity

Local Member – No comments received.

Community Council – The majority of Llanbadrig Community Council had not comment to make on the above application however one member was opposed to the proposed development.

Highways – Comments awaited at the time of writing.

Public Rights of Way – No objections.

Ecological & Environmental Adviser – Comments awaited at the time of writing.

Built Environment Section – Comments made on the visibility but do not consider that the mast would be individually significant from the AONB but would add to the number of upright masts/structures visible. Noted that an infra-red light would be less visually intrusive.

Countryside and AONB Officer - No observations to make on the above application.

Environmental Health Section – No observations.

Conservation Officer - Cemaes Conservation

Area is approximately 1.5km from the development site. It is most unlikely that the development will have any impact what so ever on the important outward views from the conservation area. The nearest listed building is the Church of St Peiro a grade II small rural church which lies nearly 2km from the development site. In my opinion the proposed mast is unlikely to have an adverse impact on the LB setting due to the nature of the mast and the distance it is away set in the centre of the existing Wind Farm.

CADW - The proposed development is located in the vicinity of the following scheduled ancient monuments known as:

AN036 Dinas Gynfor Hillfort
AN079 Lifad Carreglefn
AN109 Port Wen Brickworks
AN110 Pen-y-Monwyd Round Barrow

CADW would agree with the statement made in the cultural heritage chapter of the design and access statement (2.1.4) that the temporary nature and limited visual intrusion of the met mast means that there will be limited setting impacts for designated archaeological monuments in this instance. The proposed mast will be circa 1km from the nearest Scheduled Ancient Monument and therefore unlikely to be visible.

MOD – No safeguarding objections, in the interests of aviation safety they require that the mast should be fitted with a minimum intensity 25 candela omni directional flashing red light or equivalent infra-red light fitted at the highest practicable point of the structure. In addition a condition is requested requiring details prior to the commencement of the development.

Gwynedd Archaeological Planning Service – Conditional permission requiring archaeological work to be completed.

5. Relevant Planning History

20C102C – Formation of a wind farm comprising of 24 wind turbines together with the erection of a grid connection building and ancillary works. Conditionally granted 08.11.99.

6. Main Planning Considerations

The application is for the erection of a 60 metre high anemometer mast for a temporary period of up to 3 years.

The anemometer comprises a slim structure proposed for a temporary 3 year period only. Given its position adjacent to an existing anemometer and the Rhyd y Groes Windfarm it is not considered that there will be a significant impact on the character and appearance of the landscape, or the AONB to the north of the A5025. In addition the applicants have agreed to restrict the type of light required by the MOD on aviation safety grounds to an infra-red type to reduce the landscape and visual impact of the development that a normal warning light would have.

There is a public right of way along the access to the development which will afford limited public views. No objections are raised by the relevant consultees.

There are dwellings to the north at Cemaes. To the west there is an existing farm complex at Nant y Fran. It is not considered that the anemometer by virtue of the distance and slim design will materially affect the amenities of these residential properties.

7. Conclusion

It is therefore concluded that the landscape and visual impact of the proposed mast on the area is not significant and will be reversible due to the temporary nature of the proposal.

8. Recommendation

Permit the application upon the receipt of the expiry of the publicity period on 04.09.14 subject to the following conditions:

In addition the Head of Service be authorised to add to, remove or amend/vary any condition(s) before the issuing of the planning permission, providing that such changes do not affect the nature or

go to the heart of the permission/ development.

(01) The development hereby permitted shall be begun before the expiration of (one) year from the date of this permission.

Reason Planning permission is granted for a temporary period only.

(02) The anemometer hereby permitted shall be removed from the land by the 05.09.2017 and the land reinstated to its former condition by the 05.03.2018.

Reason: The local planning authority have granted permission for a temporary period only.

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

- a. Precise location of development.
- b. Date of commencement of construction.
- c. Date of completion of construction.
- d. The height above ground level of the tallest structure.
- e. The maximum extension height of any construction equipment.

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

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

(04) Upon completion of the erection of the anemometer hereby approved it shall be fitted with a night vision goggles (NVG) compatible 850nm infra-red obstruction light (or any other specification obstruction light approved in writing by the local planning authority) which shall be installed at the highest practical point of the anemometer.

Reason: To ensure that military aircraft avoid the area to prevent collision.

(05) No development (including any groundwork's or site clearance) shall take place until a specification for a programme of archaeological work has been submitted to and approved in writing by the Local Planning Authority. The development shall subsequently be carried out and all archaeological work completed in strict accordance with the approved specification.

Reason: To record or safeguard any archaeological evidence that may be present at the site.

12.3

Gweddill y Ceisiadau

Remainder Applications

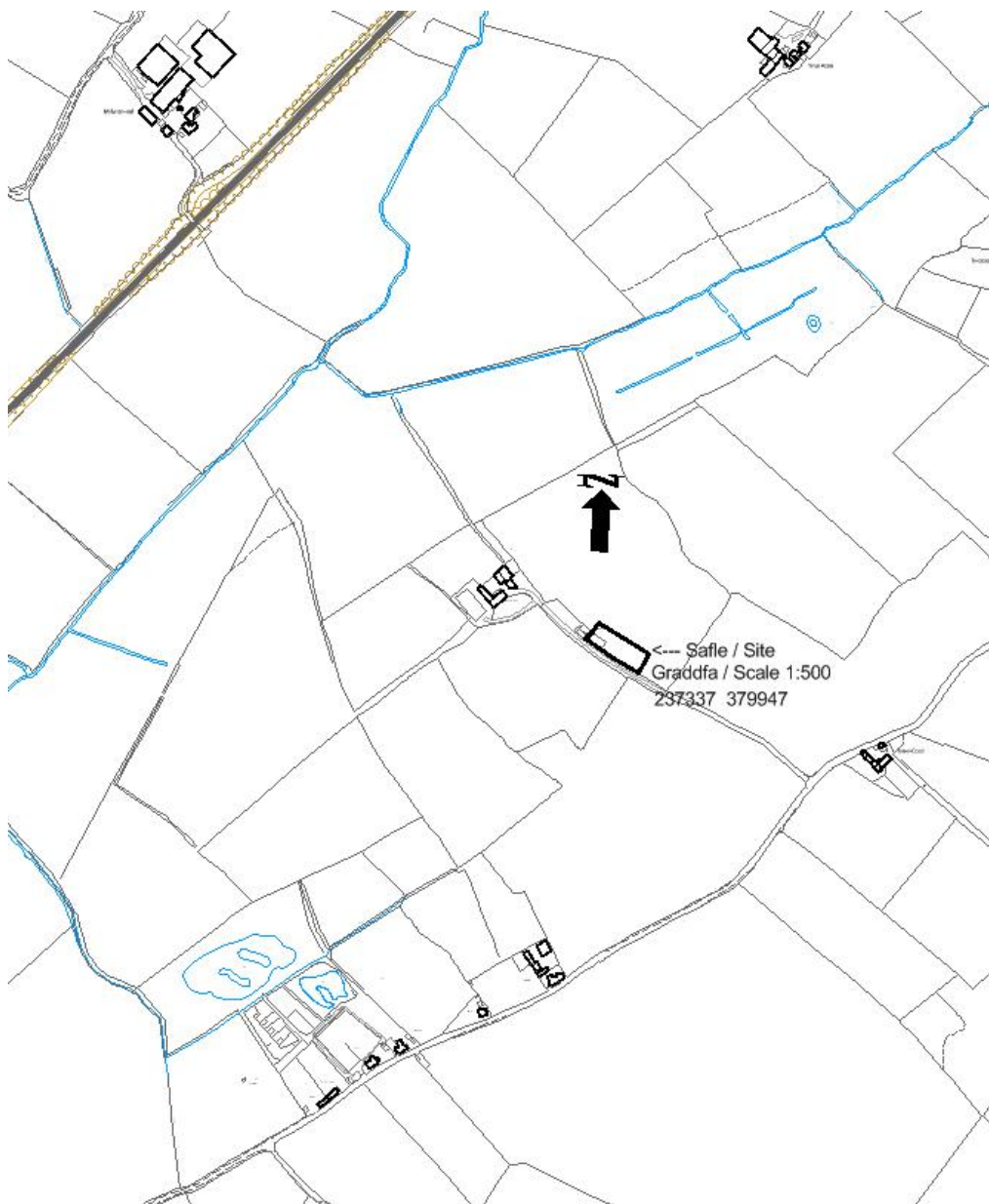
Rhif y Cais: 21C40A Application Number

Ymgeisydd Applicant

Mr Hefin Jones

Cais llawn i godi sied amaethyddol ar gyfer cadw anifeiliaid a pit slyri ar dir yn / Full application for the erection of an agricultural shed to house livestock and a slurry pit on land at

Penrhyn Gwyn, Llanddaniel



Planning Committee: 03/09/2014

Report of Head of Planning Service (OWH)

Recommendation:

Permit

Reason for Reporting to Committee:

The application has been called-in for Committee determination by Cllr Hywel Eifion Jones.

1. Proposal and Site

The application is for the erection of an agricultural shed (approximately 30m x 18.5m on plan and approximately 7m to ridge) to house cattle together with an integral slurry store. The site forms part of a wider agricultural holding on the mainland – land is farmed at Plas Gwyn but no dwellings or buildings are owned thereon by the applicant. The shed is to be sited near an existing hardstanding and sheepfold where big bales are already stored.

The application has been amended to respond to local concerns regarding amenity and landscape impacts. The building has been relocated slightly and bunding and landscaping included to screen both the shed and existing developments from the access track leading to the separately owned dwelling at Penrhyn Gwyn.

2. Key Issue(s)

Effects on amenities

3. Main Policies

Ynys Mon Local Plan

Policy 1- General Policy

Policy 42 -Design

Policy 31-Landscape

Gwynedd Structure Plan

Policy B10 - Agriculture, Forestry and Fishing Industries

Policy D4 - Location and Siting

Policy D29 - Design

Stopped Unitary Development Plan

Policy GP1- Development Control Guidance

Policy GP2- Design

Policy EP4- Other Employment and Rural Diversification

Policy EN1- Landscape Character

Planning Policy Wales (Edition 7)

Technical Advice Note 6

4. Response to Consultation and Publicity

Community Council – No reply at the time of writing

Local Members – Cllr Victor Hughes – no reply at the time of writing

Cllr Hywel Eifion Jones – requests that the application be determined by the Planning and Orders Committee as he is unhappy with the location of the shed.

Environmental Health Section – standard observations for construction phase

Response to Publicity

The application has been publicised by personal notification and site notice with an expiry date for receipt of representations of 22nd August 2014. At the time of writing, 6 letters of objection had been received. Objections are based on:

Query regarding extent of land owned by the applicant – the application refers to 171 acres whilst objectors consider the ownership extends to just over 100 acres;

The proposed shed will be visible to neighbouring properties and will affect residential amenities;

There will be noise and light pollution from the development as well as odours;

Adjoining land would be affected by the soakaway - the land is already susceptible to flooding in particular during winter;

Shed should be relocated and screening introduced to reduce visual impacts and noise;

Private matters raised in relation to rights of way over the lane do not carry sufficient weight to warrant refusal of the application. Objectors suggest that the effects of the scheme could be substantially mitigated by the relocation of the building and the introduction of earth bunds and landscaping. Through discussion with the agent an amended scheme has been achieved which meets this objective.

5. Relevant Planning History

None

6. Main Planning Considerations

Principle of the Development: Paragraph A23 of TAN 6 states that:

“A23. The scale, form and siting of new agricultural buildings are usually influenced by the operational needs of the enterprise, the standardisation of modern agricultural buildings and economic considerations. However it should be possible to reconcile proposals for development with the need to conserve and wherever possible enhance the landscape”

Paragraph A16 states that “...judicious tree planting and external works may enhance new buildings. The aim should not be to hide a building from sight, but rather to soften a hard outline, break up a prominent silhouette, minimize its impact on the landscape and help anchor a new building to the surrounding landscape”.

Paragraph A14 states that “Developments should be assimilated into the landscape without compromising the functions they are intended to serve. New buildings should normally form part of a group rather than stand in isolation...”

Effects on the landscape and Amenities: Concerns have been expressed by neighbouring occupiers that the development will be visually intrusive and will affect amenities. Several have suggested that the scheme should be amended to relocate the building within the site and to introduce screening.

The building as originally submitted was within 3.5m of the edge of the access track. It has now been relocated 10m from the edge of the access track – this additional space allows for the creation of an earth bund and landscaping scheme on this elevation with landscaping in the form of a hedge extended to the edge of the track by the existing pens and around two sides of the yard area which are currently open. The development will provide over 120m of new hedge planting including 63m of earth bund to mitigate the development. As well as screening the proposed new shed, activities within the existing pens and yard will also be screened as part of the amended proposals.

A balance must be struck between the needs of the farming unit and residential and visual amenities. It is considered that the amended scheme will help to alleviate noise and visual impacts and will secure an improvement in relation to current activities at the site.

7. Conclusion

The submitted scheme has been amended in order to reach a balance between the concerns raised by objectors and the needs of the agricultural unit.

8. Recommendation

To **permit** the development subject to conditions.

In addition the Head of Service be authorised to add to, remove or amend/vary any condition(s) before the issuing of the planning permission, providing that such changes do not affect the nature or go to the heart of the permission/ development.

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

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

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

Reason: To ensure an acceptable appearance of the development and in the interests of amenity

(03) No development shall commence until full details of the landscaping scheme for the site have been submitted to and approved in writing by the local planning authority. The said scheme shall include details of the timing of planting and the maintenance and management of

the new planting including replacement of any failed or damaged plants within the first 5 years from planting together with the longer term management and maintenance plan for the landscaping scheme to ensure its effectiveness for the lifetime of the development. The development shall thereafter proceed in accordance with the approved details.

Reason: Reason: To ensure an acceptable appearance of the development and in the interests of amenity

12.4

Gweddill y Ceisiadau

Remainder Applications

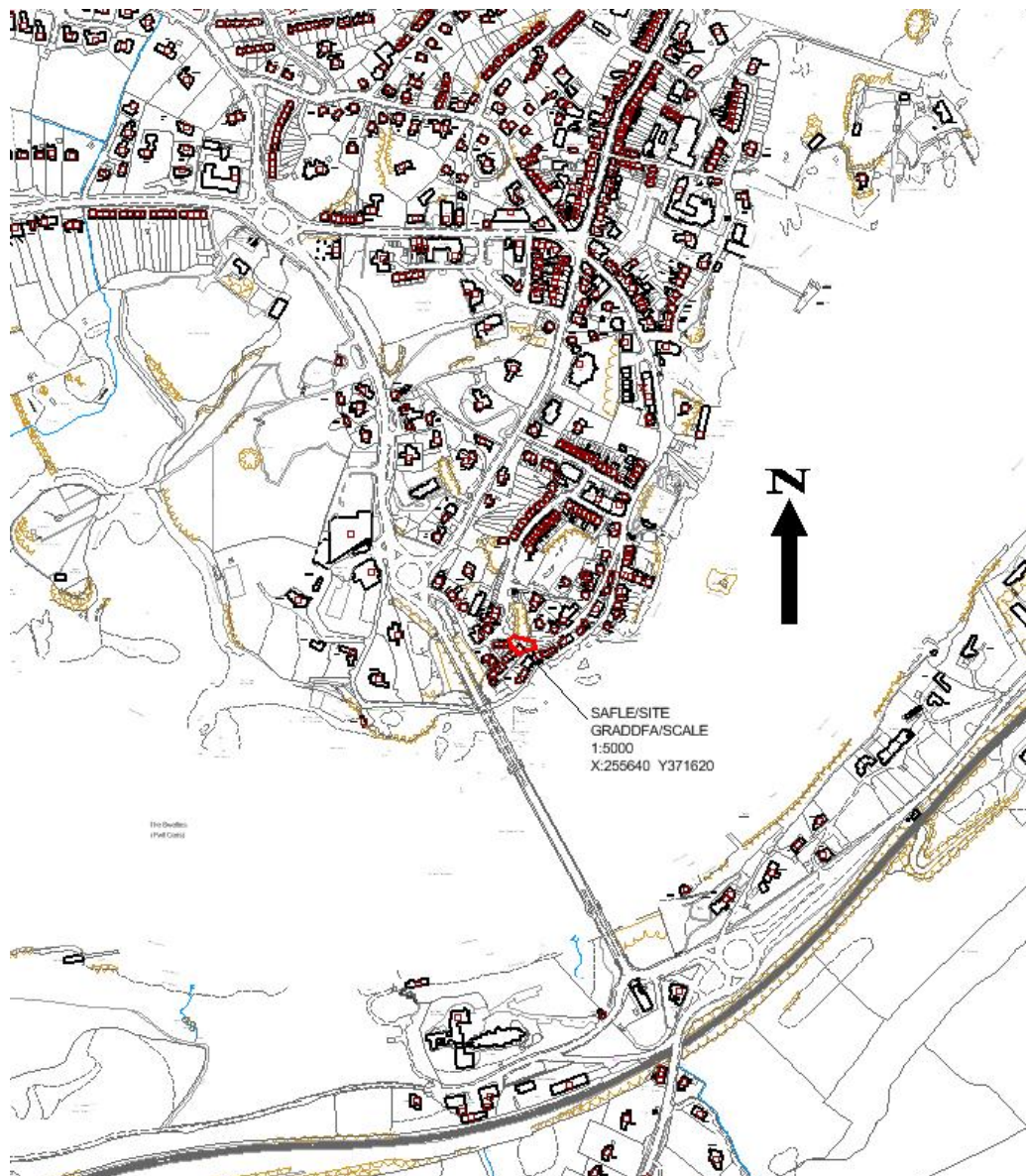
Rhif y Cais: 39C305B Application Number

Ymgeisydd Applicant

Mr & Mrs J Cole

Cais llawn ar gyfer addasu ac ehangu yn / Full application for alterations and extensions at

5 Cambria Road, Menai Bridge



Planning Committee: 03/09/2014

Report of Head of Planning Service (GJ)

Recommendation:

Permit

Reason for Reporting to Committee:

The application has been called in to the planning committee by the Local Member.

1. Proposal and Site

The application is a full application for alterations and extensions. The work involves the following:-

- Alterations to the existing dormer windows located on the front elevation
- Juliette balconies with glazed frontage
- New access door in the gable end of the dwelling at first floor level
- New balcony
- Extension to the rear

2. Key Issue(s)

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

3. Main Policies

Ynys Mon Local Plan

Policy 1 – General Policy

Policy 31 – Landscape

Policy 40 – Conservation of Buildings

Policy 42 – Design

Policy 58 - Extension

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

Policy EN13 – Conservation of Buildings

4. Response to Consultation and Publicity

Town Council – Refusal Recommended due to overdevelopment of the site, traffic and parking problems

Local Member (Cllr Alun Mummery) – No response at the time of writing the report

Local Member (Cllr Jim Evans) – Refer to planning committee

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

Natural Resources Wales – Standard Advice

Drainage Section - 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 Menai Bridge Conservation Area. The expiry date to receive representations was the 20th August, 2014. At the time of writing the report no representations were received.

5. Relevant Planning History

39C305 – Demolition of existing garage together with a balcony over at 5 Cambria Road, Menai Bridge – 10/9/00 – Granted

39C305A – Alterations and extensions at 5 Cambria Road, Menai Bridge

6. Main Planning Considerations

Main Considerations:- The key issues which need to be considered are the location, design, effect on neighbouring properties and on the Conservation Area.

Design:- Removing the existing flat roofed dormer windows and replacing them with a slate covered pitched roof dormers will be an enhancement to the character and appearance of the dwelling and designated Conservation Area.

The applicant has amended their application since the first application which was withdrawn. They have reduced the area of glazing down to a single glazed access door onto the balcony which to some extent is screened by the existing garage roof. This will preserve the character and appearance of the dwelling and appearance of the designated conservation area.

The rear extension fits in with the existing property, materials will match that of the existing dwelling.

The proposed new balcony will not cause any more overlooking onto neighbouring properties than existing. The existing garage has a balcony which is at a higher level than the proposed new balcony. It is therefore not considered that the new balcony will have a negative impact upon the neighbouring properties.

Effect on Neighbouring Properties:-

Neighbouring properties have been notified of the development. No adverse representations have been received at the time of writing the report. It is not considered that the proposed development will have any impact on any adjoining property.

7. Conclusion

The site can comfortably accommodate the proposal without appearing cramped or over developing

the site to the detriment of the character of the locality or the amenities of the neighbouring properties. The proposal complies with the Supplementary Planning Guidance on Design Guide for the Urban & Rural Environment, Technical Advice Note 12: Design, Paragraph 4.11 Promoting sustainability through good design, Planning Policy Guidance (Wales) Edition 7 and policies contained within the Ynys Mon Local Plan and Stopped Unitary Development Plan.

8. Recommendation

To **permit** the development subject to conditions.

In addition the Head of Service be authorised to add to, remove or amend/vary any condition(s) before the issuing of the planning permission, providing that such changes do not affect the nature or go to the heart of the permission/ development.

(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 new roof lights shall be low profile conservation style roof lights, unless otherwise agreed in writing by the local planning authority.

Reason: To ensure that the development is satisfactory from an architectural and Conservation Area point of view.

(03) The development permitted by this consent shall be carried out strictly in accordance with the plan(s) submitted on the 17/07/2014 + 24/07/2014 under planning application reference 39C305B.

Reason: For the avoidance of doubt

9. Other Non-Material Issues Raised

Planning Policy Wales, Edition 7, July 2014

Technical Advice Note 12: Design

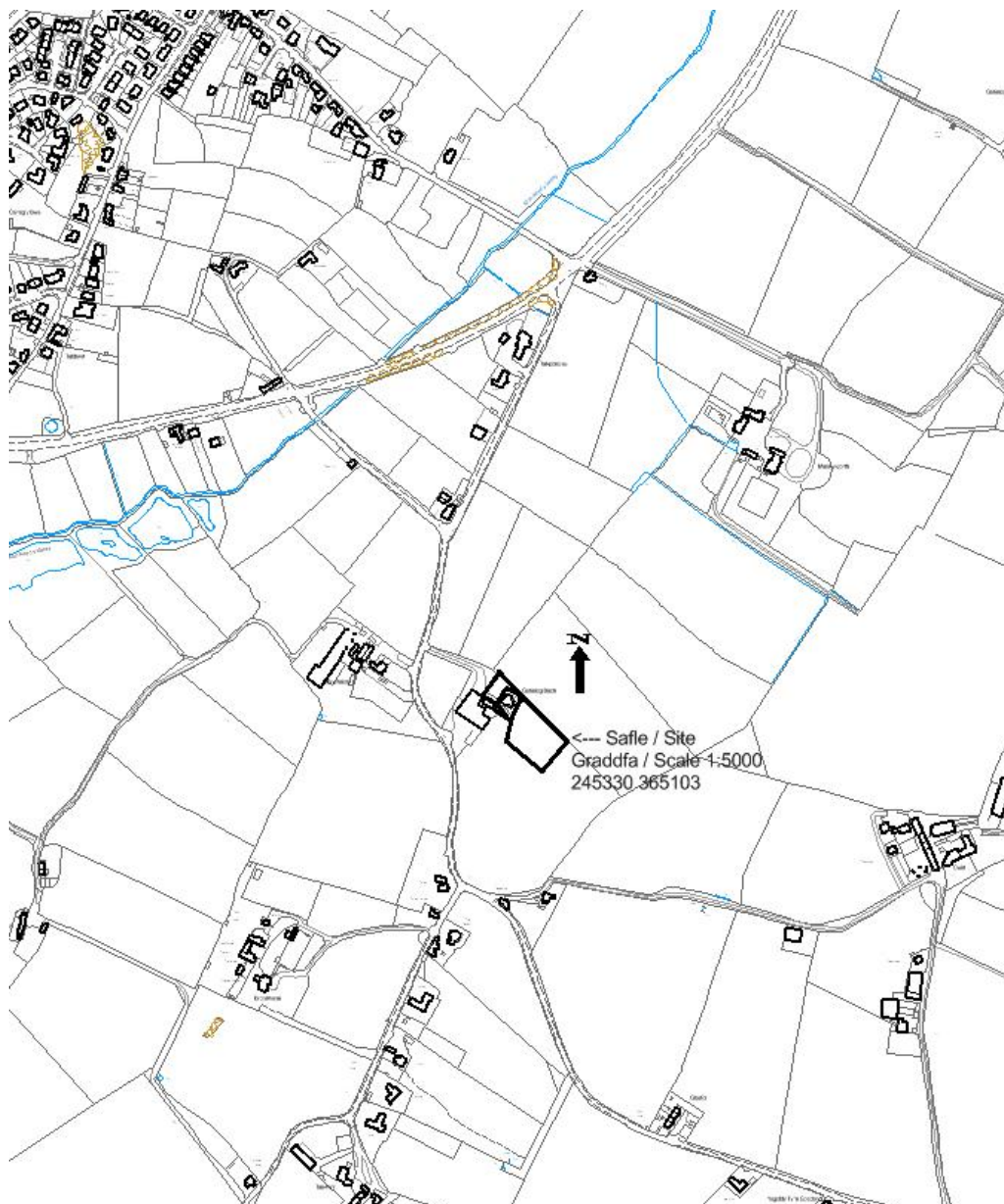
Rhif y Cais: 45C111E/RE Application Number

Ymgeisydd Applicant

Mr David Thomas

Cais llawn i osod paneli solar (4kW) ar y ddaear o fewn y cwrtil yn / Full application for the installation of solar panels (4kW) on the ground within the curtilage of

Gelliniog Bach, Dwyran



Planning Committee: 03/09/2014

Report of Head of Planning Service (OWH)

Recommendation:

Permit

Reason for Reporting to Committee:

The application has been called-in to the Planning and Orders Committee by Cllr Ann Griffith.

1. Proposal and Site

The site is within the extended curtilage of the private dwelling at Gelliniog Bach, Dwyran. The dwelling is currently being refurbished with the benefit of planning permission for alterations and extensions. The solar panels of which there will be 16 in total will be laid in 2 rows of 8 panels each. Each panel measures 1700mm x 1000mm and will be laid landscape wise producing a development plot of 15m in length by 3m in width. Set at an angle to the sun, the overall height will be in the region of 600mm above ground.

2. Key Issue(s)

Landscape impact

3. Main Policies

Ynys Môn Local Plan

Policy 1 – General Policy

Policy 31 – Landscape

Policy 45 Renewable Energy

Gwynedd Structure Plan

Policy C7 – Renewable Energy

Policy D4 – Environment

Stopped Unitary Development Plan

Policy GP1 – Development Control Guidance

Policy EP18 – Renewable Energy

Policy EN1 – Landscape Character

Planning Policy Wales (Edition 7)

4. Response to Consultation and Publicity

Community Council- No reply at the time of writing

Local Members – Cllr Peter Rogers: No reply at the time of writing

Cllr Ann Griffith – requests that the application be determined by the Committee due to possible effects on amenity.

Response to Publicity

The application has been publicised by personal notification and site notice with an expiry date for receipt of representations of 22nd August 2014. No representations had been received at the time of writing.

5. Relevant Planning History

45C111 Formation of an agricultural access together with an extension to the cow shed at Gelliniog Bach – approved 15/5/1989

45C111A Demolition of the existing dwelling together with the erection of a new dwelling on the site at Gelliniog Bach, Dwyran – approved 25/7/1994

45C111B Alterations and extensions together with an extension to the curtilage at Gelliniog Bach, Dwyran – approved 11/11/08

45C111C Application to determine whether prior approval is required to for the erection of 2 polytunnels on land at Gelliniog Bach, Dwyran – approved 13/2/09

45C111D Alterations and extensions at Gelliniog Bach, Dwyran – approved 20/11/2011

6. Main Planning Considerations

Principle of the Development: Policy C7 of the Gwynedd Structure Plan states: “There will be a presumption in favour of renewable energy projects provided that the impacts upon the locality are acceptable to the local planning authority. Where applicable, the proposals should be supported by an environmental assessment.”

Policy 45 of the Ynys Mon Local Plan states: “Renewable energy projects will be permitted where it can be clearly demonstrated that there will not be any unacceptable impact on i. Landscape character, ii. Sites of international, national or local importance for nature conservation, iii. species which are of nature conservation importance
iv. the standard of amenity enjoyed by the resident and tourist population and vi. Essential public services and communications.

Policy 8B- Energy Developments of the Stopped Ynys Mon Unitary Development Plan states: “Applications for the development of renewable and non-renewable energy resources will be permitted where it can be demonstrated that there will be no unacceptable adverse impact upon the environment. Preference will be given to the development of clean and renewable energy sources, but proposals for non-renewable energy projects will be permitted if they encourage the maximum use of energy efficiency within their design”.

Landscape and Amenity Impact: The proposal is for a development measuring at most 15m by 3m on plan of 16 solar panels for domestic purposes giving an output of 4kw. Laid horizontally rather than vertically, they will extend to some 600mm in height. The site is well screened by trees and hedges and the closest buildings to the site other than the applicant’s dwelling are farm buildings. There are dwellings in the locality but at some 200m distance from the site at closest. It is not considered that the proposal would impact on neighbouring amenity or the surrounding landscape to such an extent as to warrant refusal.

7. Conclusion

The principle of renewable energy is supported in local and national planning policies. The proposal as submitted is for a private domestic array within the curtilage of the existing dwelling which is well screened from neighbouring and wider views.

8. Recommendation

To **permit** the development subject to conditions.

In addition the Head of Service be authorised to add to, remove or amend/vary any condition(s) before the issuing of the planning permission, providing that such changes do not affect the nature or go to the heart of the permission/ development.

(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) Solar PV equipment no longer capable of microgeneration must be removed from the site within 3 months of ceasing to produce electricity.

Reason: In the interests of amenity

13.1

Materion Eraill

Other Matters

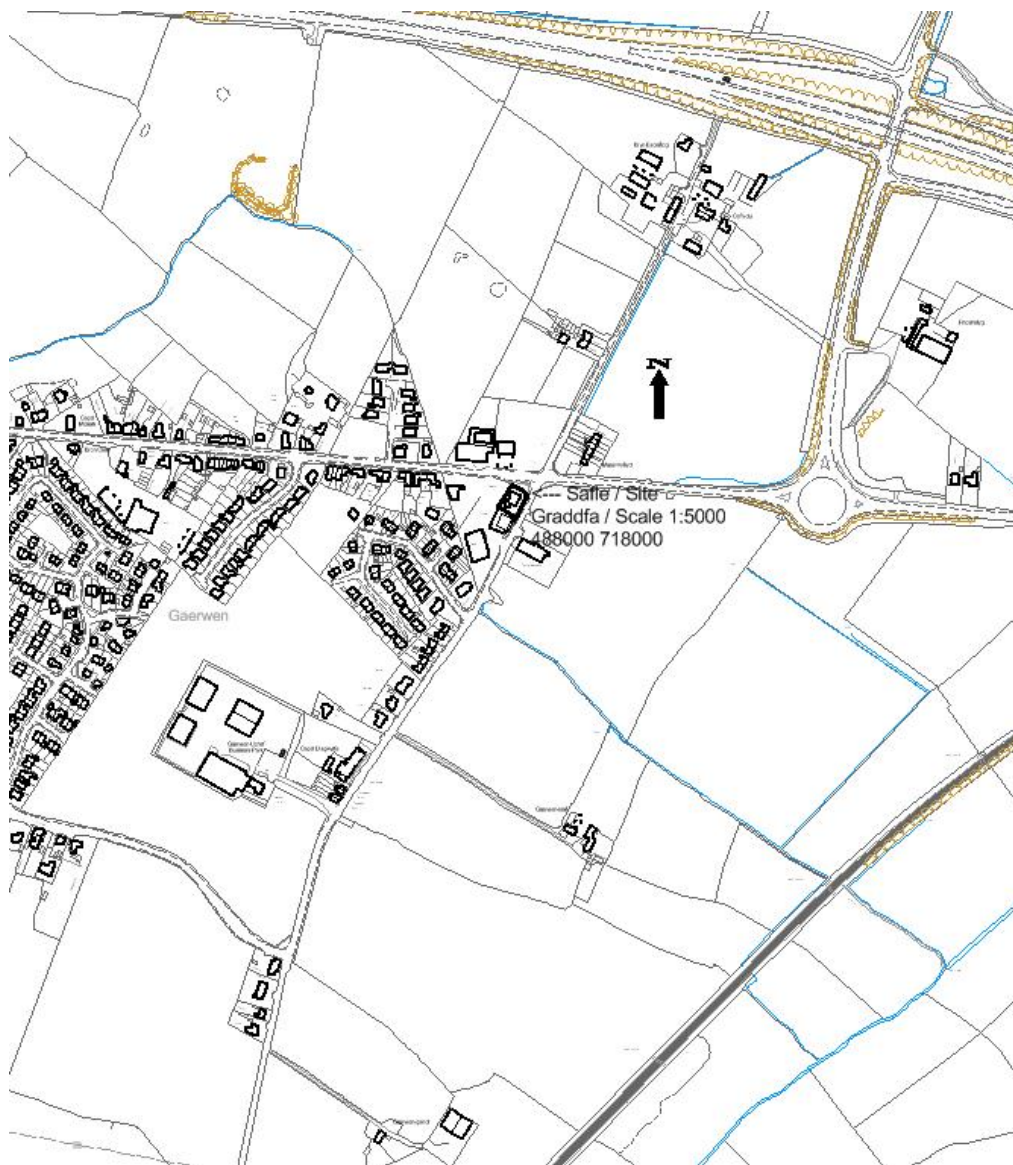
Rhif y Cais: 33C302 Application Number

Ymgeisydd Applicant

Mr S. C. Lee

Cais llawn i newid defnydd o annedd (C3) i fod yn rhan o (A3) siop i werthu pethau poeth i
fwyta allan a rhan annedd (C3) ynghyd a chreu ychwanegiad i safle parcio yn / Full application
for change of use from a dwelling (C3) into a part (A3) hot food takeaway and part (C3)
dwelling together with creation of additional parking at

Penffordd, Gaerwen



Planning Committee: 03/09/2014

Report of Head of Planning Service (NJ)

Reason for Reporting to Committee:

The above application was approved by the Committee at its meeting held on 2nd April 2014. The written report indicated that no response had been received from the Community Council. However, the Community Council had indicated its strong objection to the application as it was considered that the site is inappropriately located in a dangerous position on a road with heavy traffic use. It was requested that the Planning Committee undertake a site visit. The Committee visited the site prior to making its decision on 2nd April. The Community Council is anxious that its comments have been noted.