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**CYNGOR SIR
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ISLE OF ANGLESEY
COUNTY COUNCIL**

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

CYNGOR SIR YNYS MÔN
ISLE OF ANGLESEY COUNTY COUNCIL
Swyddfeydd y Cyngor - Council Offices
LLANGEFNI
Ynys Môn - Anglesey
LL77 7TW

Ffôn / tel (01248) 752500
Ffacs / fax (01248) 750839

RHYBUDD O GYFARFOD	NOTICE OF MEETING
PWYLLGOR CYNLLUNIO A GORCHMYNION	PLANNING AND ORDERS COMMITTEE
DYDD MERCHER, 4 CHWEFROR, 2015 am 1 o'r gloch y prynhawn	WEDNESDAY, 4 FEBRUARY 2015 at 1:00 p.m.
SIAMBR Y CYNGOR, SWYDDFEYDD Y CYNGOR, LLANGEFNI	COUNCIL CHAMBER, COUNCIL OFFICES, LLANGEFNI
Swyddog Pwyllgor	Ann Holmes 01248 752518 Committee Officer

AELODAU / MEMBERS

Cynghorwyr / Councillors:

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

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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2 DECLARATION OF INTEREST

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

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To submit the minutes of the previous meeting of the Planning and Orders Committee held on 7th January, 2015.

4 SITE VISIT 21ST JANUARY, 2015_(Pages 13 - 14)

To submit the minutes of the site visit undertaken on 21 January, 2015.

5 PUBLIC SPEAKING

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

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6.2 34C553A – Ty'n Coed, Llangefni

6.3 41C66G/RE – Marchynys, Penmynydd

7 APPLICATIONS ARISING

None to be considered by this meeting.

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8 ECONOMIC APPLICATIONS

None to be considered by this meeting.

9 AFFORDABLE HOUSING APPLICATIONS

None to be considered by this meeting.

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None to be considered by this meeting.

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13 OTHER MATTERS

None to be considered by this meeting.

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Planning and Orders Committee

Minutes of the meeting held on 7 January 2015

- PRESENT:** Councillor William Thomas Hughes (Chair)
Councillor Ann Griffith (Vice-Chair)
- Councillors Lewis Davies, Jeff M. Evans, John Griffith,
K P Hughes, Vaughan Hughes, Victor Hughes,
Richard Owain Jones, Raymond Jones, Nicola Roberts.
- IN ATTENDANCE:** Development Control Manager (DFJ),
Planning Assistants.
- Legal Services Manager (RJ),
Committee Officer (MEH).
- APOLOGIES:** None
- ALSO PRESENT:** Local Members : Councillor H.E. Jones (7.1); R. Meirion Jones (11.2); Bob Parry OBE (13.2)
-

1 APOLOGIES

None.

2 DECLARATION OF INTEREST

Declarations of interest were made as follows :-

Councillor W.T. Hughes in respect of application 7.2 and 7.3 and left the meeting during consideration and voting thereon.

Councillor R.O. Jones in respect of application 7.2.

Councillors Lewis Davies, Ann Griffith, John Griffith, Vaughan Hughes and Nicola Roberts in respect of applications 7.2, 7.3 and 12.1 on account of the reference to wind turbines in the Plaid Cymru manifesto. The Members said that they would be keeping an open mind and would determine each application on its own merits.

Councillor R. Meirion Jones, whilst not a Member of the Planning and Orders Committee declared an interest in application 11.2 as a Local Member and left the meeting during consideration of the application.

3 MINUTES

The minutes of the previous meeting of the Planning and Orders Committee held on 3rd December, 2014 were presented and confirmed as correct, subject to a correction within the Welsh version of the minutes at 7.4 which should read '*pleidleisiodd y Cynghorwyr John Griffith, Ken Hughes, Vaughan Hughes, Richard Owen Jones, Nicola Roberts a W.T. Hughes i ganiatau'r cais yn groes i argymhelliad y Swyddog*'. [The English version is correct].

4 SITE VISITS

It was noted that site visits were held on 17 December, 2014 in respect of the following applications :-

- 16C48H – Full application for the retention of a concrete slab together with the erection of an agricultural shed to house livestock and for storage purposes on land at Ger y Bryn, Bryngwran.
- 38C301A/EIA/RE – Full application for the erection of two 4.6MW wind turbines with a maximum hub height of up to 59m, rotor diameter of up to 71m, and a maximum upright vertical tip height of up to 92.5m together with a substation and control building, associated hard-standings, a new access track connecting to the proposed turbines from the existing turbines, a temporary construction compound and turning area and other related infrastructure on land at Ysgellog, Rhosgoch.

5 PUBLIC SPEAKING

The Chair announced that there were public speakers with regard to applications 7.2, 7.3 and 11.2.

6 APPLICATIONS THAT WILL BE DEFERRED

6.1 33C304B/ECON – Outline application with some matters reserved for the demolition of the existing farm, erection of a science park, creation of a car park together with the creation of a new vehicular access at Junction 7 of the A55 (near Cefn Du), Gaerwen

It was RESOLVED to visit the site in accordance with the Officer's recommendation for the reason given in the written report.

6.2 34C553A – Outline application for residential development including extra care facility, highway and associated infrastructure at Ty'n Coed, Llangefni

It was RESOLVED to defer consideration of the application for the reason given in the written report.

7 APPLICATIONS ARISING

7.1 21C40A – Full application for the erection of an agricultural shed to house livestock and a slurry pit on land at Penrhyn Gwyn, Llanddaniel

The application has been called in by a Local Member for determination by the Planning and Orders Committee. At its meeting on 3rd September, 2014, the Committee resolved that a site visit be undertaken. The site was visited on 17th September, 2014. At its meeting on 1st October, the Committee resolved to defer determination of the application following the receipt of the Environmental Health consultation response and additional objections. These were forwarded to the applicant to allow them to be considered before a decision is made. At its meeting on 5th November, the Committee resolved to again to defer determination of the application to allow the applicant an opportunity to make comments. The Development Control Manager reported that an additional 2 letters of objections had been received and a letter from the Agent of the neighbouring property.

Councillor H. Eifion Jones, a Local Member stated that the proximity to the nearest dwelling was unacceptable and considered that the applicant should consider relocating the proposed shed.

Councillor Lewis Davies stated that he agreed that the proximity of the proposed shed to the neighbouring dwelling is unacceptable and proposed to reaffirm the previous decision to refuse the application. Councillor Jeff Evans seconded the proposal.

Councillor K.P. Hughes proposed that the application be approved and Councillor R.O. Jones seconded the proposal.

It was RESOLVED to reaffirm the previous decision to refuse the application, contrary to the Officer's recommendation due to the proximity to the nearest dwelling and the potential for noise and odour impact.

7.2 38C301A/EIA/RE – Full application for the erection of 2 4.6MW wind turbines with a maximum hub height of up to 59m, rotor diameter of up to 71m, and a maximum upright vertical tip height of up to 92.5m together with a substation and control building, associated hard-standings, a new access track connecting to the proposed turbines from the existing turbines, a temporary construction compound and turning area and other related infrastructure on land at Ysgello, Rhosgoch

Having declared an interest in this application, Councillor W.T. Hughes withdrew from the meeting during consideration thereof. Councillor Ann Griffith, Vice-Chair took the Chair for this item.

Councillors R.O. Jones and John Griffith declared a personal interest in the application.

The application was presented to the Planning and Orders Committee as it has been decided that delegated powers will not be used in connection with wind turbine developments.

Mr. R.J.G. Carter addressed the Committee in objection to the application. He said that he lived with his family approximately 900 meters due south of the Ysgellog 1 turbines. The noise from these turbines is at times unbearable and annoying; as the rotor blades turn there is a constant thumping noise. The noise at times can be compared to a low rumbling of a diesel engine and occurs at any time of the day or night and can be continuous for days at a time. He stated that he felt it was a continual intrusion on his family. Mr. Carter further stated that he has complained on many occasions to the Council's Environmental Health Department due to noise levels. According to the Council's Supplementary Planning Guidelines regarding height and distance, this proposed development should be 1.8km from a property. If planning is granted on this development Mr. Carter's property will be about 800 meters south east from the 2 new turbines with the noise levels from these will double in intensity and annoyance. Due to the rural location of Rhosgoch, there is an abundance of wildlife with some protected species i.e. several species of bats, possibilities of Great Crested Newts and Buzzards.

Mr. R. Scurlock-Jones addressed the Committee in support of the proposal. He said that the location of the proposed wind turbines will be near the current wind turbines at Ysgellog. The site is located in a high winds area of the Island; the site is not near any ecological conservation site and is quite a distance from residential properties. The proposed development would not entail the creation a new access to the site nor any alterations to the public highway. The MOD and Natural Resources Wales have not objected to the application. The applicant is working with the Council's Environmental Services to put measures in place to alleviate noise nuisance from the turbines. TAN 8 stipulates that it is better to have wind turbines in a cluster rather than establishing a new cluster in a different location. Mr. Jones further stated that the Planning Officers has raised concerns in respect on the effect of the erection of the two wind turbines on Plas Bodewryd, a study has shown that the effect would not be detrimental. Airvolution are willing to accept a planning condition to commission an Ecological Study.

Whilst accepting that there have been numerous objections to the application in respect of the effect on wildlife, highways, shadow flicker, Mr. Jones stated that these issues have been resolved. He noted that 30 letters of support had been submitted by people who live near the site.

The planning gain from the current turbines in this area has amounted to over £75k to local projects within the community. These proposed 2 turbines would further give a sum of £23k yearly to the community. Airvolution has pledged to employ local suppliers. The generated electricity would be cheaper for over 3,000 homes per year. This would save 5,478 tonnes of carbon dioxide per year.

Councillor Nicola Roberts questioned if the cheaper electricity for homes was considered as a planning gain attached to the application? Mr. Scurlock-Jones responded that the cheaper electricity was not specifically for local people.

Councillor John Griffith questioned how the applicant was going to protect the bats and newts in the area? The Chair allowed Mr. John Gatley in support of the application to answer the questions raised. Mr. Gatley responded that the consultation response that has been received from a specialist confirms that the application is not a significant risk and no outstanding ecological concerns due to site selection behind the turbines. Councillor Griffith further stated that 2 large turbines already exist in the area and several other turbines in the vicinity. These turbines are already having a harmful effect on the landscape of Anglesey and having 2 large turbines again will deteriorate the situation even further. Mr. Gatley responded that it is a statement of opinion and the company take a different view. There is a need for renewable energy and the need to build in locations with excellent wind resource such as Anglesey. It is considered that the erection of wind turbines near existing turbines is a better approach rather than to scatter them across the area.

The Development Control Manager reported that a report was submitted to the last meeting of the Planning and Orders Committee held on 3 December, 2014 recommending that the site be visited in order to gain an appreciation of the scale and context of the proposal. A site visit took place on 17 December, 2014. He noted that the report to the Committee is comprehensive and referred to the 6 reasons for refusing the application.

Councillor Lewis Davies said that following the visit to the site he considered the effect on the landscape already exists due to the current 2 large turbines on the site. He considered that there is a large cumulative effect on the area already. Councillor Davies said that even though the applicant is offering a planning gain to the Community by supporting the local community, the numerous local Town/Community Councils within the vicinity are against this application. Councillor Lewis Davies proposed that the application be refused. Councillor K.P. Hughes seconded the proposal of refusal.

It was RESOLVED to refuse the application in accordance with the Officer's recommendation for the reasons set out in the written report.

7.3 41C125B/EIA/RE – Full application for the erection of 3 800kW – 900kW wind turbines with a maximum hub height of up to 55m, rotor diameter of up to 52m and a maximum upright vertical tip height of up to 81m, the improvements to the existing access to the A5025 road together with the erection of 3 equipment housing cabinets on land at Bryn Eyr Uchaf, Menai Bridge

Having declared an interest in this application, Councillor W.T. Hughes withdrew from the meeting during consideration thereof. Councillor Ann Griffith, Vice-Chair took the Chair for this item.

The application is presented to the Planning and Orders Committee as the application is an EIA application which must be referred to the Committee for determination. In addition, it has been decided that delegated powers will not be used in any case of wind turbine developments. A report was submitted to the December 2013 meeting of the Planning and Orders Committee recommending

that a site visit be made prior to the determination of the application. A site visit took place on 18th December, 2013. The application has been deferred in successive Committee meetings since January 2014 in order that the applicant could respond to an objection received from Natural Resources Wales and in relation to an IT link to the Llanddona School. Bat mitigation proposals have now been submitted which are acceptable to Natural Resources Wales subject to condition and it has been confirmed by the Council that an IT link to the now closed Llanddona School is no longer required.

Mr. Dafydd I. Roberts addressed the meeting as an objector to the application. Mr. Roberts said that it has been around 3 years since the proposal for wind turbines has been submitted within the communities of Rhoscefnhir and Penmynydd. As a direct result the Anglesey Against Wind Turbines (AAWT) was established. The opposition to the development of such wind turbines is very strong and before the consultation on the SPG, which was less than six weeks, over 8,000 signatures were collected asking to restrict the size of turbines to 15 meters. There is strong objection to the Braint Windfarm. The 7 Community/Town Councils bordering the area have submitted their objections to the proposal and the 160 dwellings which are within 1.5 km from the turbines, 95% have stated that they do not wish to see these turbines erected on this site. The size of the proposed wind turbines at this site is unacceptable as they are twice the size of the mast at Penmynydd. The Ty Gwyn application was refused by the Welsh Government Inspector based on the effect on visual impact and other material issues. Mr. Roberts stated that the effect on the tourism industry would be detrimental. During a recent survey, 70% of responders had noted that they would not return to an area with wind turbines. The Planning and Orders Committee approved an application last year for a caravan site at Rhyd y Delyn. Rhyd y Delyn is the nearest dwelling to this proposed application and Mr. Roberts considered that the application would have a detrimental effect on the caravan site before it was opened. The tourism industry generates over £250 million to the local economy.

The Menai Coastline is an AONB area and TAN 8 also notes that the number of wind turbines needs to be considered within any area. Mr. Roberts considered that the saturation point has been reached already on Anglesey. If this application was to be approved it would open the floodgates to numerous other applications and the Abermenai to Penmon area would be affected for generation.

There were no questions to Mr. Roberts by the Committee's Members.

Mr. Stephen Salt addressed the meeting as a supporter of the application. Mr. Salt said that West Coast Energy has been responsible for developing renewable energy projects across the UK for nearly 20 years. West Coast Energy is committed to assist the Welsh Government in its ambition to create a sustainable low carbon economy for Wales. This will help in the drive to tackle climate change and provide secure future energy supplies, but the transition to a low carbon economy does mean that there is a need to generate renewable energy at the local level and given the Welsh Government's ambitious targets for such generation and particularly for onshore wind, local schemes like Braint Windfarm are increasingly going to be needed to deliver the Welsh Government's ambition. Having regard to this national policy background, it is disappointing that the Planning Officers are

recommending that Braint Windfarm be refused at the local level for reasons relating to adverse landscape and visual effects and cultural heritage interests and adverse noise impacts which are disputed. It is appreciated that Planning Officers have a difficult task in balancing the tension between National and Local Policy for renewables generation and in reacting to a plethora of local concerns about wind energy development across Anglesey. Mr. Salt said that he considered that Bryn Eyr Uchaf is an appropriate and suitable location for the generation of renewable electricity. Over 300 letters have been submitted in support of the development and any matters of concern raised by statutory consultees and by the Environmental Health Officer with regard to noise impacts can be dealt with by the imposition of appropriate conditions.

Braint Windfarm will deliver significant environmental, economic and social benefit including a community fund that will share 10% of the operational profits from the windfarm with the local community. A pledge has been given to contribute around £50,000 towards fuel poverty alleviation and warming cold homes during the first five years of its operation. Braint Windfarm will be the first windfarm in Wales to benefit from this initiative with National Energy Action Cymru.

Councillor John Griffith questioned how many of the 300 letters of support were local. Mr. Salt responded that he did not have the exact percentage with him but the support was gained from Llangefni and Bangor areas which would have been a mix of local people and tourists to the area. The letters of support was not noted within the Planning Officer's report to the meeting. Councillor Griffith stated that Mr. Dafydd I. Roberts said that 95% of the local residents have stated their objection to the application; this contradicts statement of support for the application. Mr. Salt responded that he appreciated that there is a number of objections to the application as noted within the Planning Officers report but the Government is trying to produce energy from low carbon resources and windfarms need to be developed and suitable sites need to be identified. The Braint Windfarm is a suitable site for development.

The Development Control Manager reported that 3 letters of objection to the application had been received following the submission of the Planning Officers' report which highlighted the damaging effect on bats. He noted that the Officers' report deals with this particular matter and Natural Resources Wales had responded that a planning condition would need to be attached to any approval of such an application. He further stated that this application has been deferred for a number of months and Natural Resources Wales have now responded that they are not objecting to the application. The Development Control Manager further reported that there are 343 letters supporting the application and he apologised that this has not been made clear within the report to the Committee. He noted that the letters of support are standard letters and he read out one such letter to the Committee. He further noted that the department has not analysed where the people are residing.

The application was deferred at the last meeting of the Planning and Orders Committee as the Welsh Government's Transport Department has issued a directive that the application should not be determined pending satisfactory details of a Traffic Management Plan are agreed. This matter has still not been resolved

but the applicant has expressed that he wishes the Committee to consider the application and a condition would need to be attached if the application was approved. However, the planning approval would not be released until a satisfactory response is received from the Welsh Government's Transport Department. The Committee agreed that the application should be considered at this meeting.

The Development Control Manager highlighted the concerns within the detailed report submitted to the Planning and Orders Committee. The size of the development would have a significant detrimental effect on the landscape and visual effect and the AONB and the Snowdonia landscape. The application would have an adverse effect on the setting of the Grade II St. Gredifael's Church and it has not been demonstrated that the proposal will not adversely affect receptors in relation to noise impacts. The recommendation is one of refusal and he requested that power to act be granted to the Planning Officer to deal with the issue of traffic management before releasing any decision on the application.

Councillor Lewis Davies said that he considered that there is sufficient evidence to refuse this application due to the effect on tourism and wildlife and proposed that the application be refused. Councillor R.O. Jones stated that it was important to listen to local residents and seconded the proposal.

It was RESOLVED to delegate to the Head of Service (Planning and Public Protection) the power to refuse the application on receipt of a response from the Welsh Government's Transport Department in accordance with the Officer's recommendation and for the reasons set out in the written report.

8 ECONOMIC APPLICATIONS

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

9 AFFORDABLE HOUSING APPLICATIONS

10 DEPARTURE APPLICATIONS

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

11 DEVELOPMENT PROPOSALS SUBMITTED BY COUNCILLORS AND OFFICERS

11.1 31C134H/DEL – Application under Section 73 for the removal of conditions (03), (04) and (05) (Code for Sustainable Homes) of planning permission reference 31C134E ‘ full application for the erection of 5 dwellings together with the construction of a vehicular access’ on land adjacent to Cae Cyd, Llanfairpwll

The application is presented to the Planning and Orders Committee as the applicant is a close friend of a 'relevant officer' as defined within paragraph 4.6.10.2 of the Constitution. The application has been scrutinised by the Monitoring Officer as required under paragraph 4.6.10.4 of the Constitution.

The Development Control Manger reported that under TAN 22 – Planning for Sustainable Buildings, new housing developments were required to meet the requirements of the Code for Sustainable Homes and there was a policy requirement to impose planning conditions to meet that objective. In its clarification letter of 5th June, 2014, Welsh Government through its Minister for Housing & Regeneration announced the withdrawal of the policy on 31st July, 2014.

Councillor Lewis Davies proposed that the application be approved and Councillor R.O. Jones seconded the proposal.

It was RESOLVED to approve the application in accordance with the Officer’s recommendation subject to the conditions set out in the written report.

11.2 31C422 – Full application for alterations and extensions including the raising of the roof to form a first floor at Ceris, Llanfairpwll

Whilst not a Member of the Planning and Orders Committee, Councillor R. Meirion Jones declared an interest in respect of this application as a Local Member and left the meeting during consideration of the application.

The application is presented to the Planning and Orders Committee as the applicant is related to a relevant officer as defined within paragraph 4.6.10.2 of the Constitution. The application has been scrutinised by the Monitoring Officer as required under paragraph 4.6.10.4 of the Constitution.

Mr. Sutton addressed the meeting as an objector to the application. He said that he was speaking on behalf of his own family and his neighbours. The plan at Ceris, Llanfairpwll is to increase the height of the property by 2 metres which would entail substantial overlooking; Ceris overlooks his gardens as it is. Trees at the end of Ceris’ garden, planted on the border, already cuts light and grow over to the neighbouring property. Mr. Sutton stated that at present there is practically no overlooking but the approval of this application would dramatically change the situation. At present the roofline of Ceris and adjoining properties is in proportion, this would change in a manner out of keeping with the rest of the visible area.

Mr. Owen Evans addressed the meeting as a supporter of the application. He said that Ceris, Llanfairpwll is located on Penmynydd Road, Llanfairpwll. Properties on this road have numerous architectural designs and size. Ceris, Penmynydd is a dormer bungalow with a low ridge of 7ft. The owners are finding it difficult to live at the property due to its size at present. Mr. Evans stated that only 2 properties have objected to the proposed development, 8 and 9 Lon Wennol, Llanfairpwll. Ceris’ back garden borders 9 Lon Wennol but it is separated by a boundary hedge of 9 ft. This planning application conforms to planning guidelines in respect of design and proximity issues. Mr. Evans further stated that he considered that there will be no loss of privacy to the neighbouring properties with the raising of the roof at Ceris as there is one bedroom window within the ridge at present.

The Development Control Manager stated that 2 letters of objections by the residents of 8 and 9 Lon y Wennol, Llanfairpwll had been received since the report completed by the Officers. The issues raised were the loss of light, overlooking,

design out of character and the effects of raising the roof at Ceris, Llanfairpwll. He considered that these factors had been the main issues the Planning Officers had considered whilst dealing with the application.

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

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

12 REMAINDER OF APPLICATIONS

12.1 24C59H/RE – Full application for the erection of one 5kW wind turbine with a maximum hub height of up to 15m, rotor diameter of up to 5.6m and a maximum upright vertical tip height of up to 17.8m on land at Pen y Gogarth, Llaneilian

The application is presented to the Planning and Orders Committee as it has been decided that delegated powers will not be used in connection with wind turbine developments.

The Development Control Manager stated that whilst this is a small turbine, the nearest residential property is located only 45m away and the turbine would dominate the landscape and would be detrimental to the residents amenities. The location site is very near to an AONB area and it is considered that this would have a harmful effect on the landscape.

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

It was RESOLVED to refuse the application in accordance with the Officer's recommendation for the reasons set out in the written report.

13 OTHER MATTERS

13.1 12LPA1003B/CC/MIN – Minor amendments to scheme previously approved under planning permission 12LPA1003/FR/CC at Townsend Bridge, Gallows Point, Beaumaris

The Development Control Manager reported that this application is a minor amendment to an application received for the flood alleviation works at Beaumaris which was approved by the Planning and Orders Committee on the 1st September, 2014. The proposed amendments were the taking down and removal of the top section of the existing sea wall to approximately 400mm below the existing footpath level. Stone removed from the existing wall to be re-used in reconstructing/increasing elevation of other sections, as original application. It was considered that the proposed alterations were deemed to be non-material and therefore be approved under Section 96A of the Town and Country Planning Act 1990.

It was RESOLVED to note the report for information.

13.2 16C48H – Full application for the retention of a concrete slab together with the erection of an agricultural shed to house livestock and for storage purposes on land at Ger y Bryn, Bryngwran

The Chair allowed this item as a late, urgent addition to the Agenda because it had been omitted in error from the original Agenda and that the applicant wanted a swift decision so as to make progress with his development.

The application was presented to the Planning and Orders Committee at the request of a Local Member. At the meeting of the Planning and Orders Committee on 3rd December, 2014 it was resolved to visit the site prior to making its determination. The site was visited on 17th December, 2014.

Councillor Bob Parry OBE, a Local Member stated that the applicant wishes to bring to the attention of the Committee the issues raised by his neighbour in objecting to this application. The applicant's land is more than 4 acres, he has livestock, there is no second septic tank installed at the property, there is an electric and water supply, there is no need for parking space near an agricultural shed. Councillor Parry stated that the applicant has built a concrete slab which is larger than had been permitted; the concrete slab should have been 10.2 metres but the slab is 12 metres wide. The reason for this was that the applicant wished to be able to put his tractor and trailer within the shed.

Councillor Parry further stated that the applicant wishes to note that he has already been given planning permission to erect a shed of 10.2 metres and did not agree that the development would be detrimental to the character of the area.

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

It was RESOLVED to refuse the application in accordance with the Officer's recommendation for the reasons set out in the written report.

**COUNCILLOR W.T. HUGHES
CHAIR**

**COUNCILLOR ANN GRIFFITH
VICE-CHAIR IN THE CHAIR FOR ITEMS 7.2 & 7.3**

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PLANNING SITE VISIT

Minutes of the meeting held on 21 January, 2015

PRESENT: Councillors John Griffith, Kenneth Hughes, Victor Hughes, Richard Owain Jones, Nicola Roberts.

IN ATTENDANCE: Planning Development Manager (DFJ)
Development Officer (DLIJ)

APOLOGIES: Councillors Lewis Davies, Ann Griffith

33C304B/ECON – Outline application with some matters reserved for the demolition of the existing farm, erection of a science park, creation of a car park together with the creation of a new vehicular access at Junction 7 of the A55 (near Cefn Du), Gaerwen

The Planning and Orders Committee at its meeting held on 7 January, 2015 resolved that the site be visited.

The Planning Development Manager explained that the application was an outline application with some matters reserved for the demolition of the existing farm, erection of a science park, creation of a car park together with the creation of a new vehicular access at Junction 7 of the A55 (near Cefn Du), Gaerwen.

The officer provided a summary of the proposed development as follows; the main uses on the site would be for research and development associated with renewable energy and environmental technology. Approximately 22,700 square meters of floor-space was proposed within 7 buildings of two and three storey height and would be served by 566 vehicular parking spaces and 65 cycle spaces.

Before gaining access onto the land members viewed the site from the following vantage points: the A55 junction, at the proposed site access point, from the A5 highway and from the Cefn Du farm yard.

Particular attention was given to the siting of the proposed buildings and pedestrian access point into the site with respect to proximity to nearby dwellings.

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6.1

Ceisiadau'n Economaidd

Economic Applications

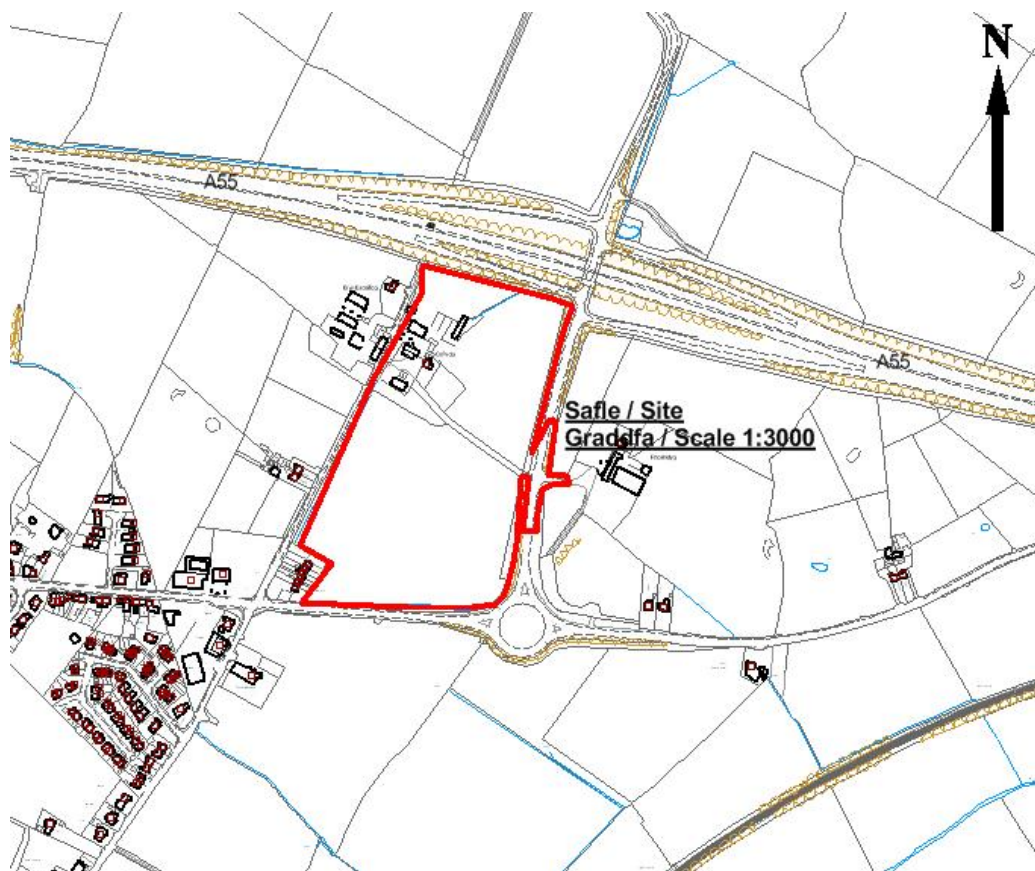
Rhif y Cais: **33C304B/ECON** Application Number

Ymgeisydd Applicant

Menai Science Park

Cais amlinellol gyda rhai materion wedi eu cadw yn ôl ar gyfer dymchwel fferm presennol, codi parc gwyddoniaeth, creu maes parcio ynghyd a chreu mynedfa newydd i gerbydau yn / Outline application with some matters reserved for the demolition of the existing farm, erection of a science park, creation of a car park together with the creation of a new vehicular access at

Junction 7 of the A55 (wrth ymyl / near Cefn Du), Gaerwen



Planning Committee: 04/02/2015

Report of Head of Planning Service (DFJ)

Recommendation:

Defer

Reason for Reporting to Committee:

The application was deferred at the last committee meeting in order to visit the site. This visit took place on the 21st January 2015 and those members in attendance will be familiar with the site and its surroundings.

Statutory consultation is still on-going and it is therefore recommended that the application be deferred in order to allow completion of this process.

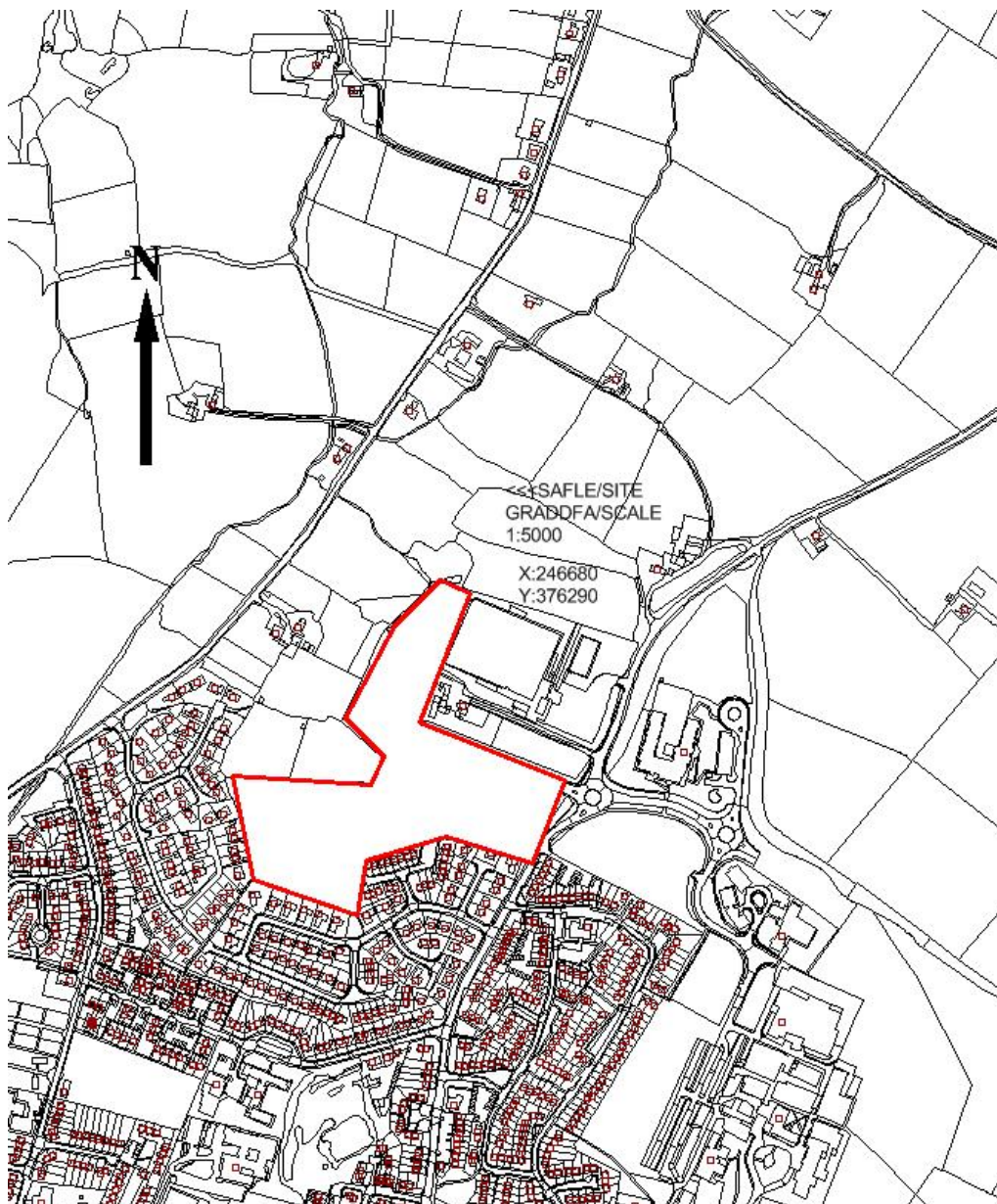
Rhif y Cais: **34C553A** Application Number

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: 04/02/2015

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.

Responses have now been received and following their analysis will be reported in full to the Planning Committee

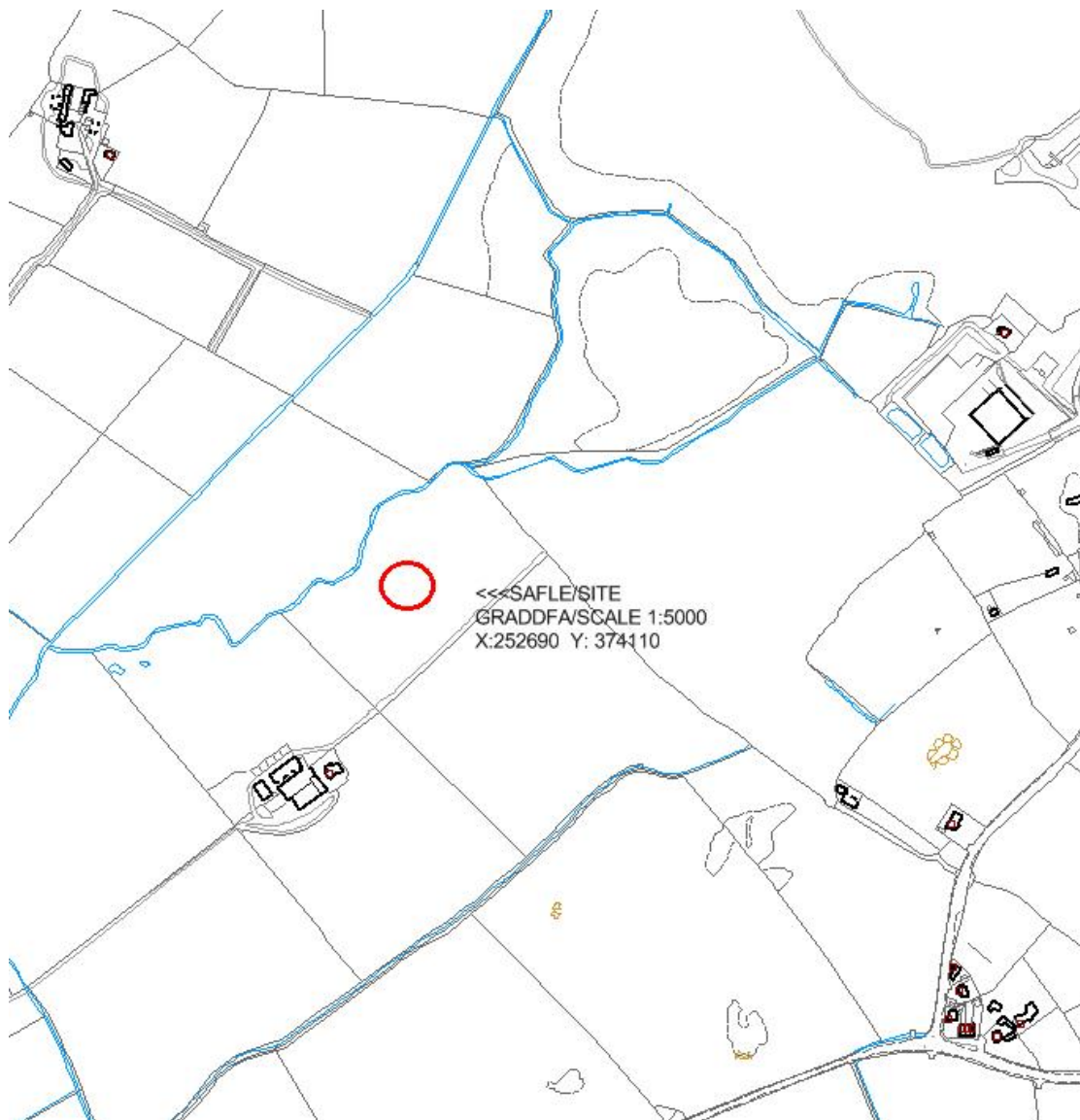
Rhif y Cais: **41C66G/RE** Application Number

Ymgeisydd Applicant

JM & EW Foulkes

Cais llawn ar gyfer codi un twrbin wynt gyda uchder hwb hyd at uchafswm o 24.8m, diamedr rotor hyd at uchafswm o 19.2m a uchder blaen unionsyth hyd at uchafswm o 34.5m, creu trac fynedfa ynghyd a chodi cabinet storio offer ar dir yn / Full application for the erection of one wind turbine with a maximum hub height of up to 24.8m, rotor diameter of up to 19.2m and a maximum upright vertical tip height of up to 34.5m, the construction of an access track together with the erection of an equipment housing cabinet on land at

Marchynys, Penmynydd



Planning Committee: 04/02/2015

Report of Head of Planning Service (NJ)

Recommendation:

Site Visit

Reason for Reporting to Committee:

The Head of Service has suspended the use of delegated powers in relation to applications for wind turbine development.

1. Proposal and Site

The application is for the erection of a single wind turbine of up to 34.5m in height following withdrawal of an earlier application for the erection of a single turbine of up to 77m in height. The site is located off a farm track giving access to agricultural fields at the farm of Marchynys, Penmynydd.

It is considered advantageous if Members of the Committee were to visit the site in order to view the site and its context before determining the application.

11.1

Gweddill y Ceisiadau

Remainder Applications

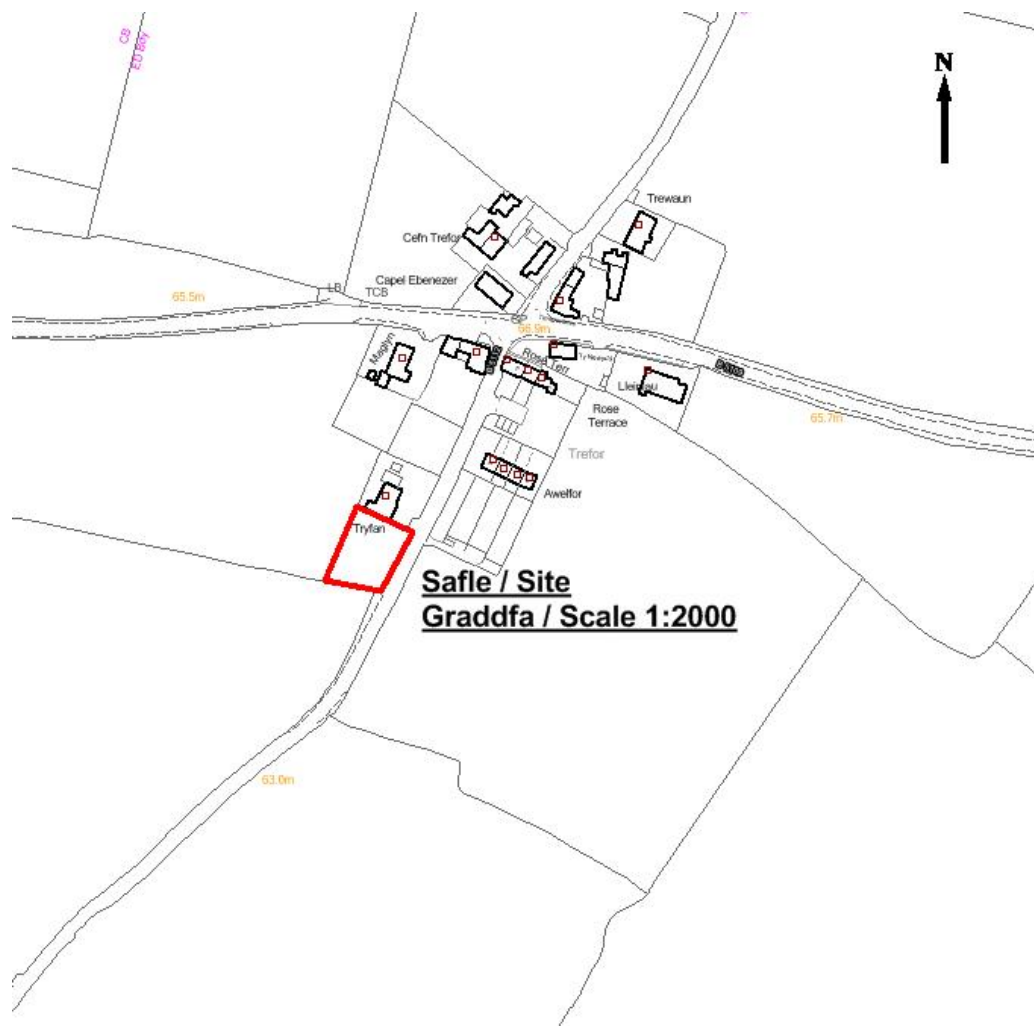
Rhif y Cais: **14C164E** Application Number

Ymgeisydd Applicant

Mr Ian Edwards

Cais llawn i godi bar o anheddau, creu mynedfa newydd i gerbydau ynghyd a gosod tanc trin carffosiaeth ar dir ger / Full application for the erection of a pair of dwellings, creation of a new vehicular access together with the installation of a package treatment plant on land adjacent to

Tryfan, Trefor



Planning Committee: 04/02/2015

Report of Head of Planning Service (SCR)

Recommendation:

Permit

Reason for Reporting to Committee:

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

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

1. Proposal and Site

The proposal is a full application for the erection of two semi-detached, two storey dwellings together with the construction of a new vehicular access and the installation of a package treatment plant.

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

2. Key Issue(s)

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

3. Main Policies

Ynys Môn Local Plan

Policy 1 – General Policy

Policy 42 – Design

Policy 50 – Listed Settlement

Gwynedd Structure Plan

Policy A2 – Housing

Policy D4 – Location, Siting and Design

Policy D28 – Design

Policy D29 – Design

Stopped Unitary Development Plan

Policy GP1 – Development Control Guidance Policy GP2 – Design

Policy HP5 – Countryside Hamlets and Clusters

Technical Advice Note 12: Design

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

4. Response to Consultation and Publicity

Local Member, Cllr. D Rees – No response to date

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

Local Member, Cllr. B Parry - No response to date

Community Council – No objection

Highways – No response to date

Drainage – Requested further details, at the time of writing this report the additional drainage information had been forwarded to the Drainage Section for consideration

Welsh Water – Standard comments

The application was afforded two means of publicity these were; the posting of a site notice near the site and the serving of personal notifications on neighbouring properties. Following the receipt of amended plans the publicity process was carried out twice. The latest date for the receipt of representations was the 3rd February, 2015 and at the time of writing this report numerous e-mails had been received from the owners of the neighbouring property known as Tryfan. The main issues raised can be summarised as follows:

- i) Concerns that the proposed fencing will be located too close to their boundary which will result in loss of light and restrict the owners of Tryfan from maintaining their wall. Also query whether the land where the foundations of their wall lie is within the applicants or adjoining properties ownership. Requested that a condition be imposed on the permission stating that the fencing will be retained and maintained.
- ii) Concerns were raised regarding the proposed visibility splay and that although the hedge has been cut it has not been reduced to 1 metres high. The proposal will therefore will result in road accidents.
- iii) During the outline stage it was stated that no windows would be located in the elevation facing Tryfan, however there is a side door containing a glass panel. It was also stated during the outline stage that the dwellings would not be situated as far back as the utility room in the adjoining property.
- iv) Query regarding scale of the plot.

Other concerns were also raised however these were non-material planning issues.

In response to these comments I would state:

- i) Following the concerns raised by the occupants of the neighbouring property the applicant has set the fencing back, (by 150mm) in order to overcome their concerns in terms of maintaining their existing boundary wall and in regards to their query whether the land is within the applicants ownership. The location plan submitted as part of the application states that the land is within the applicants ownership and no contrary evidence has been received at the department. In terms of the concerns that the fencing will be located close to the fenestration of the adjoining property I would state that the owner of the land presently has the right to erect fencing along the boundary and that a 2 m high fencing would not require the benefit of planning permission

ii) The proposal has been forwarded to the Highway Authority for consideration. To date the Highway Authority have not commented on the application, however the means of access to the site has been considered and approved under planning application reference 14C164C/VAR. The reduction in the height of the hedge is one of the conditions imposed on the previous application, however as the development has not commenced to date there is no reason for the hedge to be reduced at present.

iii) As stated above the current application is a full application and therefore the details of the proposal do not have to comply with the requirements of the outline permission. However no fenestrations are proposed in the side elevation facing Tryfan and it is not considered that the glass panel in the side door will harm the amenities of the occupants of Tryfan. The proposed dwellings have been set further back into the site than that illustrated during the outline stage, however the rear part of the building is of a single storey height and located 9 metres away from the gable of Tryfan. Due to this distance and the fact that a fence will be erected along the boundary of the site the proposal will not detrimentally harm the amenities currently enjoyed by the occupants of the dwelling.

iv) The size of the plot has not changed since the submission of the outline application.

5. Relevant Planning History

14C164A – Outline application for the erection of a dwelling on land adjacent to Tryfan, Trefor - Approved 16/10/2012

14C164C/VAR – Application for the variation of condition (04) and (05) from planning permission 14C164A so as to create a new vehicular access and the creation of a new boundary wall on land adjacent to Tryfan, Trefor – Approved 02/04/2014

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 to Tryfan, Trefor – Approved 04/09/2014

Site history of neighbouring land

14C164 – Extension to the existing agricultural building on land at Star Farm, Trefor – Approved 23/10/2001

14C164B – Full application for alterations and extensions, conversion of outbuilding into an annexe, together with the extension of the curtilage at Star Farm, Trefor – Approved 13/09/2013

6. Main Planning Considerations

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

Policy 50 of the Ynys Môn Local Plan states that planning permission will 'normally only' be granted for single dwellings within or on the edge of the settlement. The site lies immediately adjoining a dwelling and is therefore considered as an edge of the settlement proposal. Although the proposal is for the erection of two units they are semi-detached. It is also considered that the proposed units will be more affordable as they are semi-detached units.

Effects on neighbouring properties – The proposed dwellings are situated at a distance of between 10 and 9 metres away from the side elevation of the immediate adjoining property (Tryfan) and therefore the proposal complies with the guidance contained within the document 'Supplementary

No fenestration are proposed in the side of the proposed dwelling however a side door with a glass panel is to be installed in this elevation. Due to the distances between both properties, the siting of the proposed fence between the properties and as the glass panel is only 200mm wide it is not considered that the proposal will harm the amenities currently enjoyed by the occupants of the neighbouring properties to such a degree as to warrant the refusal of the application.

Effect on surrounding area – As stated above the site lies on the edge of the settlement of Trefor and lies immediately next to the dwelling known as Tryfan. There is a mixture of house types in the locality. The immediate neighbouring property known as Tryfan is of a single storey, however there is a row of two storey terraced properties located further towards the junction of the B5112 and B5109. The land that forms the application site includes a small percentage of the adjoining field, this has been done in order to square-off the plot. The existing hedge that lies between both fields is to be retained and a new hedge will be planted in order to distinguish the land ownership. The proposal therefore is a logical minor extension to the village and will not harm the character of the surrounding area.

Highway Safety – As stated above the Highway Authority have not made any formal comments on the application to date, however the access to the site has been considered during the process of determining planning application 14C164C/VAR and 14C164D, which were applications for the variation of conditions so as to create a new vehicular access and the creation of a new boundary wall and an outline application for the erection of two dwellings on the site.

7. Conclusion

The proposal complies with current policies and is considered as an acceptable extension to the settlement. The residential development of the site will not harm the amenities of the occupants of neighbouring properties or harm the surrounding area or have a detrimental impact on highway safety.

8. Recommendation

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.

Permit

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

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

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

Reason: In the interests of visual amenity.

(03) Screening shall be provided from point A to B to C, as delineated in green on the attached plan, drawing number 94514/01/C, Rev C, details of which shall be submitted as part of any full or detailed application.

Reason: In the interests of residential and visual amenity.

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

Reason: For the avoidance of doubt.

12.1

Gweddill y Ceisiadau

Remainder Applications

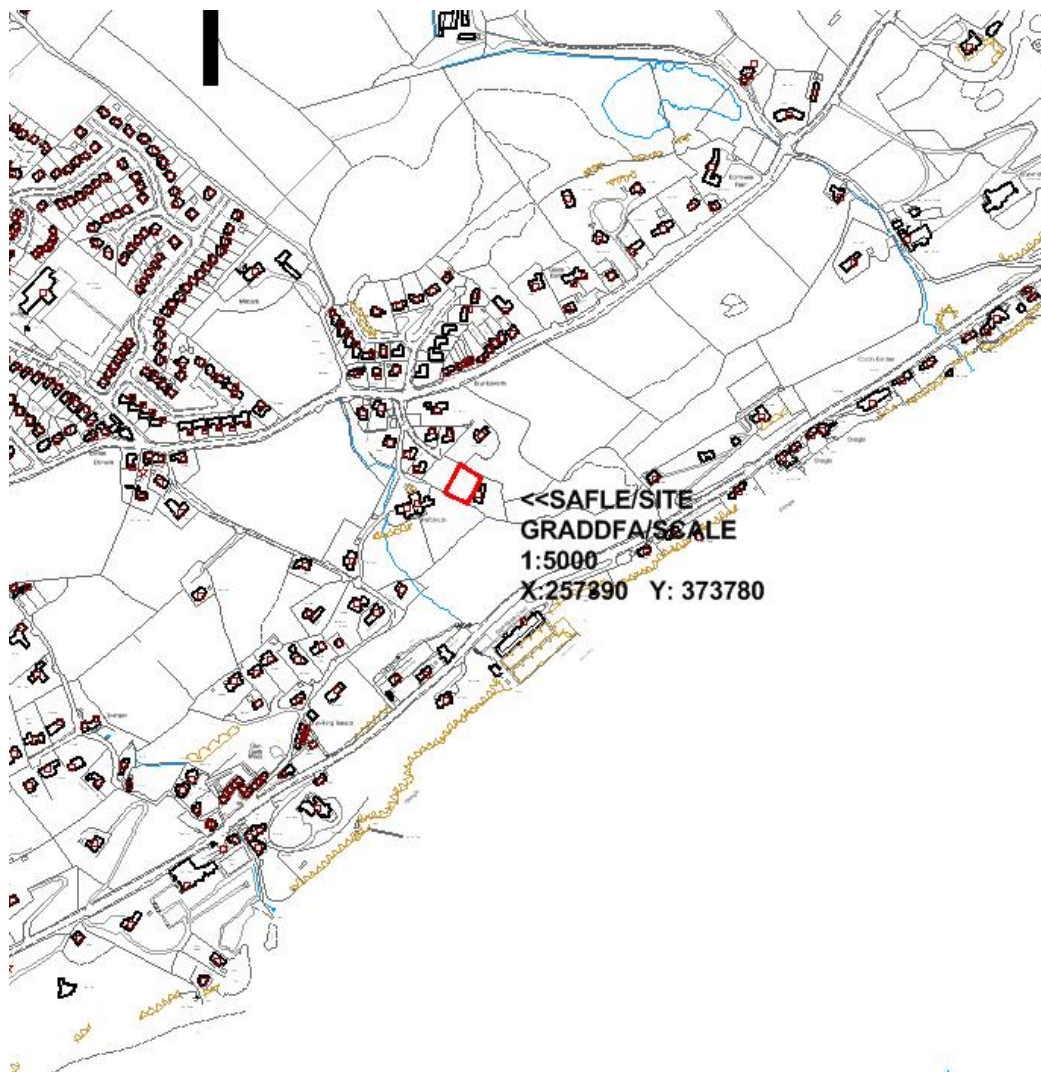
Rhif y Cais: **17C44M/MIN** Application Number

Ymgeisydd Applicant

Mr Dylan Jones

Mân newidiadau i gynllun sydd wedi ei ganiatáu yn flaenrol o dan caniatád cynllunio 17C44J i amrwyo amod (10) er mwyn galluogi cyflwyno manylion o sgrin i'r balaconi cyn bod neb yn bwy yn yr annedd yn / Minor amendments to scheme previously approved under planning permission 17C44J to vary condition (10) so as to allow for the submission of the details of the balcony screening prior to occupation of the dwelling at

6 Gerddi Hafod Lon, Llandegfan



Planning Committee: 04/02/2015

Report of Head of Planning Service (JBR)

Recommendation:

Permit

Reason for Reporting to Committee:

At the request of the Local Member – Councillor Lewis Davies.

1. Proposal and Site

The proposal is an application under Section 96A of the Town and Country Planning Act 1990 for a non-material amendment to scheme previously approved under planning permission reference 17C44J for the erection of a dwelling.

The application site comprises a plot with planning permission for the erection of a dwelling in the village of Llandegfan.

2. Key Issue(s)

Whether or not the proposed changes will have a material effect on the approved development.

3. Main Policies

Ynys Mon Local Plan

1 - General Policy

42 - Design

49 - Defined Settlement

Gwynedd Structure Plan

A2 – New housing development

D29 - Design

Stopped Unitary Development Plan

GP1 – Development Control Guidance

GP2 – Design

HP4 - Villages

4. Response to Consultation and Publicity

Councillor Lewis Davies – Request that the application be referred to the Planning and Orders Committee for determination.

Councillor Alwyn Rowlands – No response received at time of writing report.

Councillor Carwyn Jones – Objection received raising concerns regarding the balcony to which response was sent clarifying the precise nature of the application. A copy of the letter will be included in the letters pack.

Community Council – No response received at time of writing report.

Drainage – Comments received, however given the nature of the application, consultation with drainage was not considered necessary as drainage will not be effected by the proposed change.

Response to publicity.

One letter received, the content of which is summarised below. A full copy can be found in the letters pack:

- Objection to any kind of balcony on the basis that no other properties have balconies.
- The balcony is at second storey level (first floor) and is approximately 2m from the neighbours' boundary, directly overlooking the garden and kitchen.
- That any screen should be for privacy rather than to provide a view and should not therefore be constructed of any material which is, transparent, translucent, slatted or reflective.
- That any screen should be of a solid, non-transparent, non-translucent, non-reflective material and be constructed to a height of 1.8m.

5. Relevant Planning History

17C44J – Full application for the erection of a dwelling at Gerddi Hafod Lon, Llandegfan
Granted – 18.7.14

6. Main Planning Considerations

This is an application under Section 96A of the Town and Country Planning Act 1990 for a non-material amendment to scheme previously approved under planning permission reference 17C44J for the erection of a dwelling.

As an application made under Section 96A of the Town and Country Planning Act 1990 it is not an application for planning permission.

Planning permission was granted for the erection of a dwelling on the site and which included the provision of a balcony on the 18th July 2014 under planning permission reference 17C44J.

Condition (10) of the permission stated that *'No development shall commence until a scheme has been submitted to and approved in writing by the Local Planning Authority for the provision of a screen for the balcony noted A-B on the attached plan. The said scheme shall include details of the timing of the work. The screen shall thereafter be erected in accordance with the details as agreed and any replacement shall be of the same design as that approved, and shall be retained in perpetuity. If the privacy screen requires to be changed for whatever reasons, the replacement shall be of the same height and design and in the same position unless otherwise agreed in writing by the Local Planning Authority.'*

The development has commenced on the construction of the dwelling, without first having submitted to and obtained the Local Planning Authority's approval with regard to the details of the balcony screen contrary to the requirements of the condition.

This application is therefore seeking an amendment to the requirements of the condition so as to allow for the submission of the relevant details prior to any occupation of the dwelling, and is not an assessment of the merits of the application for the erection of a dwelling or indeed the provision of a balcony.

In assessing and determining the application for the dwelling, there was no fundamental objection to the provision of the balcony as shown on the submitted plans, nor to the 1.1m height of the railing, in addition, no objections were received to the application from any neighbouring properties nor was the application called-in for determination by the Planning and Orders Committee by any of the three Local Members for the area. Nevertheless, a condition was imposed requiring that details of the materials to be used in the construction of the balcony screen be submitted for the Local Planning Authority's written approval in order that the materials used were acceptable and minimised the potential for overlooking and loss of privacy to neighbouring properties.

Such issues are not considered likely to arise until the dwelling is completed and occupied and it is in fact considered that the requirement that such details be submitted prior to the commencement of any works is unreasonable and unduly restrictive and does not meet all of the 6 tests for conditions set out in Circular 11/95: Use of Conditions in Planning Permission.

An amendment to the wording of the condition, so as to allow for the screen details to be submitted to and approved in writing by the Local Planning Authority prior to the occupation of the dwelling is therefore considered reasonable and acceptable and will not result in a material change to the scheme previously approved.

7. Conclusion

Having considered the above and all material considerations it is considered that the proposed amendment to the wording of the condition to allow the relevant details to be submitted prior to occupation of the dwelling is deemed to be non-material as the intended purpose of the condition remains in place. It is therefore recommended that the application should be approved under Section 96A of the Town and Country Planning Act 1990.

8. Recommendation

To **permit** the application and amend the wording of condition (10) on planning permission reference 17C44J under Section 96A of the Town and Country Planning Act 1990, in order that condition (10) now reads as follows:

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.

(10) Prior to the occupation of the dwelling a scheme shall be submitted to and approved in writing by the Local Planning Authority for the provision of a screen for the balcony noted A-B on the attached plan. The screen shall thereafter be erected in accordance with the details agreed prior to the occupation of the dwelling and shall be retained in perpetuity. Should the privacy screen require to be replaced for any reasons, the replacement shall be of the same height and design and in the same position unless otherwise approved in writing by the Local Planning Authority.

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

This decision should be read in conjunction with the remaining conditions imposed on planning permission reference 17C44J.

9. Other Relevant Policies

Planning Guidance: Approving non-material amendments to an Existing Planning Permission.

Circular 11/95: Use of Conditions in Planning Permission.

Planning Policy Wales (Edition 7)

Technical Advice Note 12 – Design

Technical Advice Note 9 – Enforcement of Planning Control

SPG – Design Guide for the Urban and Rural Environment.

10. Other Non-Material Issues Raised

Both the letters received from the objector and Councillor Carwyn Jones raise objections to the provision of a balcony. It is therefore reiterated that the balcony has been granted approval under planning permission reference 17C44J. This application is merely seeking an amendment to the wording of condition (10) of that permission so as to allow further time for the submission of the screen details and is not an assessment of the merits of the provision of a balcony.

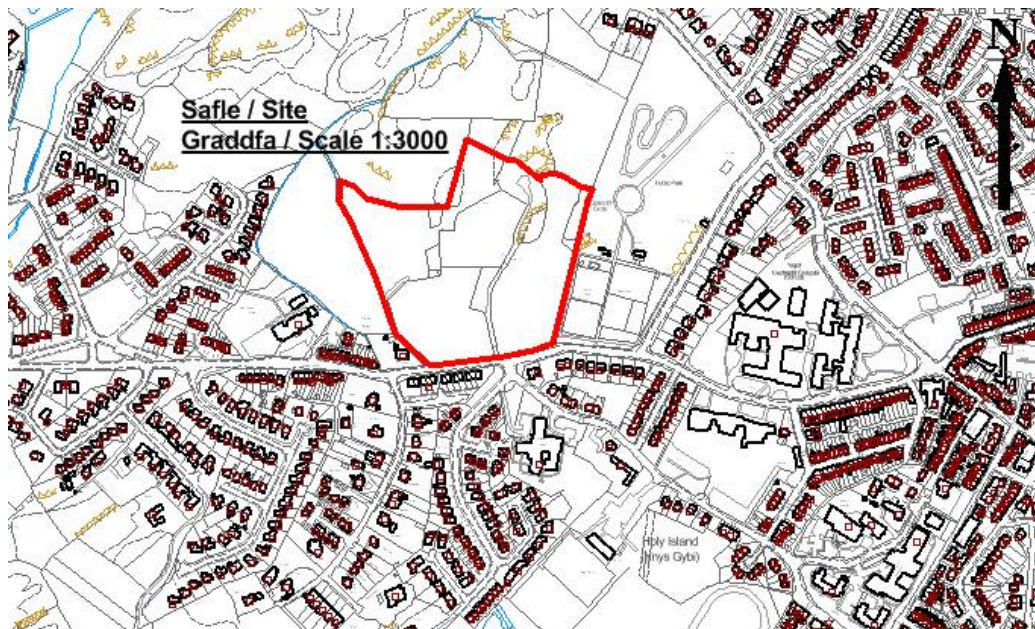
Rhif y Cais: **19C608P** Application Number

Ymgeisydd Applicant

Anwyl Construction Co. Ltd

Cais i roi o'r neilltu rwyriad cynllunio (darpariaeth tai fforddiadwy) dan Adran 106A Deddf Cynllunio Gwlad a Thref 1990 sydd ynglwm â chaniatâdau cynllunio 19C608F a 19C608G ar dir yn / Application for the discharge of a planning obligation (affordable housing provision) under Section 106A of the Town and Country Planning Act 1990 which is attached to planning permissions 19C608F and 19C608G on land at

Tyddyn Bach, South Stack Road, Holyhead



Planning Committee: 04/02/2015

Report of Head of Planning Service (NJ)

Recommendation:

Refuse

Reason for Reporting to Committee:

The application has been called-in by the Local Member for the Committee's determination

1. Proposal and Site

The site is located off South Stack Road in Holyhead, between the Holyhead Park and the Llaingoch Primary School. Planning permission exists for 123 housing units on the site with a requirement to construct a roundabout to create the access. In accordance with planning policies, 30% of the dwellings (37 individual units) are expected to be provided as affordable housing to meet local needs.

The application as made is to discharge both relevant section 106 agreements which, if agreed, would result in the planning permission being available for the development of 123 units with no affordable dwellings as part of the scheme.

2. Key Issue(s)

Whether the S106 agreements continue to serve a useful planning purpose.

3. Main Policies

Ynys Môn Local Plan

Policy 51 Large Sites

Gwynedd Structure Plan

Policy A9 – Affordable Housing

Stopped Unitary Development Plan

Policy HP7 – Affordable Housing

Planning Policy Wales (Edition 7)

Technical Advice Note 2: Planning and Affordable Housing

Housing Delivery Statement

4. Response to Consultation and Publicity

Town Council: Objection

Cllr J A Roberts: Requests Committee determination - when a large established developer purchases land it would be reasonable to expect that they are fully aware of the planning conditions etc. Whilst any developer has a right to a fair hearing we should be consistent and abide by the planning conditions set, especially due to affordable housing.

Housing Department – objects to the discharge of the obligations based on the scheme's viability and the need for affordable housing.

JPPU : advice in relation to status of development plan

Response to Publicity

One letter was received objecting to the discharge of the obligations due to the need for affordable housing locally

5. Relevant Planning History

19C608F Outline application for residential development together with the construction of a new vehicular and pedestrian access on land at Tyddyn Bach, South Stack Road, Holyhead – approved 5/9/2007 S106 affordable housing

19C608G Outline application for residential development together with the construction of a new vehicular and pedestrian access on land at Tyddyn Bach, South Stack Road, Holyhead – refused and approved 5/9/2007 S106 affordable housing

19C608H Construction of three ponds and a nature conservation area on land at Tyddyn Bach, South Stack Road, Holyhead – approved 28/4/2008

19C608J Variation of condition 18 attached to permissions 19C608F and 19C608G so as to permit 13 two and a half storey dwellings at Tyddyn Bach, South Stack Road, Holyhead – 10/4/2008

19C608K/DA Detailed application for the erection of 123 houses together with the construction of a new vehicular and pedestrian access on land Tyddyn Bach, South Stack Road, Holyhead – approved 1/7/2008

19C608M Variation of condition 01 of planning permission 19C608K/DA to allow for a new phasing plan on land at Tyddyn Bach, Holyhead – approved 3/2/2011

19C608N Application for a certificate of lawfulness to show that a material start has been made on planning permission 19C608K/DA on land at Tyddyn Bach, South Stack Road, Holyhead – Lawful Use Approved 7/8/2012

6. Main Planning Considerations

Background: Planning permission (as two separate outline applications) was granted for residential development of land at Tyddyn Bach, South Stack Road, Holyhead in 2007. Both permissions were issued subject to a standard section 106 agreement requiring 30 of the units to be provided as affordable housing units for local needs. The current applicants purchased the site in 2008 and obtained detailed planning consent for the erection of 123 houses in the same year. Phasing conditions which previously restricted the number of units which could be built in any year were varied in 2011 in order to allow greater flexibility to the development. A material start safeguarding the planning permission was confirmed in 2012. As 30% of the 123 units approved, 37 units are expected to be provided as affordable housing units.

The developers assert that development of the site with affordable housing is not viable. Guidance on the provision of affordable housing indicates that viability issues are material to any discussion. The

developers have previously requested amendments to the S106 agreements which in their view would assist in facilitating the development of the site. Those negotiations were not concluded as a revised provision which was considered acceptable to the Council's Affordable Housing Advisor subject to the approval of Council Officers, although initially agreed with the developer's representative, was later rejected by the developer.

The Section 106 Agreements in brief require the developer to negotiate with Registered Social Landlords for the transfer of the affordable dwellings but where no agreement can be reached the dwellings can be sold to qualifying occupiers at a price no higher than the 'accepted cost guidance' of the relevant property (rather than a percentage below open market value which is more recently used in obligations of this nature). An offer has been made to update the terms of the section 106 agreements to those now used, as the earlier versions are not acceptable to mortgage providers, but this has not been accepted by the developer. Since the purchase of the site in 2008 the housing market has suffered a downturn reflected in the open market value (and hence 30% under market value) price of property. The developer paid a high price for the site even though the recession had struck and assumed that the affordable dwellings would be transferred to a social landlord under a social housing grant which was not in place at the time of sale and which, despite Council assistance with a later bid, was not secured. The negotiations reached a stalemate and the application to discharge the obligations in their entirety is now made.

The application: The application as currently made is to delete the section 106 agreements attached to both outline planning permissions which between them require 37 units (30% of the development) to be provided as affordable units for local needs in accordance with planning policies.

Section 106a of the Town and Country Planning Act 1990 allows applications to be made for the modification or discharge of section 106 agreements and states as follows in relation to the determination of such applications:

Where an application is made to an authority under subsection (3), the authority may determine—

(a) that the planning obligation shall continue to have effect without modification;

(b) if the obligation no longer serves a useful purpose, that it shall be discharged; or

(c) if the obligation continues to serve a useful purpose, but would serve that purpose equally well if it had effect subject to the modifications specified in the application, that it shall have effect subject to those modifications.

Guidance on the modification or discharge of obligations indicates that in assessing such applications, the assessment of whether an obligation continues to serve a useful purpose should consider the planning purpose of the agreement.

National and local planning policies require the provision of affordable housing to meet local needs. There is a demonstrable need for affordable housing in Ynys Mon and specifically in Holyhead. Such need is sought to be met in part by requiring developers of appropriate sites to set aside a negotiated percentage of their development for local needs housing, the future provision and control of which is secured through planning obligations.

The developer asserts that the scheme is not viable if affordable housing has to be provided and contests that the obligations therefore do not serve a useful planning purpose. Furthermore, it is asserted that the concern regarding the viability of the scheme is preventing the development of the

site which in turn is preventing the deliver of much needed open market housing.

The Council however has commissioned a viability assessment from the District Valuer and considers the scheme viable with 30% affordable housing units provided as part of the development.

It is clear that the developer takes the view that the site will not be developed with 30% affordable housing and presumably will take the loss in relation to the purchase of the site if that is the case.

Deliverability of a scheme may be an issue and the Council has actively engaged in negotiations with the developer in order to try to achieve the development of the site with a reduced level of affordable housing provision (22 units or 17.9% which has been the subject of negotiation to be sold at 20% below market value) whilst taking viability issues into account. As indicated however, the negotiations have not yielded an agreed position and the application is now made to discharge the obligations in their entirety.

The Council considers the scheme viable with 30% affordable housing but is advised that such a scheme may not be deliverable. It is also advised that a reduced percentage of affordable units (17.9% or 22 units is viable and more deliverable). The developer however has elected not to offer a modification to the obligations but rather to discharge them in their entirety which would result in no affordable housing units being delivered.

The Council disagrees with the developer's assessment that the scheme is not viable with 30% affordable housing being provided but accepts that this represents a significant reduction in land value and would potentially lead to non-delivery of the site. It should be made clear however that the developer made a commercial decision at the time of purchase and based the decision on a number of assumptions. This is a private matter for the developer in many respects. The recession has impacted upon land value and upon the value of housing in the interim but the need for affordable housing remains high.

The Council does not accept however that the planning obligations serve no useful purpose. The scheme is also very clearly viable with a reduced percentage of affordable units. The obligations serve a useful purpose in seeking to ensure the delivery of those units to meet local housing needs.

In accordance with Section 106a of the Act, the obligations continue to serve a useful planning purpose and the application as a consequence cannot be supported.

7. Conclusion

There is a demonstrable need for affordable housing in Holyhead and the development of the Tyddyn Bach site would help to meet some of that need. The developer argues that the scheme is not viable if affordable housing is required and has sought to have the obligations discharged.

The District Valuer's own viability assessment indicates that the scheme is viable with 30% affordable housing units but has potential issues of deliverability. The scheme is clearly viable with a reduced percentage of affordable housing units.

The obligations continue to serve a useful planning purpose in securing the delivery of affordable housing units as part of a viable development. The discharge of the obligations cannot therefore be supported.

8. Recommendation

Refuse for the following reason:

(01) The planning obligations continue to serve a useful purpose in securing the delivery of affordable housing to meet a demonstrable need for such housing in accordance with national and local planning policies and advice.

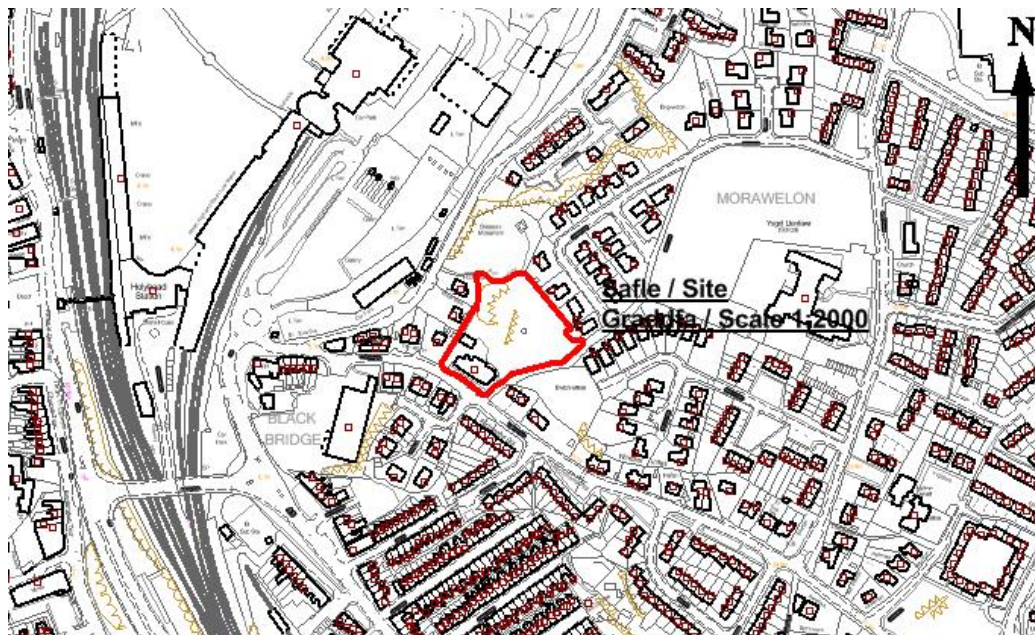
Rhif y Cais: **19C1147** Application Number

Ymgeisydd Applicant

Mr Vaughn Curzon

Cais ar gyfer newid defnydd yr hen briordy i annedd yn / Full application for the change of use of the former priory into a dwelling at

The St David's Priory, Llanfawr Road, Holyhead



Planning Committee: 04/02/2015

Report of Head of Planning Service (SCR)

Recommendation:

Permit

Reason for Reporting to Committee:

The application is on Council owned land

1. Proposal and Site

The site lies within the development boundary of Holyhead. The property is flanked by residential properties. To the rear of the property and within its grounds lies a grade II listed Pillbox.

The proposal involves the change of use of the former Council Offices into a private dwelling. No external alterations are proposed as part of the scheme.

2. Key Issue(s)

The applications key issues are whether the proposal complies with current policies and whether the proposal will harm the amenities of surrounding properties and surrounding area and whether the proposal will harm the setting of the grade II, World War II, listed Pillbox.

3. Main Policies

Ynys Mon Local Plan

Policy 1 – General Policy
Policy 41 – Conservation of Buildings
Policy 42 – Design
Policy 48 – Housing Development Criteria
Policy 49 – Defined Settlements
Policy 55 - Conversions

Gwynedd Structure Plan

Policy A2 – Housing
Policy D4 – Location, Siting and Design
Policy D22 – Listed Building
Policy D28 – Design
Policy D29 – Design

Stopped Unitary Development Plan

Policy GP1 – Development Control Guidance Policy GP2 – Design
Policy HP3 – Main and Secondary Centres
Policy HP8 – Rural Conversions
Policy EN13 – Conservation of Buildings

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

4. Response to Consultation and Publicity

Town Council – No objection

Cllr R Jones – No response to date

Cllr R LI Jones – No response to date

Cllr. A Roberts – No response to date

Highways – No recommendation

Natural Resource Wales – Standard comments

The application was afforded two means of publicity these were; the posting of a site notice near the site and the serving of personal notifications on neighbouring properties. The latest date for the receipt of representations was the 17th December, 2014 and at the time of writing this report 3 letters of representation had been received at the department. The mains issues raised can be summarised as follows:

i) Concerns were raised that the mains water pipes for the adjoining property runs through the application site and that access should be made available if any maintenance work is required.

In response to these comments I would state that the proposal does not involve any external alterations to the building. Access to the site to maintain the apparatus is a private matter between individuals and Welsh Water whom have rights to access their apparatus. A permitted development restriction will be imposed on the permission which will ensure that planning permission is required before any extension to the building is carried out. Welsh Water will be able to comment on such application if the proposed extensions were to interfere with their apparatus.

5. Relevant Planning History

No site history

6. Main Planning Considerations

Policy – The proposal is for the change of use of the existing building, which was formerly used as Council Offices into a private residential dwelling. As the site lies within the development boundary of Holyhead its change of use into a residential dwelling complies with current policies.

Effect on surrounding properties and surrounding area – There is ample space within the site to provide a private amenity for the occupants of the dwelling without affecting the amenities of the occupants of surrounding properties. There is adequate space within the plot to provide car parking and turning facilities within the site. The property is situated within a large plot, and to the rear of the property lies a grade II, World War II listed Pillbox. In order to protect the amenities of the neighbouring properties, the surrounding area and to protect the setting of the listed Pillbox a condition will be imposed on the permission to remove the permitted development rights of the dwelling. The re-use of the vacant building will ensure that the property does not fall into a state of disrepair. The scheme does not propose any external alterations to the building and therefore the proposal will not harm the surrounding area.

7. Conclusion

The site lies within a residential area and the re-use of the building as a private dwelling will ensure that the building is maintained. The proposal complies with current local and national policies. The proposal will not harm the amenities of the occupants of the neighboring properties, the surrounding area or affect the setting of the grade II listed World War II listed Pillbox.

8. Recommendation

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.

Permit

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

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

(02) The provisions of Schedule 2, Part 1, Classes A, B and E of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) (or any Order re-voking or re-enacting that Order) are hereby excluded.

Reason: In the interests of residential and visual amenity and safeguard the setting of the grade II listed Pillbox.

(03) The development permitted by this consent shall be carried out strictly in accordance with the plan(s) submitted on the 04/12/14 under planning application reference 19C1147.

Reason: For the avoidance of doubt.

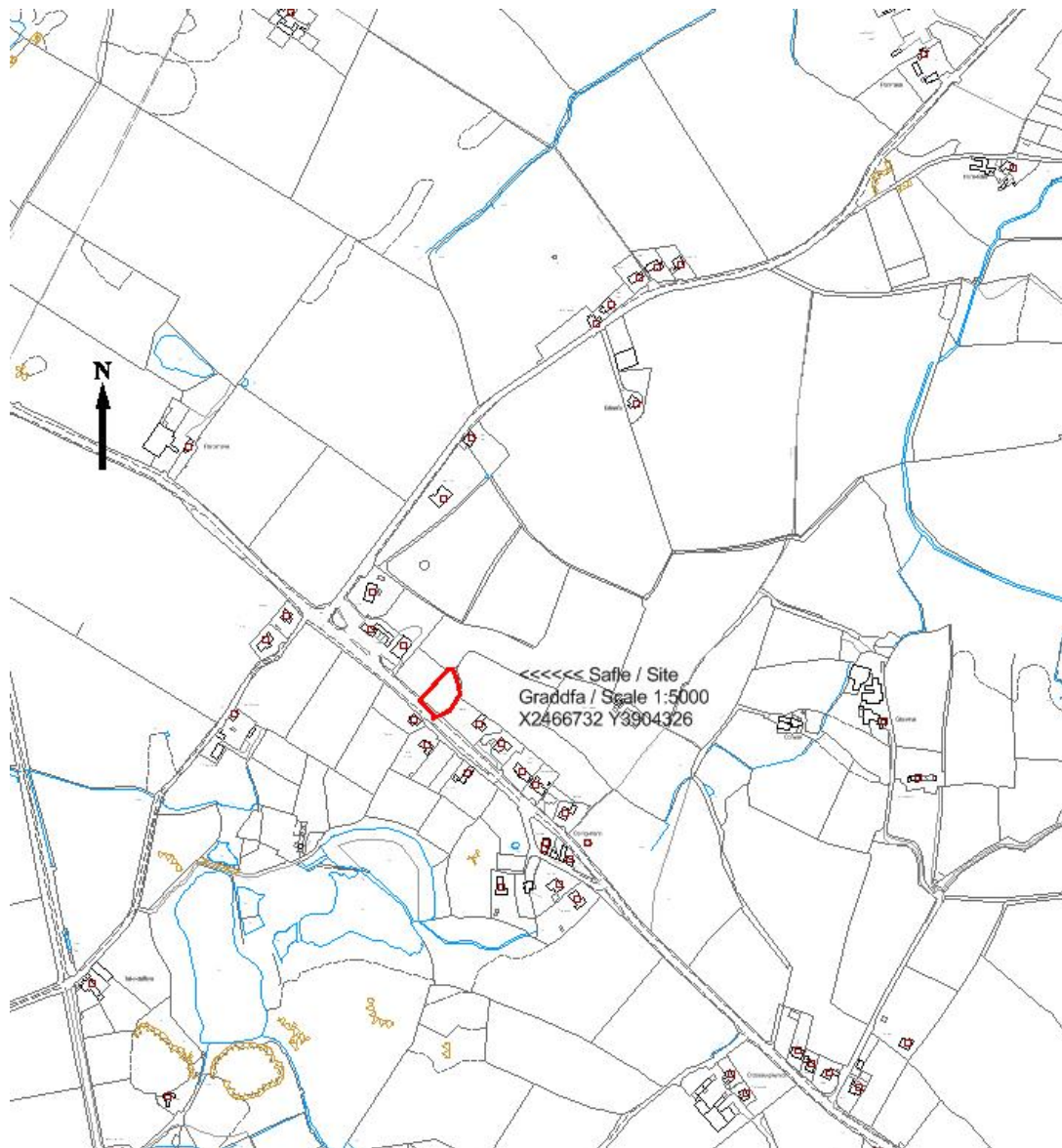
Rhif y Cais: **24C268F/VAR** Application Number

Ymgeisydd Applicant

Mr & Mrs G Jones

Cais o dan Adran 73 i ddiwygio amod (02) o caniatâd cynllunio rhif 24C268C (cais amlinellol ar gyfer codi annedd) er mwyn galluogi 3 mlynedd pellach i ddarparu cais manylion llawn yn / Application under Section 73 for the variation of condition (02) from planning permission reference 24C268C (outline application for the erection of a dwelling) so as to allow a further 3 years to submit a detailed application at

Plot 1, Glanllyn, Cerrigman, Penysarn



Planning Committee: 04/02/2015

Report of Head of Planning Service (MTD)

Recommendation:

Permit.

Reason for Reporting to Committee:

The application is a departure from the development plan which the local planning authority are minded to approve.

1. Proposal and Site

The application site is located centrally in Cerrigman, adjacent to the A5025.

This is an outline planning permission with the means of access included for consideration.

It is proposed to renew the permission previously granted

2. Key Issue(s)

Having regard to the provisions of section 38(6) of the Planning and Compulsory Purchase Act 2004 it is necessary for determination to be in accord with the development plan unless material considerations indicate otherwise.

3. Main Policies

Gwynedd Structure Plan

A6 - New Dwellings in the Countryside

Ynys Mon Local Plan

53 - Housing in the Countryside

Stopped Ynys Mon Unitary Development Plan

HP5 - Countryside Hamlets & Clusters

4. Response to Consultation and Publicity

Local Member - No response at the time of writing report

Community Council - No response at the time of writing report

Highways - Conditional permission.

Drainage - Comments

Welsh Water – No public sewers in the area.

Environment Agency - Comments

Response to Publicity

None received at time of writing report.

5. Relevant Planning History

24C268: Outline application for the erection of a dwelling together with the construction of a new vehicular access on land at Gwelfor, Cerrigman. Conditionally approved 03/09/08.

24C268A: Outline application for the erection of a dwelling, construction of a new vehicular access and installation of a private treatment plant on land adjacent to Gwelfor, Cerrigman. Conditionally approved 05.02.09

24C268B: Outline application for the erection of a dwelling together with the construction of a new access and installation of a new sewage treatment plant on land adjoining Gwelfor, Cerrigman. Conditionally approved 04.09.09.

24C268C: Renewal of outline planning permission ref 24C268 for the erection of a dwelling together with the construction of a new access on land adj Gwelfor Cerrigman – Granted – 14.11.11

24C268D Renewal of outline planning permission 24C268A for the erection of a dwelling together with the construction of a new access and installation of a private treatment plant Conditionally Approved 16.03.12.

24C268E as above approved 07/12/12

6. Main Planning Considerations

Planning History

The planning application comprises a renewal of planning application 24C268c.

Planning History and Principle of Residential

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

The application site is located in the countryside under the provisions of the adopted Ynys Môn Local Plan (December 1996), and has thus been advertised as a departure from the development plan. This is due to Cerrigman not being listed under the provisions of policy 50 (Listed settlements) of this plan, which permits single dwellings within or on the edge of the listed villages and hamlets subject to the listed criteria being satisfied.

Cerrigman is included as a settlement under the provisions of policy HP5 of the Stopped Ynys Môn Unitary Development Plan. This policy permits single dwellings on infill and other acceptable sites subject to the listed criteria. The application site is also located within the indicative frame. In view of the advanced stage reached in the preparation of the Stopped Ynys Môn Unitary Development weight can be attributed to its provisions such as to outweigh the provisions of the development plan in this instance. The principle of the development is thus acceptable subject to detailed planning considerations.

Highways, Parking and Pedestrian Safety

The Highways Section are satisfied with the proposal subject to the conditions recommended.

7. Conclusion

The advanced stage reached in the preparation of the Stopped Ynys Môn Unitary Development Plan means that in this instance weight can be attributed such as to outweigh the provisions of the development plan and the proposal is recommended for approval.

8. Recommendation

Permit

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 not later than whichever is the later of the following dates:

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

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

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

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

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

(03) Approval of the details of the appearance to include floor plans, layout, scale and the landscaping of the site (hereafter called 'the reserved matters') shall be obtained in writing from the Local Planning Authority before the development is commenced.

Reason: The application is for outline planning permission.

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

Reason: To ensure a satisfactory appearance to the development.

(05) The development hereby permitted shall be roofed with natural Welsh heather blue, heather red or heather grey mineral slates, unless alternative natural mineral slates of

equivalent colour, texture and weathering characteristics are approved in writing by the local planning authority.

Reason: To ensure a satisfactory appearance of the development.

(06) The details to be submitted for approval in writing by the Local Planning Authority in accordance with Condition (1) above shall include details of the proposed slab levels of the building(s) in relation to the existing and proposed levels of the site and the surrounding land. The building(s) shall be constructed with slabs at levels that have been approved in writing by the Local Planning Authority.

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

(07) Details to be submitted in accordance with Condition (02) above shall include means of disposal of foul and surface water from the development.

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

(08) The details to be submitted for approval in writing by the Local Planning Authority in accordance with Condition (03) above shall include a scheme of landscaping and tree planting for the site. The approved scheme shall be implemented not later than the first planting season after the occupation of the buildings or completion of the development, whichever is the sooner.

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

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

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

(10) 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 minimise danger and inconvenience to highway users.

(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 minimise danger and inconvenience to highway users.

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

Reason: To minimise danger and inconvenience to highway users.

(13) The highway boundary wall/hedge/fence or any new boundary erected fronting the highway shall at no time be higher than 1 metre above the level of the adjoining county road

carriageway along the whole length of the site's boundary with the adjoining highway and nothing exceeding this height erected within 2m. of the said wall.

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

(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.

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

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

(16) 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.

(17) 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.

(18) The details to be submitted for the approval in writing of the Local Planning Authority in accordance with Condition (03) above shall include a scheme for parking, garaging and manoeuvring and the loading and unloading of vehicles in accordance with the Local Planning Authority's "Car Parking Standards" 2008 (or any subsequent amendments). The approved scheme shall be implemented and made available for use before the development hereby permitted is occupied and that area shall not thereafter be used for any other purpose.

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

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

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

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

(Version 3).

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

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

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

9. Other Relevant Policies

Gwynedd Structure Plan

A2 - Housing Land
D3 - Landscape Conservation Area
D28 - Natural Mineral Slate
D29 - Design
FF11 - Traffic
FF12 - Parking Standards

Ynys Môn Local Plan

1 - General Policy
26 - Parking
31 - Landscape
42 - Design
48 - Housing Development Criteria

Stopped Ynys Môn Unitary Development Plan

GP1 - Development Control Guidance
GP2 - Design
TR10 - Parking Standards
EN1 - Landscape Character

Planning Policy Wales (Edition 7)

SGP: Parking Standards (2008)

SPG: Design Guide (2008)

Rhif y Cais: **31C419A** Application Number

Ymgeisydd Applicant

Rev Owen Evans

Cais amlinellol gyda holl faterion wedi eu cadw yn ôl ar gyfer codi 2 annedd ar dir yn / Outline application with all matters reserved for the erection of 2 dwellings on land at

Hafod y Bryn, Llanfairpwll



Planning Committee: 04/02/2015

Report of Head of Planning Service (NJ)

Recommendation:

Permit

Reason for Reporting to Committee:

The application has been call-in by Cllr Mummery for a Committee decision

1. Proposal and Site

The application site forms part of the dwelling at Hafod y Bryn, Llanfairpwll. The proposal is an outline application with all matters reserved for the erection of two two-storey dwellings and the creation of a vehicular access onto the turning head at Trem Eryri. Engineering works in raising the level of the garden will be undertaken to provide a level access to the site.

2. Key Issue(s)

Highway safety and residential amenity.

3. Main Policies

Ynys Môn Local Plan

Policy 1 – General Policy

Policy 5 – Design

Policy 48 – Housing Development Criteria

Policy 49 – Defined Settlements

Gwynedd Structure Plan

Policy A2 – Housing Land

Policy A3 – Scale and Phasing of New Housing Development

Stopped Unitary Development Plan

Policy GP1 – Development Control Guidance

Policy GP2 – Design

Policy HP3 – Main and Secondary Centres

Planning Policy Wales (Edition 7)

Technical Advice Note 12 Design

SPG – Design Guide for the Urban and Rural Environment

4. Response to Consultation and Publicity

Response to Consultation

Town Council- No reply at the time of writing

Cllr Mummery – requests that the application be determined by the Planning and Orders Committee due to local concerns and will request a site visit

Cllr Meirion Jones – no reply at the time of writing

Cllr Jim Evans – no reply at the time of writing

Highways Authority – suggested conditions

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

Drainage Section- additional details requested

Response to Publicity

The application has been publicised by personal notification and site notice with an expiry date for receipt of representations of 23rd January 2015. At the time of writing, 8 letters of objection had been received. Objections are based on:

The cul de sac at Trem Eryri is narrow and cannot accommodate additional traffic;

The dwelling at Hafod y Bryn is already served by an access and the development should utilise this access rather than Trem Eryri;

The proposal will impact upon the privacy and amenity of adjoining residents;

The proposal is an overdevelopment and an example of 'garden-grabbing';

The development would be higher than and out of scale with existing development.

5. Relevant Planning History

31C419 Outline application for the erection of 2 dwellings with all matters reserved on land adjacent to Hafod y Bryn, Llanfairpwll – refused 29/10/14

6. Main Planning Considerations

Principle of the Development: The application is an outline application for the erection of 2 dwellings within part of the garden area of Hafod y Bryn. The site is centrally located within Llanfairpwll which is a defined settlement under Policy 49 of the Local Plan. In accordance with national planning policy, the use of vacant sites in urban areas can contribute to the availability of housing. The principle of the development in housing policy terms is acceptable.

Highways Impacts: A previous application on the site was refused due to concerns regarding visibility at the junction of the Trem Eryri estate. This matter has been resolved to the satisfaction of the Highway Authority but is now raised in relation to the use of the junction. Strong local objection has been raised that the proposed access to the plots will be taken off the cul de sac at Trem Eryri. Concerns are expressed that the road is narrow and congested; a disabled parking space is allocated on the estate road and refuse collection vehicles and other vehicles have to mount the pavement to gain access. The additional traffic generated by two dwelling is considered by objectors to create unacceptable highway safety concerns and the site should be served by the existing access at Hafod y Bryn. The scheme has however been fully assessed by the Highway Authority which raises no objection subject to conditions. The authority must consider the application as presented to it - the access serving the dwelling at Hafod y Bryn is not proposed in the application as an access for the plots. Additional information has been sought in relation to the ownership land at the end of the cul de

sac. The layout has been clarified by the agent to show that both the proposed pedestrian and vehicular access points will exit onto the public highway. The use of car parking spaces at the end of the cul de sac will not be compromised. The Highway Authority has suggested that a 1.5m wide footway be provided along the frontage of the application site to join with existing footways on the estate. However, as the road is a cul de sac with allocated parking spaces at its termination and given the high level of concern regarding the narrow width of the estate road, it is considered that the provision of a short length of footway would impinge on the space available to manoeuvre and park. Omission of a footway in this location is not considered to compromise pedestrian safety to such an extent as to warrant refusal of planning permission. Given the additional details sought for clarification of the access details, conditions are proposed in relation to the details received rather than leaving access as a reserved matter.

Residential and General Amenity: Concerns are raised that the proposals represent an overdevelopment of the site and that the scheme will result in overlooking and loss of privacy to existing dwellings. The site falls away from the estate road and it is proposed to raise garden levels at Hafod y Bryn in order to bring the proposed access closer to existing levels at Trem Eryri. It is proposed that the dwellings will have a finished floor level of 98.02 compared to 96.48 at Hafod y Bryn (a difference of 1.54m) and compared to 99.62 at 79 Trem Eryri (a difference of 1.6m). Rather than dominate the estate, the proposal will represent a gradual step up from Hafod y Bryn to the development site and up again to existing dwellings at Trem Eryri. The section drawing submitted is based on a dwelling with a ridge height of 7m (a ridge height of between 7 and 8m is proposed in the DAS). The ridge height at 7m would, if projected, be equivalent to the eaves level of 79 Trem Eryri. At 8m to ridge, the proposed dwellings would remain almost 2m lower than the ridge of 79 Trem Eryri. There is an approximate distance of 20m between the proposed dwellings and the existing dwellings directly opposite then at Trem Eryri and it is not considered that privacy and amenity will be compromised to such an extent as to lead to refusal of planning permission, in particular given relative levels. The proposed dwellings are sited closer to the rear garden area of Hafod y Bryn itself but additional information supplied by the agent demonstrates that additional planting within that property's garden area as well as a boundary fence would overcome concerns. Subject to detailed design in the placing of windows, no excessive overlooking should occur to the flats at Trem Eryri or to the dwellings at Pen y Berllan (10.5m at closest to the side elevation of plot 1) and Tan y Coed (11.5m at closest to the corner of plot 1) to the north of the site which are separated from the site by existing trees and hedges which are to be retained.

Drainage: The drainage section has requested additional details in relation to surface water disposal. These details were awaited at the time of writing but it is anticipated that suitable conditions can be imposed.

7. Conclusion

The site is located within a densely developed part of the defined settlement of Llanfairpwll. It is considered that the site can accommodate the proposed development. The application has been fully considered by the Highway Authority in the light of objections received but a conditional approval is recommended. Drainage details are awaited and any permission will not be issued until this matter is resolved.

8. Recommendation

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.

To **permit** the application subject to the following conditions, and any additional conditions required to deal with drainage:

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

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

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

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

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

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

(04) The access shall be completed in accordance with drawing number 2225:14:3c submitted on 20th January 2015 under application reference number 31C419A.

Reason: In the interest of highway safety.

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

Reason: To ensure the satisfactory appearance of the development

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

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

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

Reason: In the interests of amenity

(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) 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.

(10) 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.

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

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

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

Reason: In the interests of amenity

(13) The boundary wall / hedge/ fence or any new boundary erected fronting the highway shall at no time be higher than 1m 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 boundary.

Reason: to safeguard visibility at the access.

(14) The finished floor level of the proposed dwellings shall be no higher than the levels indicated on drawing 2225:14:4B submitted on 20th January 2015 under planning reference 31C419A.

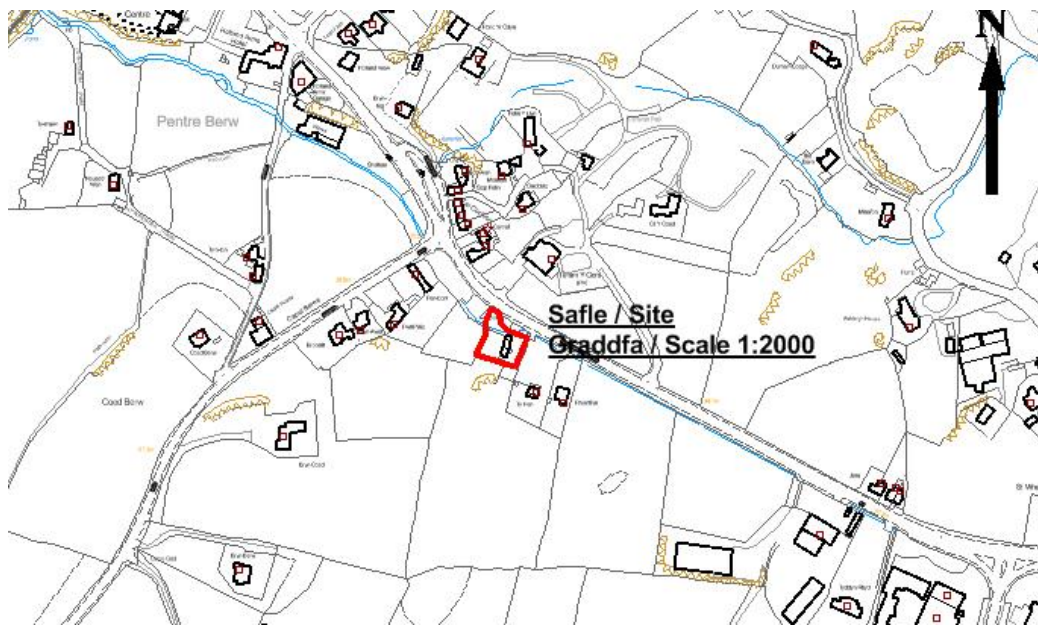
Reason: To define the scope of this permission and in the interests of amenity

Rhif y Cais: **33LPA995/CC** Application Number

Ymgeisydd Applicant

Cais llawn i newid defnydd adeilad allanol i annedd ynghyd a chreu mynedfa newydd i gerbydau yn / Full application for the conversion of outbuilding into a dwelling together with the creation of a new vehicular access at

Tyddyn Rhydd, Pentre Berw



Planning Committee: 04/02/2015

Report of Head of Planning Service (NJ)

Recommendation:

Permit

Reason for Reporting to Committee:

The application is made by the Council on Council owned land

1. Proposal and Site

The site is located between Pentre Berw and Gaerwen and is accessed off the A5. The proposal is to convert the existing buildings into a dwelling and to create a new vehicular and pedestrian access to the site.

2. Key Issue(s)

Compliance with policies in relation to conversion, highway and drainage issues, ecology and residential amenity.

3. Main Policies

Ynys Mon Local Plan

Policy 1 General Policy

Policy 31 Landscape

Policy 33 Nature Conservation

Policy 35 Nature Conservation

Policy 55 Conversions

Gwynedd Structure Plan

Policy D10 Flora and Fauna

Policy D29 New Developments

Stopped Unitary Development Plan

Policy GP1 Development Control Guidance

Policy GP2 Design

Policy EN4 Biodiversity

Policy HP8 Conversions

Planning Policy Wales (Edition 7)

Technical Advice Note 5 Nature Conservation and Planning

Technical Advice Note 12 Design

SPG Design Guide for the Urban and Rural Environment

4. Response to Consultation and Publicity

Community Council – No response

Local Members – No response

Ecological and Environmental Advisor – comments

Drainage Section – satisfactory in principle, comments in relation to watercourse

Highway Authority – suggested conditions

Dŵr Cymru-Welsh Water – suggested conditions

Built Environment and Landscape Section – comments in relation to finishing materials

No representations were received from interested parties as a result of the publicity undertaken.

5. Relevant Planning History

None

6. Main Planning Considerations

Principle of the Development: Policy 55 allows the conversion of existing buildings to residential use subject to the criteria listed in the policy. The application as submitted retains the character and form of the existing buildings and is supported by a report as to the adequacy of the structure to be converted. Comments were made by the Council's Built Environment Section in relation to proposed material finishes which can be controlled through condition.

Highway impacts: The site is served by an existing access onto the A5. The proposal is to close this access and create a new vehicular and pedestrian access to the west of the existing access in order to achieve sufficient visibility. The Highway Authority raises no objections subject to conditions. Some trees on the site will be removed to facilitate this arrangement.

Ecology: the application is supported by an ecological report the findings of which are considered acceptable subject to receipt of mitigation measures in relation to bats. The delivery of these can be controlled through condition.

Drainage: The proposed drainage arrangements for the site are considered acceptable in principle. A small stream crosses the site and a crossing point will be required to facilitate access, the details of which can be controlled through condition. It is likely that a separate consent under the Land Drainage Act will be required for the crossing.

Amenity: The site is well screened in a dip and has good tree cover. The site will become visually more exposed due to the proposed new access arrangements and the removal of some trees to facilitate it. However, the proposals are fairly compact in terms of the proposed development and will not lead to an incongruous landscape or visual impact. The site is well screened from and set lower in level than adjoining residential property and no impacts are expected in terms of overlooking or loss of privacy.

7. Conclusion

The site can accommodate the proposals in accordance with current policies subject to receipt of ecological mitigation measures.

8. Recommendation

To **permit** the application subject to the following conditions, and subject to receipt of ecological mitigation measures in relation to bats:

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

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

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

Reason: To ensure the satisfactory appearance of the development

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

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

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

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

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

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

(07) No development shall commence until details of the watercourse access crossing are submitted to and approved in writing by the local planning authority. The scheme shall thereafter proceed in accordance with the details as approved.

Reason: to ensure a satisfactory appearance of the development and to reduce flood risk

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

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

(09) 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: In the interests of highway safety

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

Reason: In the interests of amenity

(11) The highway boundary wall or any new boundary erected fronting the highway shall at no time be higher than 1m 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 shall be erected within 2m of the said wall.

Reason: To safeguard visibility at the access.

(12) The access shall be completed with an asphaltic surface for the first 5 metres back from the nearside edge of the county highway with the surface water system complete and operational before the use hereby permitted is commenced.

Reason: In the interests of amenity

(13) The development shall proceed in accordance with the recommendations contained within North Wales Bat Services report dated 27th November 2013 and submitted under planning application reference 33LPA995/CC

Reason: To safeguard any protected species which may be present on the site

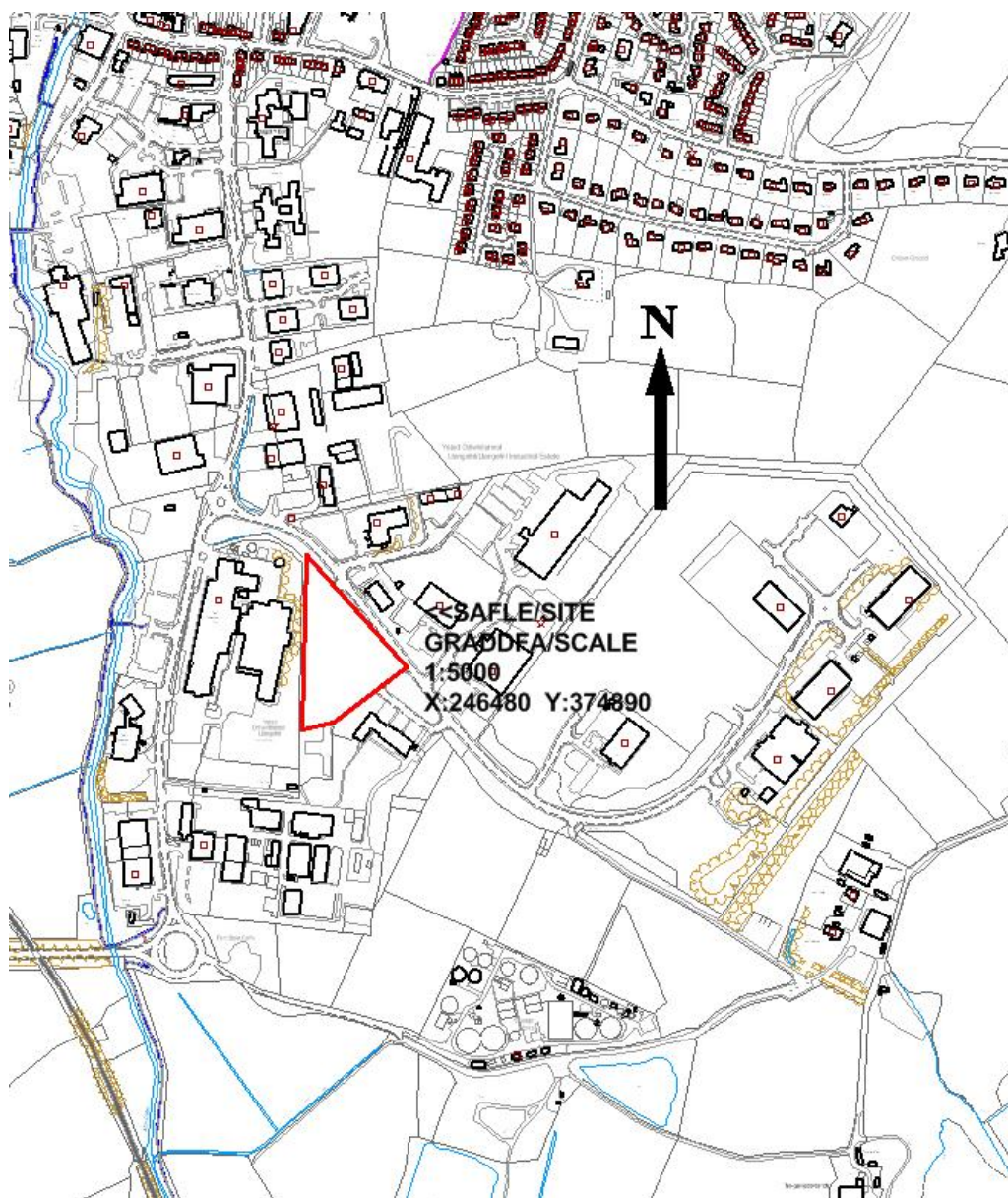
Rhif y Cais: 34LPA791C/CC/ECON Application Number

Ymgeisydd Applicant

Head of Service Economic Development

Cais llawn ar gyfer addasu ac ehangu ar gyfer defnydd swyddfeydd (Dosbarth B1) ynghyd a man storio beiciau , creu man parcio newydd a man gwefru cerbydau trydan yn/Full application for alterations and extensions for office space (Use Class B1) together with the construction of a bike storage area, car park and electric vehicle charging point at

Anglesey Business Centre, Llangefni



Planning Committee: 04/02/2015

Report of Head of Planning Service (GJ)

Recommendation:

Permit

Reason for Reporting to Committee:

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

1. Proposal and Site

The application is a full application for alterations and extensions for office space (Use Class B1) together with the construction of a bike storage area, construction of additional car parking spaces and an electricity charging point at Anglesey Business Centre, Llangefni

2. Key Issue(s)

The applications key issues are whether the proposal complies with all relevant plan policies and whether the extension fits in with the surrounding area without causing any impact on any adjoining units.

3. Main Policies

Ynys Mon Local Plan

Policy 1 – General Policy

Policy 5: Design

Policy 26 – Car Parking

Policy 31: Landscape

Policy 42: Design

Gwynedd Structure Plan

Policy B1 – Jobs

Policy D3 – Environment

Policy D4 – Environment

Policy D29 – Design

Policy D32 - Landscaping

Stopped Unitary Development Plan

Policy GP1 – Development Control Guidance

Policy GP2 – Design

Policy EN1 – Landscape Character

Policy TR10 – Parking Standards

Policy SG1 – Contaminated Land

Policy SG6 – Surface Water Run Off

4. Response to Consultation and Publicity

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

Local Member (Bob Parry) – No response at the time of writing the report

Local Member (Nicola Roberts) – No response at the time of writing the report

Local Member (Dylan Rees) – No response at the time of writing the report

Highways – Conditional Approval

Drainage – Comments – The applicants must provide design details for the proposed surface water drainage system.

Welsh Water – Comments – The applicants should contact Welsh Water as some public sewers and lateral drains may not be recorded on their maps.

Natural Resources Wales – Natural Resources Wales have made comments about potential for land contamination from the previous use which they note the submission

Environmental Health – Standard comments in relation to environmental protection.

Natural Resources Wales – Have commented that there is potential for land contamination from previous use and that they note the desk study which was carried out and they will therefore not provide a detailed site-specific advice with regards to land contamination issues for the site.

A site notice was placed near the site and neighbouring properties were notified by letter. The expiry date for receiving representations was the 23/1/15. At the time of writing the report no letters were received.

5. Relevant Planning History

34LPA791/CC – Erection of a business centre – No objection 23/12/99

34LPA791A/CC – Alterations and extensions together with the construction of a new access – Granted 26/5/04

34LPA791B/CC – Installation of Solar Panels – Granted 21/8/12

6. Main Planning Considerations

Site

The Anglesey Business Centre lies within the Bryn Cefni Industrial Estate and is situated South East of the Industrial Estate road. The site is enclosed by industrial and office uses, including a poultry processing factory immediately to the West.

The Bryn Cefni Industrial Estate comprises a mixture of single and two storey buildings of various styles, age and materials.

Proposal

The proposal will extend the Anglesey Business Centre on the Bryn Cefni Industrial Estate in Llangefni. A two storey pitched roof extension is proposed to the West elevation to the rear towards

the neighbouring Vion poultry processing factory with an external floor area of 842 metres square. There will be roof mounted solar photovoltaic panels to the South elevation. Additional car parking spaces, bike storage, electricity charging point and landscaping.

The extension is required to provide additional units/office space for new private sector businesses, which are currently on the Island or those who wish to relocate. The development aims to provide modern premises to enable businesses to grow whilst remaining competitive and flexible. The Anglesey Business Centre is currently home to the Isle of Anglesey Economic Development Unit and the Energy Island Programme with the proposed extension aiming to support the Isle of Anglesey County Council's vision for the Island as part of the 'Anglesey Enterprise Zone' and developing the Energy Island Programme, which potentially could bring a number of opportunities for new private sector businesses. A strong emphasis will also be placed on enabling young people with creative and new ideas to develop. Strong links would be established between the unit and the areas schools and colleges. The extension could provide space for an estimated 51 employees from the private sector. The proposed development will share the facilities and administrative services provided in the existing Anglesey Business Centre. Access to the proposed extension will be limited as it will be private space, but the public and employees will have access through the existing access which is located in the centre of the proposed development.

The scale of the extension relates to the existing building whilst taking advantage of the existing levels changes on site to create a lower ground floor. The extension will add a fourth wing to deliver a symmetrical cruciform layout. The proposal also involves the construction of 27 new car parking spaces and 1 disabled parking space, bike storage area and an electrical charging point.

Design

The proposed development is located within an existing business park, surrounded by industrial and office buildings. The proposed extension will be in keeping with the existing Anglesey Business Centre and the character of the area will not be affected. The material and appearance aims to match the existing building and delivers a high quality office space comprising a steel framed building with metal and glass cladding.

Landscaping

Landscaping already exists around the site however further hard and soft landscaping around the development will be introduced to ensure the character of the area is maintained. Gabions will be introduced to the scheme as the retaining wall structure which will add visual interest internally and externally whilst providing a safe maintenance zone around the extension and ensuring that access down the steep embankment is avoided. Gabion seating areas block paving and soft landscape is also proposed.

Car Parking/Access

The proposal involves the construction of 27 new car parking spaces and 1 disabled parking space. Vehicular access is to remain from the existing access to the Anglesey Business Centre, which is located to the north east of the site. New car parking, which will be in addition to that already in existence at the site, will be mainly an extension to the existing western car park.

Foul and Surface Drainage

Foul drainage will be disposed of via a mains sewer and surface water details for the surface water drainage system will be conditioned so that details are received prior to the commencement of work.

Special Landscape Area

The proposal is located within an Area designated as a Special Landscape Area under the provisions of Policy 31 of the Ynys Mon Local Plan, D3 of the Gwynedd Structure Plan and EN1 of the Stopped Ynys Mon Unitary Development Plan. It is not considered that the proposal would have an unacceptable effect on the character or appearance of this landscape designation.

Highway Considerations

The Highways Department have confirmed that they are satisfied with the proposal.

Effect on Neighbouring units.

It is not considered that the proposed extension will have a negative impact on any adjoining unit nearby. Neighbouring units have been notified and no adverse representations have been received.

7. Conclusion

The scheme complies with all policies listed above as it provides high quality office space to support the growth of the energy sector and other private sector 'start-up businesses'. The scheme provides car parking and bicycle storage facilities and will fit in with the existing Anglesey Business Centre building without causing any impact on any adjoining units or the wider area.

8. Recommendation

Permit

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

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

Surface water regulation/Sustainable drainage system.

The details approved under the provision of this condition, shall be implemented and completed prior to the occupation of the development.

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

(04) The development permitted by this consent shall be carried out strictly in accordance with the plan(s) submitted on the 18/12/2014, under planning application reference 34LPA791C/CC/ECON.

Reason: For the avoidance of doubt.

9. Other Relevant Policies

Technical Advice Note 12 – Design

Planning Policy Wales 7th Edition – 13.5, 13.6, 13.7 – Contaminated Land

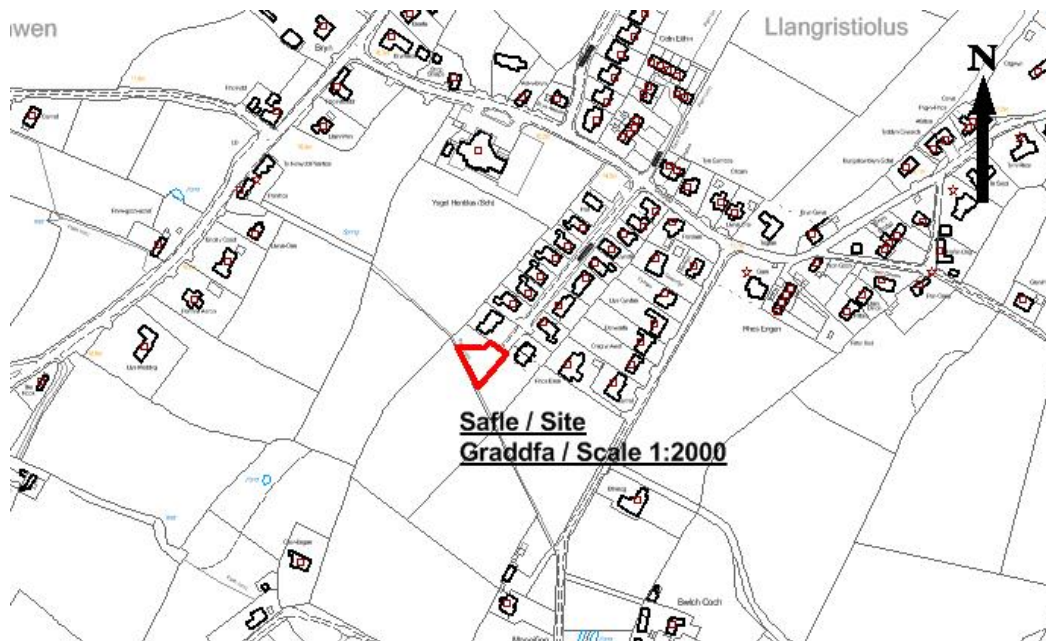
Rhif y Cais: **36C32Q** Application Number

Ymgeisydd Applicant

Mr J Hughes

Cais llawn i godi 2 annedd ar dir ger / Full application for the erection of 2 dwellings on land adjacent to

Llys Tegeirian, Llangristiolus



Planning Committee: 04/02/2015

Report of Head of Planning Service (DFJ)

Recommendation:

Permit

Reason for Reporting to Committee:

At the request of the local member.

1. Proposal and Site

The application is a full application for the erection of a pair of semi-detached dwellings. The proposal entails developing a parcel of land which is currently vacant and lies at the end of an existing residential estate; which currently comprises of a mixture of 20 single storey properties together with pairs of semi-detached dwellings and a dormer bungalow.

2.Key Issue(s)

It is considered that the key issues to consider are;

- whether or not the proposal can be supported by planning policy,
- whether or not the proposal would be harmful to the amenity of neighbouring dwellings, and;
- are there are technical constraints that prevent the development of the site.

3. Main Policies

Gwynedd Structure Plan

A2 Location of Housing
A3 Scale and phasing of development
D4 Siting and Design
D28 Roofing material
D29 Design

Ynys Mon Local Plan

1 General
42 Design
48 Housing Development Criteria
50 Listed Settlements

Stopped Ynys Mon Local Plan

GP1 General Policy
GP2 Design
EN1 Landscape character
HP4 Villages
SG4 Foul sewage disposal
SG6 Surface water run-off

Planning Policy Wales Edition 7

Supplementary Planning Guidance - Design Guide for the urban and rural environment

Supplementary Planning Guidance - Parking Standards.

4. Response to Consultation and Publicity

Councillor Victor Hughes – Requests that the application be referred to the committee to ensure that matters relating to surface water disposal and the diversion of the public footpath are satisfactorily resolved.

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

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

Council's Public Rights of Way officer – Confirms that Public Footpath No.7 is situated near to the development and advises that the granting of planning permission does not entitle the developer to interfere with the right of way.

Council's drainage section – Confirm that the proposed surface water and land drainage systems appear to be satisfactory and recommend that the systems be installed prior to commencement of works on the dwellings.

Council's highways section – Recommend planning conditions relating to estate road construction and completion, car parking accommodation and grading of vehicle driveways.

Dŵr Cymru/Welsh Water – Recommend the inclusion of a series of conditions relating to foul and surface water disposal should planning permission be granted.

Public Consultation – One letter of objection has been received from a local resident who's concerns can be summarized as being;

- Concern regarding the impact on the public right of way.
- Adverse impact of construction phase on amenity by reason of traffic, noise and dirt.
- Inappropriate design of dwellings.
- Increase of vehicular traffic when dwellings are occupied.

In response to these matters it is considered that with regard to the impact on the public footpath it is clear that this proposal will not interfere with the newly diverted right of way.

With regard to the construction phase it is noted that the proposal is a relatively minor development and any adverse impacts caused will be short term and other legislation exists to safeguard public amenity should problems arise by reason of traffic, noise and dirt.

With regard to design, the proposals closely reflect existing development on the estate and will not look out of place.

With regard to increased traffic on the estate by future occupiers of the dwellings it is noted that the Highway Authority have raised no concerns.

One letter of support has been submitted by the developers agent that can be summarized as follows;

- The current proposal is for semi-detached housing which is affordable by design
- The development forms part of an established housing scheme.
- There is no extension of the village envelope into surrounding countryside as a consequence of the proposal.

- The potential for further development is limited by virtue of land available.
- The current scheme represents a sensible and logical step towards the completion of development at Llys Tegeirian.

5. Relevant Planning History

36C32B – Erection of 10 bungalows and garages on land to the rear of Dolydd, Llangristiolus – Approved 24/04/91

36C32C – Erection of two dwelling houses on land adjacent to Dolydd, Llangristiolus -

36C32D – Extension to existing estate at Llys Tegeirian, Llangristiolus – Refused 11/06/96

36C32H – Outline application for residential land at Llys Tegeirian, Llangristiolus – Refused 03/12/09

36C32J - Outline application for the erection of a dwelling on land adjacent to Llys Tegeirian, Llangristiolus – Approved 10/08/10

36C32K/DA - Detailed application for the erection of a two-storey dwelling with attached garage on land adjacent to 12 Llys Tegeirian, Llangristiolus - Approved 15/12/10

36C32L – Full application for the erection of a dwelling on land adjacent to 11 Llys Tegeirian, Llangristiolus – Approved 14/06/11

36C32M – Full application for the erection of a pair of semi-detached two storey dwellings together with construction of vehicular and pedestrian access on land adjacent to 11 Llys Tegeirian, Llangristiolus – Approved 20/03/12

36C32N – Full application for the erection of a pair of semi-detached dwellings together with the construction of an estate road on land at Llys Tegeirian, Llangristiolus – Approved 12/11/12

36C32P- Full application for the erection of a pair of semi-detached dwellings together with the construction of an estate road together with the re-alignment of the public footpath on land at Llys Tegeirian, Llangristiolus – Approved 13/11/13

6. Main Planning Considerations

Policy context; Llangristious is defined as a Listed Settlement under policy 50 of the adopted Ynys Mon Local Plan and as a Village under Policy HP4 of the un-adopted and Stopped Unitary Development Plan. Whilst the site lies outside the development boundary as defined by the stopped Unitary Development Plan the aforementioned policy 50 does allow for the approval of planning permission within or on the edge of a listed settlement; normally but not exclusively for single dwellings.

Two dwellings are proposed and it is considered their semi-detached design does result in a built form that is comparable in size and visual impact with other larger single dwellings in the village and also more directly with other pre-existing and adjoining semi-detached dwellings on the estate. As such it is not considered that the built form would look out of place or out of character with existing buildings in the locality.

It is also considered that given the location of the application site; on a residential estate located centrally within the settlement that the development would in visual and physical terms be read as

lying within, or at worst forming a reasonable minor extension to the existing developed part of the settlement rather than constituting an undesirable intrusion into the countryside.

It is considered therefore that in terms of its physical characteristics such as the location, design, scale and massing of the proposal that it is compliant with this aspect of policy.

However a second 'limb' of the policy also requires that the proposal does not exceed the requirements of the settlement for new dwellings and the committee will recall that on recent planning applications some Members have expressed concerns in relation to the growth level seen within certain settlements identified as Listed Settlements in policy 50 of the Local Plan, specifically in Llangristiolus and a recent review has clearly indicated that historically growth here has exceeded that anticipated by the Local Plan and the Stopped Unitary Development Plan;

During the Local Plan period (1991-2001) it was anticipated that 9 units would be delivered whereas 19 were actually built, with a further 14 units built during the Stopped Unitary Development Plan period (2001-2011) which had anticipated only 7 units.

Over the period of the emerging Joint Local Development Plan (2011-2026) 15 units are expected to be delivered, however 12 units have already been completed since 2011 and with a land bank of 12 further units it is likely to exceed the anticipated growth level. It is reasonable to suggest therefore that further development would exceed the anticipated needs of the community for housing.

Nevertheless, bearing in mind that the current application is only for two dwellings it is more difficult to measure and identify the harm that further development would cause, for instance; an increase in car travel (to work, schools, shops and services), excessive demands on local schools or provision of services.

In balancing the above considerations it is considered that in this particular case the granting of planning permission is reasonable as the site forms an integral part of an established residential estate that has intermittently been under construction since the early 1990's. Officers therefore agree with the applicant's proposition that the proposal constitutes a sensible and logical step towards the completion of development on the estate.

It is further considered that these considerations carry sufficient weight to lead one to the conclusion that the proposal is substantially compliant with policy and can be supported without prejudicing the implementation of the development plan.

Impact on neighbouring dwellings- The proposed dwellings are located on an irregular plot of vacant land on the estate and it is considered that sufficient space exists to accommodate the dwellings without causing undue harm, loss of aspect or privacy to nearby and adjacent dwellings.

The dwellings are sited in such a way as to ensure that their main aspect will be over the estate roadway at the front and onto open fields to the rear rather than towards existing dwellings.

It is considered therefore that the plot can accommodate the dwellings without causing harm to the amenity of existing dwellings.

Technical constraints – Statutory consultees have confirmed that the technical proposals for the disposal of foul and surface water are satisfactory, as are proposals for land drainage and car parking and access arrangements.

The public footpath that runs along the rear boundary of the site has been diverted and surfaced as

required by the Council's Public Rights of Way officer.

There are therefore no known technical constraints that would prevent the development of the site as proposed.

7. Conclusion

It is considered that the proposal is substantially compliant with policy and can be supported without prejudicing the implementation of the development plan. That the plot can accommodate the dwellings without causing harm to the amenity of existing dwellings and that there are no known technical constraints that would prevent the development of the site as proposed.

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 & Country Planning Act 1990.

(02) Land drainage run-off shall not be permitted 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.

(03) No surface water shall be allowed to connect either directly or indirectly into the public sewerage system.

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

(04) The car parking accommodation shall be completed in full accordance with the details as submitted before any of the dwellings are occupied and thereafter retained solely for those purposes.

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

(05) The vehicle driveways shall be constructed with their gradients not exceeding 1 in 20 for the first 5 metres back from the nearside edge of the adjoining footway.

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

(06) The estate road shall be designed and constructed in accordance with 'Technical Requirements for Estate Roads in Anglesey' and shall be completed to a base course finish with the surface water drainage system complete and in working order before any construction work on the erection of the dwellings is commenced unless otherwise agreed in

writing with the local planning authority.

Reason: To comply with the requirements of the Highway Authority

(07) No other part of the development shall take place until The surface water land drainage systems shown on drawings SYL 585/04/14 revision B and SYL 585/21/14/PR revision C shall be completed and in working order before any construction work on the erection of the dwellings is commenced unless otherwise agreed in writing with the local planning authority.

Reason: To ensure that the site is adequately drained.

(08) The development permitted by this consent shall be carried out strictly in accordance with the plans submitted on the 13th November 2014 under planning application reference number 36C32Q.

Reason: For the avoidance of doubt.