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CYNGOR SIR
YNYS MÔN
ISLE OF ANGLESEY
COUNTY COUNCIL

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RHYBUDD O GYFARFOD	NOTICE OF MEETING
PWYLLGOR CYNLLUNIO A GORCHMYNION	PLANNING AND ORDERS COMMITTEE
DYDD MERCHER, 4 MAWRTH, 2015 ➔ 1.00 o'r gloch ←	WEDNESDAY, 4 MARCH 2015 ➔ 1.00 pm ←
SIAMBR Y CYNGOR, SWYDDFEYDD Y CYNGOR, LLANGFNI	COUNCIL CHAMBER, COUNCIL OFFICES, LLANGFNI
Swyddog Pwyllgor	Mrs Mairwen Hughes 01248 752516/518 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 Control section during normal office hours. Documents referred to in reports may also be viewed in full on the electronic application files.

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

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

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1 APOLOGIES

2 DECLARATION OF INTEREST

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

3 MINUTES_(Pages 1 - 8)

To submit, for confirmation and signature, the minutes of the Planning and Orders Committee held on 4 February, 2015.

4 SITE VISITS_(Pages 9 - 10)

To submit the minutes of the site visit undertaken on 18 February, 2015.

5 PUBLIC SPEAKING

6 APPLICATIONS THAT WILL BE DEFERRED_(Pages 11 - 12)

6.1 33C304B/ECON – Junction 7 of the A55 near Cefn Du, Gaerwen

7 APPLICATIONS ARISING_(Pages 13 - 56)

7.1 17C44M/MIN – 6 Gerddi Hafod Lon, Llandegfan

7.2 31C419A – Hafod y Bryn, Llanfairpwll

7.3 34C553A – Ty'n Coed, Llangefni

7.4 41C66G/RE – Marchynys, Penmynydd

8 ECONOMIC APPLICATIONS

None to be considered by this meeting.

9 AFFORDABLE HOUSING APPLICATIONS

None to be considered by this meeting.

10 DEPARTURE APPLICATIONS_(Pages 57 - 62)

10.1 24C288B – Hafod y Grug, Penysarn

11 DEVELOPMENT PROPOSALS SUBMITTED BY COUNCILLORS AND OFFICERS

None to be considered by this meeting.

12 REMAINDER OF APPLICATIONS_(Pages 63 - 86)

12.1 25C247 – Cae Tan Parc, Coedwig Street, Llanerchymedd

12.2 33C295B – 4 Nant y Gors, Pentre Berw

12.3 33C3036 – Ysgol Esgeifiog Gaerwen, Lôn Groes, Gaerwen

12.4 34LPA1006A/CC – Glan Cefni Flats, Llangefni

12.5 45C452 – Berllan Estate, Llangaffo

13 OTHER MATTERS_(Pages 87 - 142)

13.1 37LPA857A/CC – Fodol, Llanedwen

13.2 **Repairs Notice and Compulsory Purchase of the former Market Hall, Stanley Street, Holyhead**

To submit a report by the Head of Planning and Public Protection in relation to the above.

13.3 **Cyngor Sir Ynys Môn/Isle of Anglesey County Council (Traffic Regulation Order) (Various Locations Llangefni) Order 2015**

To submit a report by the Chief Engineer in relation to the above.

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PLANNING AND ORDERS COMMITTEE

Minutes of the meeting held on 4 February, 2015

- PRESENT:** Councillor W. T. Hughes (Chair)
Councillor Ann Griffith (Vice-Chair)
- Councillors Lewis Davies, Jeff Evans, John Griffith, Kenneth Hughes,
Vaughan Hughes, Victor Hughes, Richard Owain Jones, Nicola Roberts
- IN ATTENDANCE:** Planning Development Manager (DFJ)
Planning Assistants
Highways Officer (JAR) (for application 12.5)
Legal Services Manager (RJ)
Committee Officer (ATH)
- APOLOGIES:** None received
- ALSO PRESENT:** Local Members: Councillors Alun Mummery (application 12.5), J. Arwel Roberts (application 12.2)
-

1 APOLOGIES

There were no apologies for absence.

2 DECLARATION OF INTEREST

Declarations of interest were made as follows:

Councillor Richard Owain Jones declared an interest with regard to application 12.1
Councillors Lewis Davies, Ann Griffith, John Griffith, Vaughan Hughes and Nicola Roberts declared an interest with regard to application 6.3 on account of the reference to Wind Turbines within the Plaid Cymru Manifesto but stated that they would be keeping an open mind in relation to the application.

3 MINUTES 7TH JANUARY MEETING, 2015

The minutes of the previous meeting of the Planning and Orders Committee held on 7th January, 2015 were submitted and confirmed as correct.

4 SITE VISIT 21ST JANUARY, 2015

The minutes of the site visit held on 21st January, 2015 were submitted and confirmed as correct.

5 PUBLIC SPEAKING

The Chair announced that public speakers were registered to speak on application 12.5.

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 defer consideration of the application 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 in accordance with the Officer's recommendation for the reason given in the written report.

6.3 41C66G/RE – 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

It was resolved to visit the application site in accordance with the Officer's recommendation to view the site and its context.

7 APPLICATIONS ARISING

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

8 ECONOMIC APPLICATIONS

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

9 AFFORDABLE HOUSING APPLICATIONS

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

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 14C164E – 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

The application is reported to the Planning and Orders Committee because the applicant is a friend of "a relevant officer" as defined in paragraph 4.6.10.2 of the Council's Constitution. The application has been scrutinised by the Monitoring Officer as required under the said paragraph.

The Planning Development Manager informed the Committee that an additional letter of objection had been received from the occupants of the adjoining dwelling but that it does not raise any new matters not already addressed by the written report. The Officer reported that the key issues with regard to the application relate to compliance with current policies; its effect on the neighbouring properties, its impact on the surrounding landscape and highway safety. The application in outline form was granted approval in September 2014 and as there has been no material change since then, the policy requirements are met. It is not considered that the proposal will have any significant effect on the amenities of neighbouring properties as it is deemed there is sufficient distance between the development as proposed and those properties, nor will it harm the surrounding area. The Highways Service has confirmed it is satisfied with the proposal in terms of highway safety, and the recommendation is therefore one of approval.

Councillor Kenneth Hughes proposed that the application be approved in accordance with the Officer's recommendation and his proposal was seconded by Councillor Vaughan Hughes.

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

12 REMAINDER OF APPLICATIONS

12.1 17C44M/MIN – Minor amendments to a 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

The application is reported to the Planning and Orders Committee at the request of Councillor Lewis Davies as a Local Member.

As Councillor R.O. Jones had declared an interest in this application, he withdrew from the meeting during the consideration and determination thereof.

Councillor Lewis Davies said that due to concerns in the Llandegfan area he would like the Committee to view the site to allow Members to see the impact of the proposal on the occupants of neighbouring properties and the amenities of the locality and he made a proposal to that end. Councillor Nicola Roberts seconded the proposal.

The Planning Development Manager clarified that the proposal is not an application for planning consent but rather an application under Section 96A of the Town and Country Planning Act 1990 for a non-material amendment to a scheme previously approved under planning permission reference 17C44J for the erection of a dwelling, and as such the merits of the application for the erection of a dwelling or for the provision of a balcony are not under consideration and cannot be re-assessed. This is a new process for dealing with minor amendments to schemes already approved, and this is an application which seeks to amend the requirements of condition (10) on the planning consent so as to allow the submission of the details of the balcony screening prior to any occupation of the dwelling instead of prior to the commencement of the development as per the original condition. The development has commenced in terms of the construction of the dwelling without first having submitted and obtained the Local Planning Authority's approval in relation to the details of the balcony screening in contravention of condition (10). It is the Officer's view that any issues with regard to privacy and overlooking are not likely to arise until the dwelling is completed and occupied, and an amendment to the wording of the condition as applied for is therefore considered reasonable and acceptable and will not result in any material change to the scheme previously approved. The recommendation is therefore to approve the application. However, if the Committee is minded to visit the site then the visit should be on the basis of the application as submitted and not in relation to the original application.

Councillor Jeff Evans concurred with the Officer's viewpoint and thought that as this is an application for a minor variation on the original consent, a site visit would not serve any material purpose. He proposed that the application be approved. His proposal was seconded by Councillor Kenneth Hughes.

Councillor Lewis Davies reiterated that he believed it important for the Committee to view the site to actually see the effects of the balcony on the amenities of neighbouring properties and the effects of allowing consent for this proposal originally, as it was his opinion that the balcony does impact negatively on the occupants of the neighbouring properties.

In the subsequent vote, Councillors Lewis Davies, John Griffith, Vaughan Hughes, Victor Hughes and Nicola Roberts voted to view the application site whilst Councillors Jeff Evans, Ann Griffith, Kenneth Hughes and W.T. Hughes voted to approve the application in accordance with the Officer's recommendation. The vote for a site visit was therefore carried.

It was resolved to visit the application site in accordance with the Local Member's request for the reasons given.

12.2 19C608P – 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

The application is reported to the Planning and Orders Committee because it has been called in for the Committee's determination by a Local Member.

The Planning Development Manager reported that the application is made to discharge both relevant section 106 agreements on outline planning permissions 19C608F and 19C608G which if approved would result in the planning consent being available for the development of 123 units with no affordable dwellings as part of the scheme whereas under the conditions of the original consent the developer is obligated to provide 30% affordable housing as part of the combined proposal (i.e. 37 individual units) in accordance with planning policies. The developer asserts that the development of the site with affordable housing is not viable and contests that the obligations do not therefore serve a useful planning purpose and that moreover, the question of the scheme's viability is preventing the development of the site thus hindering the delivery of much needed

open market housing. The Housing Department objects to the application and a viability assessment commissioned by the Council from the District Valuer confirms that the scheme is viable with the provision of 30% affordable housing. Discussions have been held regarding the delivery of a modified scheme with a reduced percentage of affordable units which has not been taken up by the developer who has instead elected to apply to delete the section 106 agreements in their entirety. It is the Officer's view that the scheme remains viable with the provision of 30% affordable housing and that those obligations continue to serve a useful planning purpose. Consequently the recommendation is to refuse the application. The Planning Development Manager informed the Committee that the applicant in an e-mail received on the 3rd February by the Planning Department has requested a deferral to allow more time to consider the District Valuer's report.

Councillor J. Arwel Roberts spoke as a Local Member to the effect that he opposed the application based on the strong belief that there is no justification for lifting the original conditions and because the Authority has in any case endeavoured through negotiations to achieve a modification of the scheme to assist the applicant with its delivery, and to facilitate the development of the site.

Councillor Kenneth Hughes asked whether the Officers considered the request for a deferral to be feasible and fair in the circumstances. The Planning Development Manager said that as the matter has been running for some time, a further deferral is not considered unreasonable. Councillor Kenneth Hughes proposed that consideration of the application be therefore deferred. His proposal was not seconded.

There was a general consensus amongst the Committee's Members that the application was not acceptable because of the pressing need for affordable housing in the Holyhead area which remains a key priority; the risk that approval might establish a precedent for developers in future to seek to discharge affordable housing obligations and the belief that market conditions and potential for variation were known and that as such the developer would be expected to commit to delivering the affordable housing quota in full under the terms of the original consent. Councillor Lewis Davies proposed that the application be refused and his proposal was seconded by Councillor John Griffith.

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

12.3 19C1147 – Full application for the change of use of the former priory into a dwelling at the St David's Priory, Llanfawr Road, Holyhead

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

The Planning Development Manager reported that no technical issues have arisen in relation to the application; the proposal does not entail any external alterations and is in keeping with its surroundings.

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

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

12.4 24C268F/VAR – Application under Section 73 for the variation of condition (02) from planning permission reference 24C268C (outline application of the erection of a dwelling) so as to allow a further 3 years to submit a detailed application at Plot 1, Glanllyn, Cerrigman Penysarn

The application is reported to the Planning and Orders Committee because it is a departure from the Development Plan which the local planning authority is minded to approve.

The Planning Development Manager reported that whilst Cerrigman is not listed as a settlement under the provisions of Policy 50 of the Development Plan, it is included as a settlement under the provisions of Policy HP5 of the Stopped Ynys Môn Unitary Development Plan. Given the advanced stage reached in the preparation of the Stopped Ynys Môn UDP, weight can be attributed to it such as to outweigh the provisions of the Development Plan thus providing the policy justification for the planning consent which the application now seeks to renew.

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

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

12.5 31C419C – Outline application with all matters reserved for the erection of 2 dwellings on land at Hafod y Bryn, Llanfairpwll

The application is reported to the Planning and Orders Committee because it has been called in for a Committee decision by Councillor Alun Mummery, a Local Member.

Councillor Alun Mummery asked the Committee to undertake a site visit which he considered essential in this instance in order for Members to be able to fully apprehend the strong local concerns and opposition to the proposal based primarily on access and traffic considerations. The original application was refused because of access issues and since then a traffic survey has been carried out by the applicant's agent which objectors deem irrelevant to their concerns. There are also unresolved issues regarding ownership of the hedge which it is intended will form the proposed access.

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

It was resolved to visit the application site in accordance with the Local Member's request for the reasons given.

12.6 13LPA995/CC – Full application for the conversion of an outbuilding into a dwelling together with the creation of a new vehicular access at Tyddyn Rhydd, Pentre Berw

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

The Planning Development Manager reported that the main considerations relate to policy compliance with regard to the conversion of buildings in the countryside, highway and drainage issues and ecology and residential amenity. It is the Officer's view that the proposal retains the character and form of the existing buildings and is supported by a report on the adequacy of the structure to be converted and is thus considered to be compliant with conversion policy criteria. The intended creation of a new vehicular and pedestrian access onto the A5 is considered acceptable by the Highways Authority and the drainage/sewerage system will connect to the public system which arrangements are considered acceptable in principle by the Drainage Section. The application is also supported by an ecological report the findings of which are considered satisfactory subject to mitigation measures in relation to bats. It is not considered that the proposal will lead to an incongruous landscape or visual impact and it is therefore recommended for approval.

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

It was resolved to approve the application in accordance with the Officer's recommendation subject to the conditions listed in the written report and to the receipt of ecological mitigation measures in relation to bats.

12.7 34LAP791C/CC/ECON – Full application for alterations and extensions for office space (Use Class B1) together with the construction of a bike area, car park and electric vehicle charging point at Anglesey Business Centre, Llangefni

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

The Planning Development Manager reported that the proposed extension is considered acceptable and is in keeping with the existing Anglesey Business Centre and with the business park context wherein it is situated. There are no technical issues arising and no local objections to the proposal. With reference to the potential for land contamination from previous use as noted by Natural Resources Wales, the Officer said that previously, the land was used for agricultural

purposes and he confirmed that the necessary measures will be taken to address any land contamination issues should they arise.

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

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

12.8 36C32Q – Full application for the erection of 2 dwellings on land adjacent to Lllys Tegeirian, Llangristiolus

The application is reported to the Planning and Orders Committee at the request of a Local Member.

The Planning Development Manager reported that there are three key issues pertaining to the application, the primary consideration being compliance with planning policy. Llangristiolus is defined as a Listed Settlement under Policy 50 of the adopted Ynys Môn Local Plan and as a village under Policy HP4 of the un-adopted and Stopped Unitary Development Plan. Although the site lies outside the development boundary as defined by the stopped UDP, 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. The Officer's view is that the proposal for two semi-detached dwellings does not result in a built form that is incongruous with the character of existing buildings in the locality. It is also considered that given the location of the application site, the development would in visual and physical terms be read as lying within, or at worse, forming a reasonable minor extension to the existing developed part of the settlement rather than constituting an undesirable intrusion into the countryside. In terms of its physical characteristics therefore, it is considered that the application is compliant with this aspect of policy. A second element of the policy stipulates that the proposal does not exceed the requirements of the settlement for new dwellings. A recent review has indicated that historically, growth within the settlement of Llangristiolus has exceeded that anticipated by the Local Plan and the Stopped UDP to the extent noted in the written report and further development over the period of the emerging Joint Local Development Plan is likely to exceed the community's anticipated housing needs. However, the view is that in this particular case the granting of planning permission is reasonable as the application site forms an integral part of an established estate and Officers are in agreement with the applicant's proposition that the proposal constitutes a sensible and logical step towards the completion of the development of the estate. It is further considered that these considerations carry sufficient weight to be able to form the conclusion that the proposal is substantially compliant with policy and can be supported without prejudicing the implementation of the development plan.

Councillor Victor Hughes speaking as a Local Member said that the proposal completes an as yet unfinished estate. The developer has spent considerably on redirecting the public footpath and successfully addressing surface water problems which affected the current residents of the original dwellings on the estate. The proposed development in the form of two semi-detached dwellings is likely to prove affordable to local people and as such is particularly welcome in this area. He indicated that he was happy to accept the recommendation of approval and to propose it with the provisos that condition (06) in relation to completing the estate road to a base course finish be amended to stipulate that the road be finished to a public highway standard and an additional condition be attached to the consent to clarify that that part of the estate sewerage system not adopted by Welsh Water and any problems that may arise therefrom are the responsibility of the developer and not the estate's individual owners/occupiers nor those of the proposed two additional dwellings.

The Planning Development Manager confirmed that the amendments were acceptable.

Councillor Richard Owain Jones seconded Councillor Victor Hughes's proposal of approval.

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

13 OTHER MATTERS

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

**Councillor W. T. Hughes
Chair**

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PLANNING SITE VISITS

Minutes of the meeting held on 18 February, 2015

PRESENT:	Councillor W.T. Hughes (Chair) Councillors Lewis Davies, John Griffith, K.P. Hughes, T.Victor Hughes, Raymond Jones, Richard O. Jones,
IN ATTENDANCE:	Development Management – Team Leader (NJ), Planning Officer (JBR).
APOLOGIES:	Councillor Ann Griffith
ALSO PRESENT:	Councillors R. Meirion Jones (Items 1 & 3), A.W. Mummery (Item 3)

- 1. 41C66G/RE – 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, Pennmynydd**

The Members viewed the site itself in relation to the local landscape and surrounding properties which were identified by the officer. In a circuit of the site the members then viewed the site from four separate viewpoints on the local road network featured in the landscape and visual impact assessment submitted by the agents and with reference to the visual images submitted therewith.

- 2. 17C44M/MIN – 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.**

The Officer explained that the dwelling and balcony had received planning permission with a condition that details of the balcony screen be submitted to and approved in writing with the Local Planning Authority prior to the commencement of works.

As works had commenced prior to the details being submitted and agreed, the current application was therefore for a minor amendment to vary the condition so as to allow the required details to be submitted prior to the occupation of the dwelling. As it is not anticipated that any issues would be likely to arise until the dwelling is occupied the officer confirmed that the Planning Department has no objection to the variation of condition.

Members viewed the rear of the dwelling, which at the time of the visit was substantially complete in terms of the structure, from the corner of the adjoining plot.

3. 31C419A Outline application with all matters reserved for the erection of 2 dwellings on land at Hafod y Bryn, Llanfairpwll

The members viewed the garden of Hafod y Bryn where it is proposed to erect the two dwellings, noting the location of adjoining properties as well as the existing access to the dwelling. The proposed new access was then viewed from the adjoining estate as well as the existing estate road and parking arrangements and the orientation and proximity of existing dwellings adjoining the site. The access junction was viewed on leaving the site.

**COUNCILLOR W.T. HUGHES
CHAIR**

6.1

Ceisiadau'n Economaidd

Economic Applications

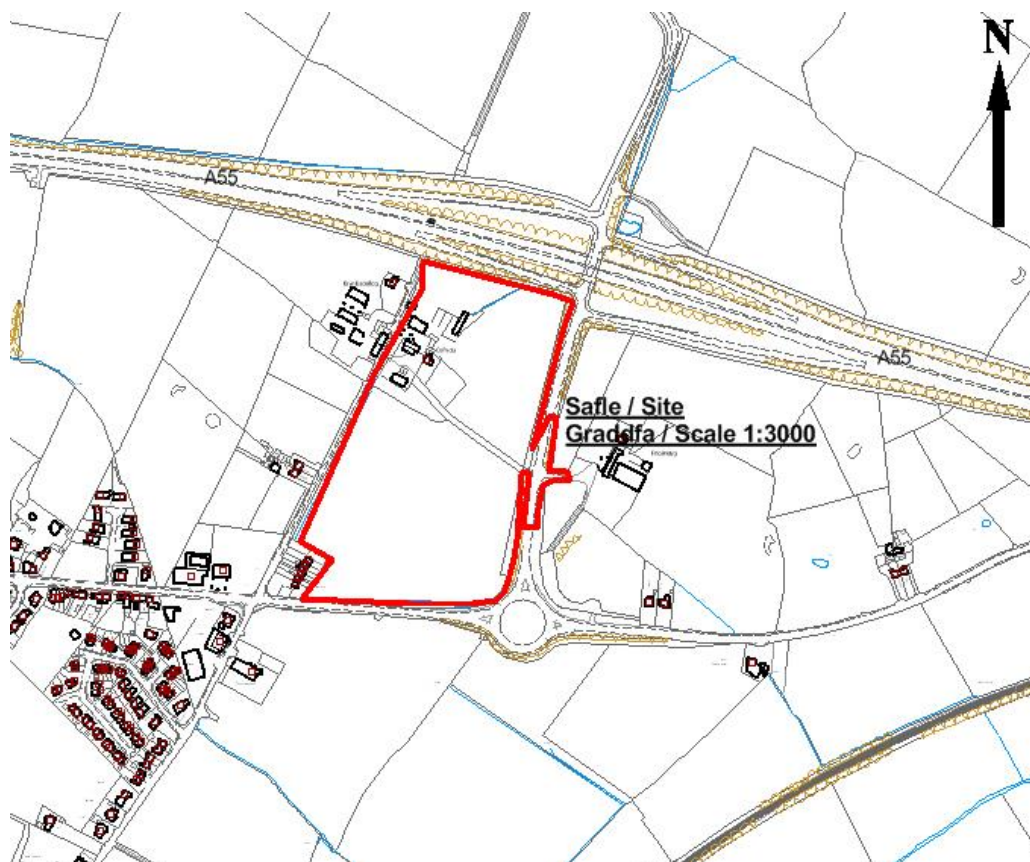
Rhif y Cais: **33C304B/ECON** Application Number

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: 04/03/2015

Report of Head of Planning Service (DFJ)

Recommendation:

Defer

Reason for Reporting to Committee:

The application was deferred at the last committee meeting as the statutory consultation period was on-going.

This has now come to an end and whilst the majority of those consulted have responded a small number of key consultees have not. In the circumstances it is considered necessary to defer the application to ensure that all the key issues are satisfactorily dealt with.

7.1

Gweddill y Ceisiadau

Remainder Applications

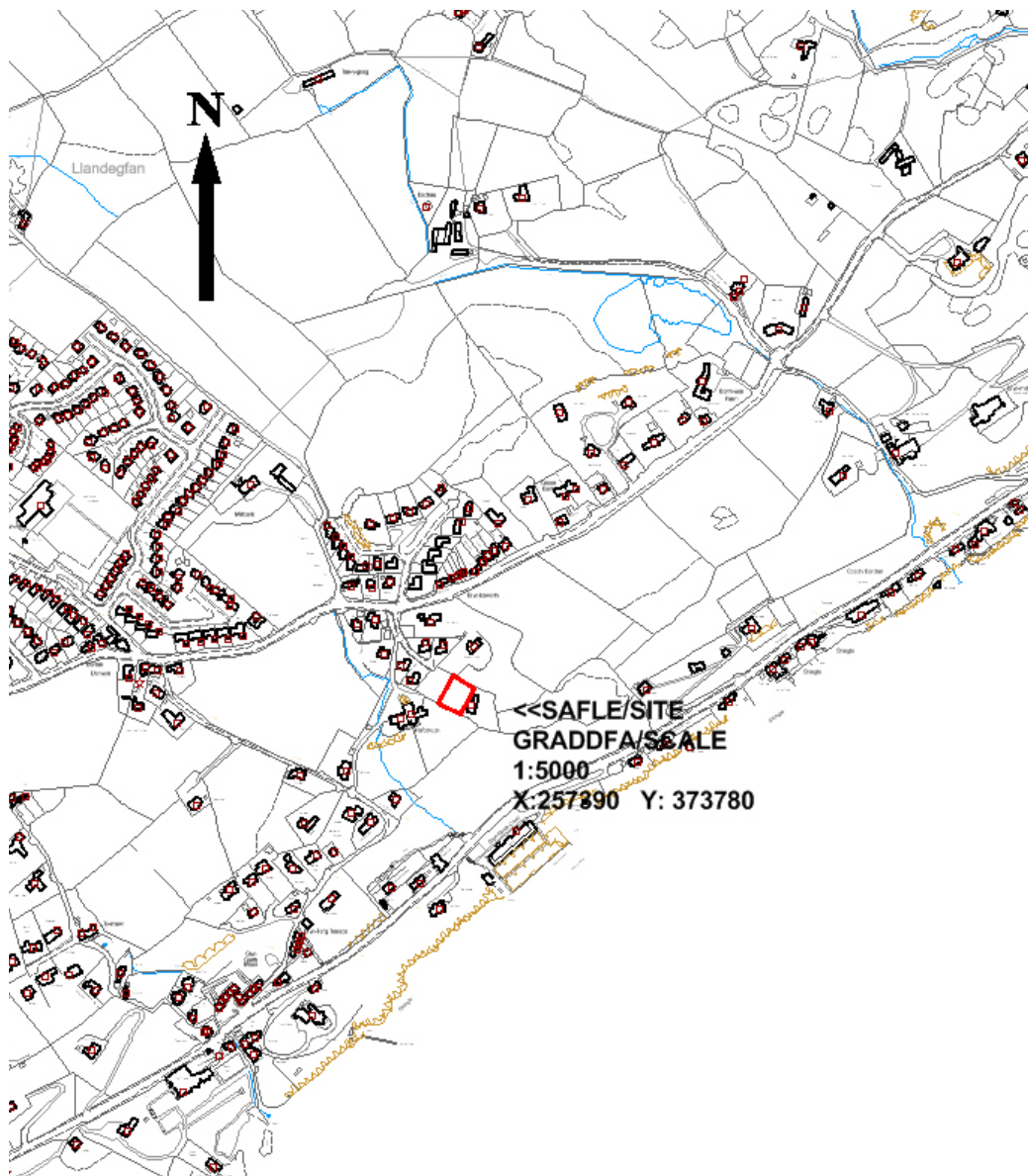
Rhif y Cais: **17C44M/MIN** Application Number

Ymgeisydd Applicant

Mr Dylan Jones

Mân newidiadau i gynllun sydd wedi ei ganiatáu yn flaenorol o dan caniatád cynllunio 17C44J i amrwyio 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:

The application was deferred at the last committee meeting in order for members to visit the site. The visit took place in the 18th February 2015 and those members in attendance will now be familiar with the site and its surroundings.

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.

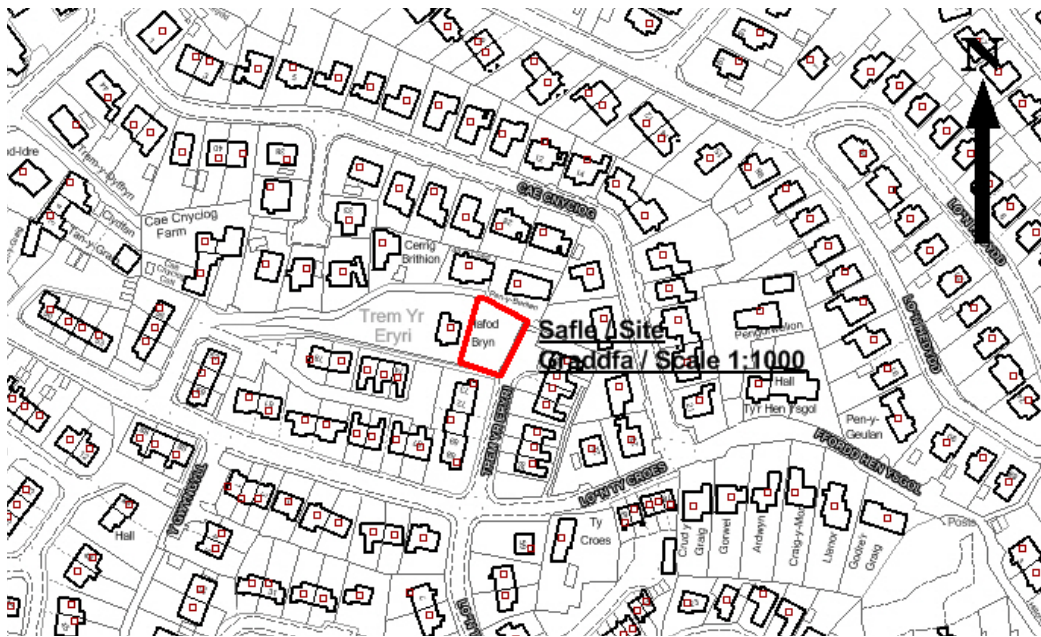
Rhif y Cais: **31C419A** Application Number

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: 04/03/2015

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. At its meeting held on 4th February 2015 the Members resolved to undertake a site visit prior to determining the application. The site was visited on 18th February and the members will be familiar with the site and its setting.

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, 11 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 had 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 and the Highway Authority has withdrawn the request. 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 revoking 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

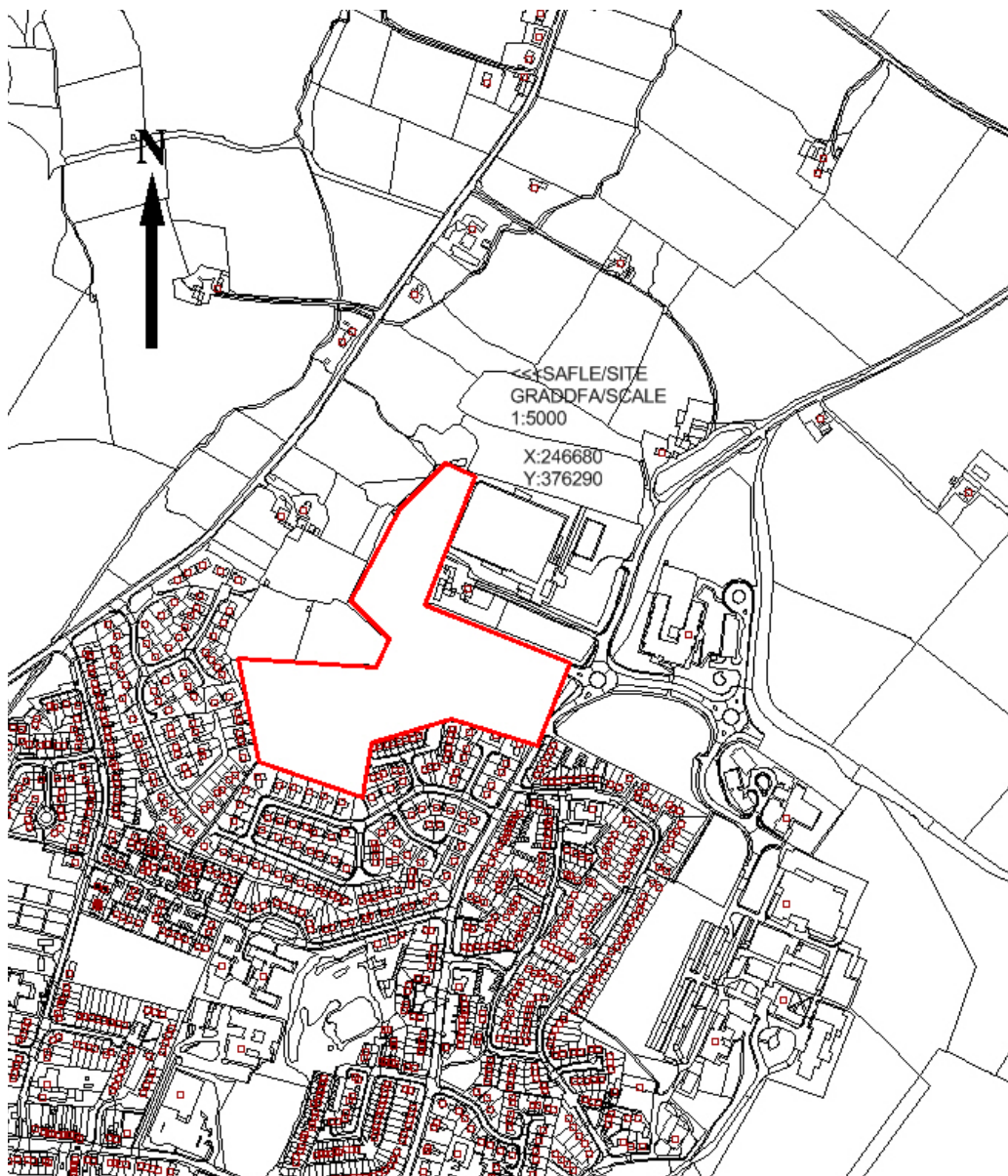
Rhif y Cais: **34C553A** Application Number

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: 04/03/2015

Report of Head of Planning Service (MTD)

Recommendation:

Permit

Reason for Reporting to Committee:

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

Members will recall visiting the site in the 21st August, 2013.

1. Proposal and Site

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

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

Residential Development

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

Extra care facility

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

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

2. Key Issue(s)

* Adequacy of existing residential land supply.

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

3. Main Policies

Gwynedd Structure Plan

- A1 (Distribution of Housing Development)
- A2 (Housing Land Location)
- A3 (Scale & Phasing of Housing Development)
- A6 (New Dwellings in the Open Countryside)
- A9 (Affordable Housing)
- A10 (Sheltered Housing & Residential Homes for the Elderly)
- FF15 Pedestrian & Disables Access

Ynys Môn Local Plan

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

Stopped Anglesey Unitary Development Plan

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

Technical Advice Note (Wales) 1 Joint Land Availability Studies (2006)

Supplementary Planning Guidance “Nursing Homes & Homes for the Elderly” (July 1988)

Interim Planning Policy Large Sites Feb 2011

Planning Policy Wales, 7th Edition

Supplementary Planning Guidance: Design_Guide for the Urban and Rural Environment

4. Response to Consultation and Publicity

The Local Members: No observations received.

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

Highways: Conditional permission.

Public Rights of Way: No objections.

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

Housing & Social Services Department: No objections subject to affordable housing provision in respect of both the residential and extra care facility. No support is offered for the extra care facility and it is questioned whether other sites may be available.

Environmental Services: No objections subject to conditions in respect of working hours during

construction. Also noted that the development is close to a sporting facility which can give rise to complaints of noise nuisance in the future, to which little or no amelioration measures can be applied retrospectively.

Welsh Water: No objections subject to conditions

National Resources Wales: Conditional permission and require details of the implementation of the great crested newt mitigation strategy.

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

Education: Require contribution from developer of £863,872 this figure reflects the calculated additional costs which would be imposed as a consequence of additional demand for child education.

GAPS: Require a survey to be carried out. However, as this has only been requested at this late stage it is considered appropriate and reasonable to request this by way of condition or prior to release of any consent.

5. Relevant Planning History

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

6. Main Planning Considerations

Principle of Residential Development

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

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

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

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

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

On 1st December 2005 the County Council voted to implement the transitional arrangements set out in the LDP Wales regulations and to "stop work" on the Ynys Mon Unitary Development Plan (UDP).

The deposit plan of 2001, as amended by the Inspector's report, remains a material planning consideration carrying weight commensurate to the stage it reached. Llangefni is identified as a Main Centre under the provisions of policy HP3 of the Stopped Anglesey Unitary Development Plan "Stopped UDP" and the application site lies outside this settlement boundary.

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

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

The latest published Joint Housing Land Availability Study shows a 5.4 year land supply. This is above the need for a 5 year land supply although it should be recognised that 5 year supply is a minimum requirement. A significant upturn in the completion rate over the next year to 18 months could result in the land supply falling below the minimum 5 year supply and thereby leaving the Council open to applications in potentially less sustainable locations being approved.

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

It is considered that the granting of permission in this instance would assist the council in maintaining a 5 year supply of land until the Joint Local Development Plan is adopted.

Principle of the Extra Care Facility

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

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

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

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

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

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

Siting of the Development

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

Effect on Amenities

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

Objections have also been received on the basis that the adjacent football field may unacceptably affect the amenities of occupants of this development. This factor is also acknowledged by the council's Environmental Services Section. Having weighted the distance between the existing and proposed developments and the frequency of disturbance, it is not a factor which could be attributed such weight so as to refuse planning permission.

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

Flooding & Drainage

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

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

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

1. There are outlets on the application site into which surface water can be discharged from the development.
2. There are a number of engineering solutions for surface water disposal, but it would not comply with circular advice to require a detailed scheme at the outline planning application

- stage as these are matters appropriately dealt with via a planning condition.
3. Any scheme to be submitted under conditions will need to take account of:
 - the geology and topography and existing drainage arrangements, to ensure that amongst other considerations that there is no detrimental impact of residential properties in the locality.
 - Any scheme to be submitted under conditions should also be of a sustainable drainage approach to surface water management (SUDS). This involves using techniques such as soak ways and permeable surfaces, ponds and wetlands.
 - NRW will require that surface water runoff rates from the development will not exceed 1 in a 100 years.

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

7. Recommendation

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

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

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

Conditions recommended to be attached to any planning permission granted

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

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

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

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

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

Reason: To prevent the accumulation of planning permissions: to enable the Council to review the suitability of the development in the light of altered circumstances and to comply with the provisions of

Section 92(2) of the Town and Country Planning Act 1990.

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

Reason: The application is for outline planning permission.

(04) The details to be submitted for approval in writing by the Local Planning Authority in accordance with condition (01) above shall include details of the proposed slab levels of the building(s) in relation to the existing and proposed levels of the site and the surrounding land. The building(s) shall be constructed with slabs at levels that have been approved in writing by the Local Planning Authority.

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

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

Reason: To define the scope of this permission.

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

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

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

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

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

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

(09) No development shall take place (unless otherwise approved in writing by the Local

Planning Authority) until full details of a scheme indicating all of the proposed means of enclosure around and within the site whether by means of walls, fences or hedges has been submitted to and approved in writing by the Local Planning Authority. The approved means of enclosure shall be constructed, erected or planted prior to the occupation of the development hereby approved.

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

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

Reason To ensure a satisfactory appearance of the development.

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

Reason: To ensure a satisfactory appearance to the development.

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

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

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

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

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

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

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

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

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

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

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

Reason In the interests of the amenities of neighbouring properties.

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

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

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

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

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

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

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

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

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

(17) The housing development shall take place in accordance with a phased scheme of development (hereinafter called the schedule of development) to be submitted to and agreed in writing with the local planning authority prior to the commencement of any development on

the site. No dwellings comprised in any subsequent phase shall be commenced before the works to construct the dwellings comprised in the previous phase are substantially physically completed.

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

(18) An Archaeological Survey to the requirements of Gwynedd Archaeological Planning Service should be carried out prior to the commencement of any works.

Reason: To ensure any archaeological remains are preserved and recorded.

Informatives

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

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

8. Other Relevant Policies

Gwynedd Structure Plan

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

Ynys Mon Local Plan

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

Stopped Anglesey Unitary Development Plan

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

Isle of Anglesey County Council Parking Standards (2008)

Supplementary Planning Guidance Planning & the Welsh Language

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

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

Technical Advice Note 5 (Wales) Nature Conservation and Planning

Technical Advice Note 12 (Wales) Design

Technical Advice Note 18 (Wales) Transport

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

Supplementary Planning Guidance on Affordable Housing

9. Other Responses to Consultation and Publicity

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

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

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

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

- Affordable housing;
- No information regarding loss of existing trees;

Planning Committee requested to refuse the application;
Increased anti-social and criminal activity from public footpath crossing application site.

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

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

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

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

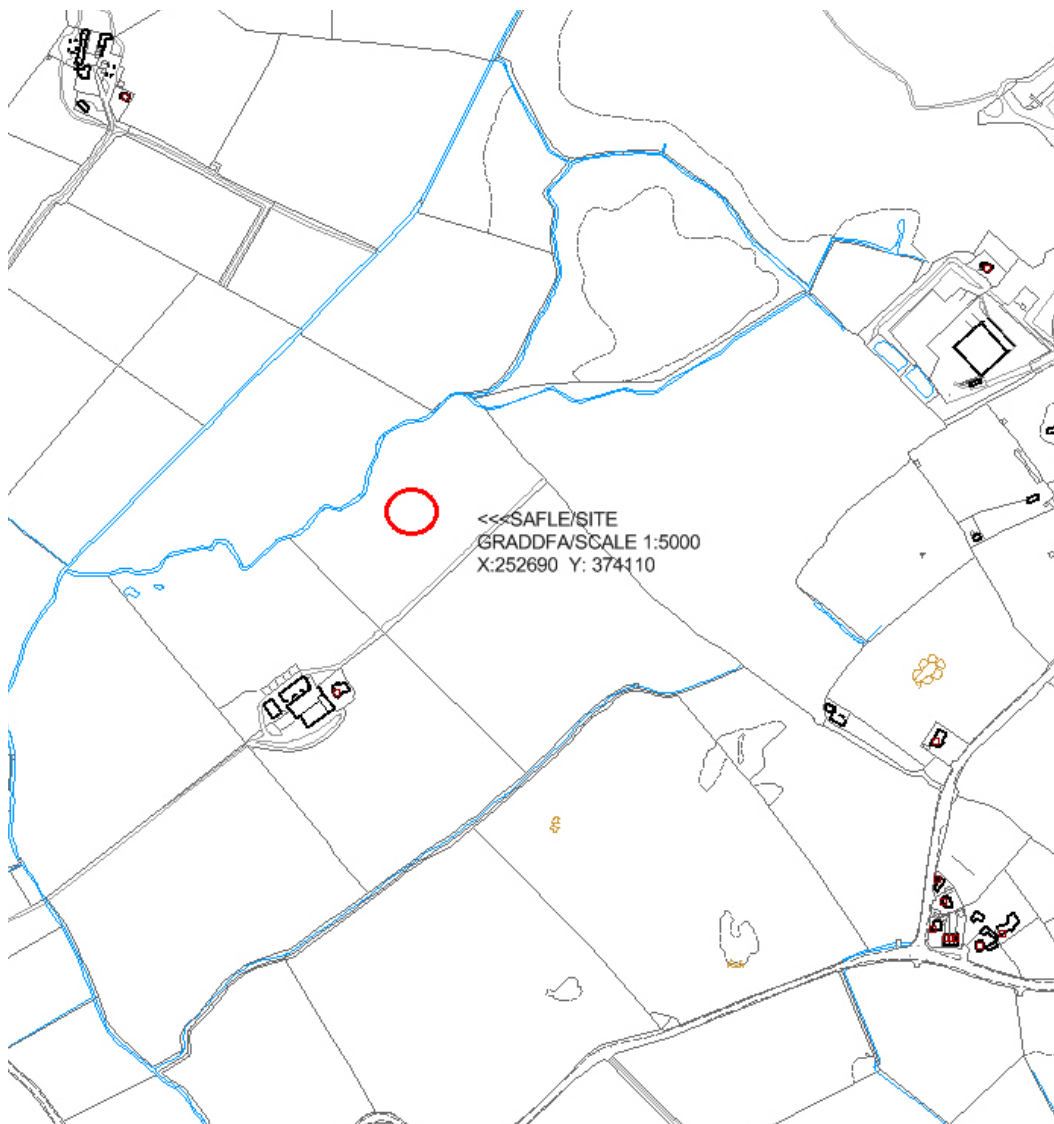
Rhif y Cais: **41C66G/RE** Application Number

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: 04/03/2015

Report of Head of Planning Service (NJ)

Recommendation:

Refuse

Reason for Reporting to Committee:

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

At its meeting held on 4th February 2015 the Members resolved to undertake a site visit prior to determining the application. The site and its environs were visited on 18th February 2015.

1. Proposal and Site

The application site comprises an agricultural field used for grazing. The site is accessed off the B5420 along the existing farm track.

The application is made for one wind turbine with a maximum height to the tip of the blade of up to 34.5 meters, maximum height to hub of up to 24.8 meters and a maximum rotor diameter of up to 19.2 meters. The maximum rated power of the turbine being applied for is 50kw. The development includes a permanent access track and switchgear housing cabinet (given as 1.75 x 1.0 m x 1.8m in the submitted drawings but assessed as being 4m x 2.6m x 2.4m in the submitted LVIA). The objective of the proposed development is to support the continued viability of the farm business by providing electricity to offset the current energy use and to reduce carbon footprint; any excess produced will be exported to the grid. The height of the proposed structure compares with 106m height for the BBC mast at Llanddona and some 40m height for the Penmynydd mast.

The planning application is supported by the following details:

- Planning Statement
- Landscape and visual impact assessment;
- Noise Performance Test Results ;
- Construction Traffic Management Plan

2. Key Issue(s)

- Principle of the development
- Landscape and Visual Impact
- Residential Amenity and Noise
- Ecology

3. Main Policies

Gwynedd Structure Plan

C7 Renewable Energy

D1 AONB

D3 Landscape Conservation Area

D22 Listed Buildings

Ynys Mon Local Plan

1 General

30 Landscape
31 Landscape
32 Landscape
35 Nature Conservation
41 Listed Buildings
45 Renewable Energy

Stopped Ynys Mon Unitary Development Plan

GP1 Development Control Guidance
EP 18 Renewable Energy
EN1 Landscape Character
EN2 Area of Outstanding Natural Beauty
EN4 Biodiversity
EN13 Conservation of Buildings

Planning Policy Wales Edition 7

Technical Advice Note 5 Planning and Nature Conservation (2009)

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

Technical Advice Note 8 Planning for Renewable Energy (2005)

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

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

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

Supplementary Planning Guidance: Onshore Wind Energy (January 2013).

Natural England Technical Information Note TIN051 (Bats and Inshore Wind Turbines) Interim Guidance

Natural England Technical Information Note TIN059 (Bats and Single Large Wind Turbines) Interim Guidance

4. Response to Consultation and Publicity

Councillor M Jones: No reply at the time of writing

Cllr A W Mummery: No reply at the time of writing

Cllr J Evans: No reply at the time of writing

Penmynydd and Star Community Council: Objection – the proposal would dominate the area, and would be a substantial visual intrusion and would harm the natural character of landscape character area 12 which is a key buffer to the Menai Straights. The LANDMAP description suggests a high level of uniformity without significant landmarks rather than being used in a derogatory sense. The introduction of such a notable feature in the landscape would reduce the area's effectiveness as a buffer and would reduce its sensitivity to further change.

The proposal would cause an unacceptable visual intrusion to the wider landscape, would be visible from the AONB, National Park, the mainland and several other areas on the Island. In addition it would introduce an alien feature into an unspoilt area.

The proposed location is within a landscape of value with significant rural features which deserve special regard. According to the Countryside Council for Wales, in terms of historic landscape, the area where this turbine is proposed is considered special and demonstrates Anglesey's development as a rural area. The negative impacts of the turbine would affect this special area and a number of listed and historic areas, including the Marquis Column which is a historic feature in the area. The north of the Island already has a number of large and medium sized turbines and the proposed site would begin a southward movement into the largest rural area in the south east of the Island, an area which up to date has remained free of large scale turbines.

Snowdonia National Park Authority: No reply at the time of writing

Environmental and Ecological Advisor: The blade tips are well over 50m from features likely to be used by bats. I also note that the surrounding grassland is improved. NRW's comments in relation to bats will be important for this case

Drainage Section: comments for construction phase

Arqiva: No objection

Gwynedd Archaeological Planning Service: The proposed turbine is a considerable reduction from the originally proposed scheme (41C66E) for which archaeological assessment was considered necessary. Following the reduction of turbine height and the non-progression of other wind energy schemes within the Penmynydd/Braint valley area, the potential for cumulative impact and impact upon the settings of archaeological sites is also reduced. It is not considered that specific archaeological assessment would be a proportionate or reasonable requirement for the present proposals. However, the location of the proposed development is unchanged and, as noted in previous correspondence, falls within a landscape with an extensive and diverse archaeological resource. Since the site is not known to have been previously developed, there is a potential for presently unknown archaeology to be exposed and disturbed or destroyed by groundworks associated with the proposed scheme.

In the light of these comments and in accordance with national planning guidance (*Planning Policy Wales 2014*) and Welsh Office Circular 60/96 (*Planning and the Historic Environment: Archaeology*), it is recommended that, should planning consent be granted, the planning authority should require that appropriate mitigation is undertaken. In order to secure such a scheme, it is recommended that the following condition be attached:

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

Reasons: 1) To ensure the implementation of an appropriate programme of archaeological mitigation in accordance with the requirements of Planning Policy Wales 2014 and Welsh Office Circular 60/96 *Planning and the Historic Environment: Archaeology*.

2) To ensure that the work will comply with *Management of Archaeological Projects* (MAP2) and the Standards and Guidance of the Chartered Institute for Archaeologists (CIfA).

This is expected to entail a formal programme of archaeological observation and recording, commonly known as an archaeological watching brief, on intrusive ground works (including topsoil stripping for crane pads, site compound etc), together with sufficient desk-based research to enable informed interpretation.

Dwr Cymru-Welsh Water: Comments for construction phase

Highways : Traffic Management Plan required to be agreed with the Highway Authority

Welsh Government – Highways: Does not issue a direction in respect of the application.

Built Environment and Landscape Section:

Background

The application is supported by a Landscape and Visual Impact Assessment (LVIA) prepared by the Ark Company Landscape Architects, updated in 2014 (from a 2011 assessment). The LVIA finishes at p.30 and therefore appears incomplete. The assessment material includes Roger Parry & Partners, 5km and 15km Zone of Theoretical Visibility (ZTV), maps to hub and blade tip, 6 undated photomontages and wireframes; and 6 viewpoint descriptions (within the LVIA).

The photomontages and LVIA are produced by separate authors and the LVIA does not indicate that the photomontages have been considered as part of the assessment: the viewpoint analysis is of the viewpoints within the LVIA text rather than the visualisations. Not all the figures referred to within the LVIA text have been received, e.g. Figure F7, F8 F10 and F11. 8. The locations for the viewpoint visualisations were not agreed with the LPA and while they represent a range of views within a local setting, they are on occasion affected by intervening vegetation and poor light conditions.

As stated in the LVIA the appraisal was originally carried out in accordance with methods and criteria set out within The Guidelines for Landscape and Visual Impact Assessment, 2nd edition (2002). In accordance with the Landscape Institute GLVIA 3 Statement of Clarification 1/13 10- 06-13, we have not used the term '*significant*' in assessing effects. We have referred to receptors as being of *high, medium or low* sensitivity; Magnitude of change as being *high, medium or low*, and Effects as being *substantial, moderate or slight*.

The LVIA assesses potential effects on the LANDMAP aspect areas, the Landscape Character Area and the AONB. It does not include a cumulative assessment.

Baseline

The site is within Landscape Character Area 12 '*which forms the inland buffer zone to the Menai Strait and reflects much of the typical, undulating landscape of Anglesey. The majority of the area consists of improved grassland interspersed with scattered areas of semi-natural habitat. In places hedgerows and hedgebanks form field boundaries and where rock outcrops exist stone walls are more typically field boundaries*'.

The Anglesey, Gwynedd and Snowdonia National Park Landscape Sensitivity and Capacity Assessment (dated March 2014), notes that in relation to wind energy the Overall Sensitivity is Medium-High and states that '*this medium scale, agricultural landscape has a gently rolling and undulating landform which is considered moderately sensitive to wind energy developments. The presence of major transport infrastructure and overhead lines locally reduces the sensitivity. The*

value of this landscape as a setting to the Anglesey AONB and Snowdonia National Park together with a number of sensitive receptors and a high cultural heritage value as recognised through a number of historic designations (such as Penmon Registered Historic Landscape and Registered Parks and Gardens) increases the overall sensitivity.

The Indicative Overall Capacity is noted as 'Within the AONB and SLAs (and all areas that contribute to their setting), there is typically no capacity for wind energy development (with the exception of very infrequent domestic scale, development which should relate well to existing settlement/buildings. Outside the AONB and SLAs it is considered there may be limited capacity for further micro to small scale well sited developments which could typically comprise single turbines up to 20 m to blade tip height.

Within the LCA area there are presently no medium to large wind turbines and none visible from the LCA. The telecommunication mast at Penmynydd and the 400kv electricity pylons that cross the Menai Strait at Llanfairpwll are both local detractors. Night-time lighting on the telecommunication mast at Penmynydd adds to its visual impact. The recycling and anaerobic digester buildings at Penhescyn are also visible in the immediate area.

Supplementary Planning Guidance

The Supplementary Planning Guidance: Onshore Wind Energy Development (Adopted January 2013) states that :-

- 'outside the AONB no turbine proposal should cause significant harm to the setting of the designated landscape or National Park'
- 'that the cumulative effect of wind turbines on individual areas should be taken into consideration when determining applications'.
- The evaluation will include 'the cumulative impact upon the AONB'.

It also notes that cumulative effects can arise from wind turbines in combination with existing infrastructure such as electricity pylons and masts and needs to consider cumulative effects on the LCA.

Planning Appeals:

We have also consulted the following Planning Appeal Decisions located in LCA 12:

- APP/L6805/A/12/2189266 Land at Ty Gwyn, Penmynydd (62 metres to tip)
- APP/L6805/A/12/2190208 Tre Ifan; Brynsiencyn (46.1 metres to tip);
- APP/L6805/A/14/2216790 Land south of Yr Orsedd, Llanddona (34.4 metres to tip),

In the appeal decision for Ty Gwyn (at c1.1km from site) it was noted by the Inspector that 'a turbine of the scale proposed in an area where no other medium to large turbines are easily visible would become a defining landscape element that would result in significant impacts well beyond 500m'. (The 500metres related to the applicants prediction of significant effects).

It was also noted that 'Landscape Character Area 12 serves an important function in providing an inland buffer to the Menai Straits. In visual and sensory terms, LANDMAP describes the landscape as pleasant but rather featureless and unremarkable. I take the use of the words 'featureless' and 'unremarkable' to indicate a relatively high degree of uniformity with little or no defining features of note, rather than being used in a derogatory manner. In introducing a defining element into such a landscape, the proposal would significantly reduce its quality as a buffer and decrease its sensitivity to further changes'.

In relation to Tre Ifan (c.7.6km distant) the Inspector noted that 'The proposal would have a visual effect over much of the south-western part of Anglesey Landscape Strategy LCA12 (East Central Anglesey). Within the essentially open pastoral countryside around the site I consider that this effect

would be major and adverse, where sensitive receptors are likely to include those seeking out the many notable archaeological monuments in the landscape, recreational users of local footpaths and rural lanes including the designated national cycle route passing nearby to the west, and holidaymakers staying in the area. Such receptors would be likely to be particularly conscious of the turbine as a jarring and unwelcome intrusion into this relatively undisturbed pastoral landscape with its rich archaeological heritage. In addition, due to its height and rotating blades the turbine would be a prominent, obtrusive and distracting feature that would significantly detract from the setting of this pastoral corner of Anglesey against the mountains of Snowdonia across the Menai Strait.

In the appeal decision for Yr Orsedd (c.5.6km distant) it was noted that in that case significant effects on the AONB were '*supported, however, by the detrimental effect on landscapes outside of the AONB; the appeal site itself is within a landscape character area which is identified as having value as a setting to the AONB. In my view the prominence and distracting nature of the proposed turbine would reduce that function notwithstanding the presence of the existing masts. I have described earlier the effects of the proposed turbine in conjunction with the existing masts and do not consider that there would be any significantly adverse cumulative impacts*'.

All appeal decisions note the potential adverse effects on the quality of the outlook on the mountainous Snowdonia backdrop enjoyed from LCA 12, and the potential weakening of the buffer qualities of LCA 12. All decisions note the advice of TAN8, quoted here from the Ty Gwyn decision '*TAN 8 also acknowledges that there is a case for avoiding a situation where wind turbines are spread throughout the whole of a county. The northern part of the island already has a number of large and medium sized wind turbines and the proposal would represent a southward extension into the largest landscape character area in the south eastern part of Anglesey which currently only has one small turbine (up to 20m blade tip)*'.

Landscape and Visual Effects

AONB

The Roger Parry & Partners ZTV maps do not display the AONB boundaries (or other designations), which is located some 2.2km from the site. Within the 5km radius ZTV map, the ZTV appears to overlap the AONB south of the A4080 (Brynsiencyn Rd). It also appears to overlap a brief section of the A5025 near St. Tysilio. Further north it includes areas of the AONB north of the B5109 (east of Pentraeth). The 15km radius ZTV predicts visibility from an elevated portion of the AONB at Mynydd Bodafon c.10km from the site. It does not predict visibility of the turbine from the AONB at Red Wharf Bay. Due to distances in excess of 2.2km, we consider that a medium magnitude of change to this high sensitivity receptor would result in *moderate* effects. 6 photomontages by Roger Parry and Partners have been submitted - referred to here as RPPVPs. All are from within 3km of the site and analysis is contained within the images. The predicted effects are not stated. All images need to be viewed in the field. We consider that there are potentially substantial adverse visual effects from viewpoints 4 and 6 due to either proximity or sensitivity of the viewpoint.

RPP-VP 1 – 2.4km from the site. In the image the 33kv line is the prominent built feature in the view. The turbine blades are visible above the surrounding vegetation and break the skyline.

RPP-VP 2 - 2.7 km from the site. The turbine is visible to the fore and above of the 400kv pylons. The complete structure is visible.

RPP-VP 3 - 1.3 km from the site. The image includes the substantial tree cover visible from this view point. The turbine tips approach the horizon of the ridge Anglesey landscape to its rear, but not the mountain landscape beyond.

RPP-VP 4 – This taken from c.690 metres. The turbine is the dominant built feature in the image.

RPP-VP 5 – c. 2km from the site. At this point the pylons are dominant in the image with the turbine located to their rear.

RPP-VP 6 – Taken from a public footpath 1.4km from site. The whole turbine is visible among the 400kv pylons and lines.

A further 6 viewpoint descriptions (not photomontages) are contained within the LVIA produced by the Ark Company, referred to here as ACVPs. 17 viewpoints are noted in p23 of the LVIA but the first six only are included. The descriptions below are from the LVIA text.

AC-VP1 – Views from the B5420 between the A5025/B5420 roundabout and Penmynydd 0.7–2km from site. Predicts direct and oblique views of significant portion of turbine with lower portion obscured by foreground topography and views partially filtered by intervening vegetation impact increasing with proximity. *Moderate adverse impact predicted*

AC-VP2 - Views from A5025 between Llanfair PG and Pentraeth. 2.2 to 2.8Km from site. Predicts partial direct / oblique view of upper portion of turbine with lower portion obscured by foreground topography and views filtered by intervening vegetation. *Slight / Moderate adverse impact predicted.*

AC-VP 3 - Views from A55 bypass to north side of Llanfair PG. 1.7 to 2.5Km from site Predicts partial oblique view of upper portion of turbine with lower portion obscured by foreground topography and views intermittently filtered by intervening vegetation. *Slight / Negligible adverse impact predicted.*

AC-VP4 - Views from B5420 roadside dwellings close to entrance to Marchynys Farm. 0.7Km from site. Predicts direct and oblique views of significant portion of turbine with lower portion obscured by foreground intervening vegetation but with no benefit from new buffer planting. *Substantial – Moderate adverse impact predicted.*

AC-VP 5 - Views from properties and rights of way south of the B5420 between Marchynys Farm and Penmynydd. 0.9 to 1.3km from site Predicts slightly oblique view of majority of structure with little intervening vegetation but not forming the dominant feature of the view with views of Snowdonia mountain range intact. *Moderate adverse impact predicted.*

AC-VP6 - Views from minor road, properties and right of way north and south of minor road between Marchynys and Neuadd Lwyd 0.7 to 1.0Km from site. Predicts closer views from Tyddyn and Maes Llwyn relatively direct and unobstructed. *Moderate adverse impact predicted.* More distant views from Bryn Eglwys, Ty Gwyn direct but filtered. *Moderate adverse impact predicted.*

The Ark Company LVIA predicts in Sections 7.11.1 and 7.6 – 7.8 that the proposed turbine would be a potentially significant feature up to 5km from the site where the full structure and visible and up to 2-3km where the upper blade and hub would be visible only. *Substantial - moderate effects are predicted in the LVIA for one viewpoint reflecting residential properties close to the site.*

Landscape Character Area.

Extracts from the Anglesey landscape Strategy update for LCA 12 are quoted in the LVIA text and above.

Relevant key issues in relation to visual effects include:
New development and management should ensure that:-

- *Visual impacts from and to main road/rail corridors are properly considered e.g: A55/A5.*
- *Mitigation measures reflect the wider landscape structure and that sites are not considered in isolation.*
- *LCA forms part of gateway into Anglesey, and it is important that the underlying character and quality are properly reflected.*

In terms of the visibility from the A55, the ZTV predicts views from the A55/A5152 intersection and the signposted visitor Viewpoint here. At 3.8km distant the turbine would potentially be visible to the left of the view to the rear of the line of 400kv pylons. Views are also predicted from the A55/Llanfairpwll bypass; however a combination of roadside embankments and vegetation make views from here unlikely. Views from the A55 intersection with the A5025 at the edge of the AONB (c.2.3km from site), are likely. The ZTV does not predict visibility from either bridge. Brief views are possible c.4km from the site on the approach to Pont Britannia from Gwynedd. Views from the A487 and A55 from off the island are not predicted. Longer duration views are predicted from the A5025 (see Roger Parry Partners Viewpoints 1 and 2). On leaving Four Crosses views (where unobstructed by roadside vegetation) would be oblique. On the approach to Four crosses, views would initially be less oblique with the turbine visible against the mountain backdrop to the right of the view. Distances from the A5025 to the site vary little between photomontages RPP- VP 1 and RPP-VP2 with the turbine becoming increasingly oblique in the view as one approaches Four Crosses. Considerable roadside vegetation obscures views towards the site.

We would therefore agree with the LVIA text assessment of effects (AC-VP2) being *slight/moderate* adverse. Effects from the main corridors and the 'gateway' to the island would therefore be slight/moderate adverse.

Public Rights of Way

There are three public footpaths to the southwest of the site. All commence within 850metres of the site from the Penymynydd Road (B5420). A footpath to the west of Neaudd Llwyn (RPP-VP3) is some 1.2 km from the site elevated in relation to the site.

Views towards the site would be possible when walking in a south easterly direction which is generally more elevated than the application site, and while they would be interrupted at points by intervening vegetation, some sections enjoy panoramic views in which the turbine would be visible.

AC-VP 5 assesses effects (quoted above), from a point where the turbine would be oblique to the view of Snowdonia. RPP-VP6 is from a public footpath to the east. Effects on footpaths will be commensurate with distance and the quality of existing views. Within a 1km radius there is potential for substantial adverse visual effects.

Cumulative Landscape and Visual Effects

Existing Structures

The 400kv pylons (c.1.7km distant at their closest point), and telecommunication mast at Penymynydd (c.1.5km distant) are prominent local structures, and the LCA.

There is currently a live application for 3 turbines 81metres to tip (referred to as Braint Windfam), planning ref: 41C125B/EIA/RE. The closest of these proposed turbines would be c.1 km from the site. An application for a 72 metre turbine at Ty Fry farm – planning ref: 41C124B (c.2.6 km from site) is subject to a Planning Appeal. This section has made recommendations of refusal on grounds of adverse Landscape and Visual Effects. The 60metre to tip anemometer mast (c.1.5 km from site), in the vicinity of the proposed Braint Wind Farm (temporary consent) is visible for distances of 2km radius.

National Grid have issued recent publicity indicating that, what is referred to as the orange route, is their preferred route for a new line to link Wylfa with Pentir. Text above quoted from the Yr Orsedd

appeal indicates that in that instance, no significant cumulative effects in relation to telecommunication masts (located in adjoining LCAs would result, as the proposed turbine would have affected alternative views: i.e. those enjoying the Snowdonia backdrop.

The Penymynydd telecommunication mast does not feature in RPP-VPs 2 and 3 which features the mountain backdrop most strongly. The 400kv pylons feature in the RPP-VP 6 (where mountain views are obscured by trees at Penhesgyn), with the proposed turbine (closer to the viewpoint), appearing to be of a greater tip height.

As noted above, no cumulative assessment or cumulative ZTVs have been received in order to consider the potential cumulative effects of live applications; however the site at Braint for which we have separate ZTVs, is sufficiently close to predict that within the 1km radius of the site, the three proposed turbines would also be a feature in the views. The ZTV map for Ty Fry indicates infrequent theoretical views from the B5420 from within 1km, and others receptors south of Marchynys. The ZTV also illustrates widespread theoretical views from the north - which would affect views such as those illustrated by RPP-VP6.

Recommendation.

Substantial adverse effects are we consider limited to a radius of 750m – 1km from the site. This includes receptors such as public footpaths, the B5420 road, and host Landscape Character Area. The need to protect even localised adverse effects is noted in previous appeal decisions for LCA 12 and in the 2014 Anglesey, Gwynedd and SNP - Landscape Capacity and Sensitivity Assessment. The proposed turbine is of a noticeably greater tip height than the height indicated as suitable in this Landscape Character Area. Existing local structures serve as detractors from the buffering qualities of this area, and a further locally prominent structure would harm the buffering, featureless and unremarkable qualities of LCA 12. It would increasingly punctuate the linear expanse of the Landscape Character Area and adversely affect the sensitivity of the area to further vertical structures.

Natural Resources Wales: Response awaited at the time of writing

MOD: No reply at the time of writing

Environmental Health Officer:

RSPB: No response at the time of writing

Response to Publicity

Approximately 277 letters have been received objecting to the planning application on the following grounds:

The proposal will dominate the landscape;

The proposal will constitute a major visual intrusion;

LANDMAP describes the landscape as pleasant and rather featureless – introducing such a defining element into such a landscape will reduce its quality as a buffer and decrease its sensitivity to further change;

The proposal will represent an alien industrial structure in a previously unspoilt landscape affecting the AONB and SNP;

There will be unacceptable cumulative impacts with other proposals leading to the area becoming a wind farm;

There will be negative impacts on the setting of listed buildings and in particular the Marquis' column – the historical landscape is classified as being of 'outstanding' value;

There will be significant landscape and visual amenity impacts;
The proposal will adversely impact the National Park and AONB;
Detrimental effect on tourism assets and the tourism economy;
Will set a precedent for further development;
National policies promoting the use of renewable resources must not be given primacy over local landscape policies;
Detrimental effects on protected species, wildlife and wetlands;
Particular detrimental impact on local bat populations;
Noise and shadow flicker effects;
health effects;
Archaeological implications and effects on listed buildings;
Other technologies exist which are more efficient than wind turbines;
The proposal is a southward extension of turbines into the largest landscape character area in the south eastern part of the Island which remains free of wind turbines of this size.

5. Relevant Planning History

41C66- Alterations and extensions to the dwelling at Marchynys – approved 19/3/92

41C66A – Erection of two agricultural sheds at Marchynys – approved 22/4/93

41C66B – Alterations and extension to the dwelling at Marchynys – approved 20/8/99

41C66C/SCR - Screening Opinion for the siting of a 50 meter high to hub, 500Kw wind turbine on land at Marchynys – EIA not required 28/7/11

41C66D – Prior approval for an agricultural shed – permitted development 31/1/12

41C66E - Full application for the erection of one 500kW wind turbine with a maximum hub height of up to 50m, rotor diameter of up to 54m, and a maximum upright vertical tip height of up to 78m together with associated infrastructure on land at Marchynys – withdrawn 8/12/14

41C66F/SCR - Application for screening opinion for the erection of one wind turbine with a maximum hub height of up to 24.8m and a maximum upright vertical tip height of up to 34.5m together with the installation of a control box and associated works on land at Marchynys – EIA not required 21/10/14

6. Main Planning Considerations

Principle of development

Policy C7 of the Gwynedd Structure Plan states:

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

Policy 45 of the Ynys Mon Local Plan states:

“Renewable energy projects will be permitted where it can be clearly demonstrated that there will not be any unacceptable impact on

i. Landscape character, ii. Sites of international, national or local importance for nature conservation, iii. species which are of nature conservation importance iv. the standard of amenity enjoyed by the resident and tourist population and vi. Essential public services and communications.

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

“Applications for the development of renewable and non-renewable energy resources will be

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

Planning Policy Wales was updated to Edition 7 in July 2014. In terms of section 12.8 Renewable and Low Carbon Energy of the revised Planning Policy Wales there are no significant changes.

Section 12.8.1 (Renewable and Low Carbon Energy) of Planning Policy Wales sets out targets and gives strong support for renewable energy projects in line with the Welsh Assembly Government's Energy Policy Statement (2010).

Planning Policy Wales at paragraph 12.8.15 states the impacts from renewable energy developments will also vary depending on their location and scale and require different policy and development management considerations. At 50KW, the turbine subject to this report is categorised as "Sub Local Authority" in Planning Policy Wales which includes developments of between 50KW & 5MW (Figure 12.2). Table 3.1 of Practice Guidance – Planning Implications of Renewable and Low Carbon Energy states there are no rigid categories to describe the scale of individual wind turbines but that installations tend to fall within 4 main bandwidths. The turbine subject to this report would fall within the "Medium" category which is classed at heights of up to 65m to blade tip - but at 50kw it is at the lowest end of the spectrum, with 'Small' turbines being defined as between 1.5 and 50kw with a typical height of 20m to blade tip). As a "Sub Local Authority" or a "Medium" installation the scale of the turbine is acceptable in principle in policy terms in this location but there are also detailed considerations within the policy considerations to take into account. Paragraph 3.1.9 of the Guidance states that:

"Individual large and medium scale turbines can also be deployed as single machines but are more often used in groups to form part of a larger planning application in the form of a large scale wind farm. Wind farms tend to be located in more remote areas and directly supply power to the national grid i.e. they are not associated with a particular development".

Section 12.10.1 of PPW (Edition 7) reproduced below highlights matters that should be taken into account by the local planning authority in dealing with renewable and low carbon energy development and associated infrastructure. This covers the positive aspects such as contribution to meeting national, UK and European targets and wider environmental, social and economic benefits. It also highlights the need to consider impact on the natural heritage, the coast and the historic environment and the need to minimise impacts on local communities. Other matters such as mitigation and infrastructure matters i.e. grid connection and transportation network are also highlighted within this section as follows:

"12.10.1 In determining applications for renewable and low carbon energy development and associated infrastructure local planning authorities should take into account:

- the contribution a proposal will play in meeting identified national, UK and European targets and potential for renewable energy, including the contribution to cutting greenhouse gas emissions;
- the wider environmental, social and economic benefits and opportunities from renewable and low carbon energy development;
- the impact on the natural heritage (see 5.5), the Coast (see 5.6) and the Historic Environment (see 6.5);
- the need to minimise impacts on local communities to safeguard quality of life for existing and future generations;
- ways to avoid, mitigate or compensate identified adverse impacts;
- the impacts of climate change on the location, design, build and operation of renewable and low carbon energy development. In doing so consider whether measures to adapt to climate

- change impacts give rise to additional impacts (see 4.5);
- grid connection issues where renewable (electricity) energy developments are proposed; and
- the capacity of and effects on the transportation network relating to the construction and operation of the proposal”

Technical Advice Note 8 Planning for Renewable Energy (2005) (paragraph 14) states the Assembly Government has a target of 4TWh of electricity per annum to be produced by renewable energy by 2010 and 7TWh by 2020. In order to meet these targets the Assembly Government has concluded that 800MW of additional installed capacity is required from onshore wind sources.

Paragraph 2.12 of TAN 8 states the Assembly Government expects local planning authorities to encourage, via their development plan policies and when considering individual planning applications, smaller community based wind farm schemes (generally less than 5 MW). The paragraph explains that local planning authorities could define “community based”. There are no policy definitions which can currently be used and weighted in this regard.

Section 2 of Technical Advice Note 6: Planning for Sustainable Rural Communities contains the following guidance:

“2.1.1 The planning system has a key role to play in supporting the delivery of sustainable rural communities. It can help to ensure that appropriate development takes place in the right place at the right time by making sufficient land available to provide homes and employment opportunities for local people, helping to sustain rural services. Simultaneously, the planning system must respond to the challenges posed by climate change, for example by accommodating the need for renewable energy generation. It must also protect and enhance the natural and historic environment and safeguard the countryside and open spaces. The overall goal for the planning system is to support living and working rural communities in order that they are economically, socially and environmentally sustainable. Planning authorities should seek to strengthen rural communities by helping to ensure that existing residents can work and access services locally using low carbon travel and obtain a higher proportion of their energy needs from local renewable sources.”

In relation to farm diversification Technical Advice Note 6: Planning for Sustainable Rural Communities contains the following guidance:

3.7.2 Many economic activities can be sustainably located on farms. Small on-farm operations such as food and timber processing and food packing, together with services (e.g. offices, workshop facilities, equipment hire and maintenance), sports and recreation services, and the production of non-food crops and renewable energy, are likely to be appropriate uses.

It is evident that the policies listed above provide a presumption in favour of renewable energy developments in meeting the identified targets for low carbon energy generation. The scale of the development classified as “Sub Local Authority” or “Medium” is acceptable in principle in this location. Weight can also be attributed to the benefits to the rural economy.

The Council’s adopted Supplementary Planning Guidance: ‘Wind Energy Development’ (1994) has been superseded by the Supplementary Planning Guidance: Onshore Wind Energy adopted in January 2013. This document is a material consideration in determining wind turbine applications. The Onshore Wind Energy SPG states that in relation to turbines over 20m to tip height, none should be located within 500m of a residential or tourism property, or closer than 20 x tip height, whichever is the greater; in relation to medium and large turbines, none should be located within 2km of the boundary of the AONB; cumulative impacts should be considered and the developer will be required to provide a bond to ensure satisfactory restoration of the site at the end of its operational life. A recent appeal decision has indicated in relation to these specific matters that “such a uniform approach disregards the specific locational characteristics and detail of each individual case”. The

application under consideration has been considered on its individual planning merits but with reference to other aspects of the SPG e.g. in relation to noise, where material weight is afforded to the document.

As detailed in the policies listed there are also other environmental and community considerations which need to be assessed, and these are considered below.

Landscape and Visual Impact

The application is supported by a Landscape and Visual Impact Assessment (LVIA) prepared by The Ark Company. The assessment includes a Zone of Theoretical Visibility Map (ZTV) together with photomontages, viewpoint photographs and wireframe images.

The proposed site is within Landscape Character Area 12 East Central Anglesey (LCA). The LCA, as described within the Anglesey Landscape Strategy Update 2011, forms the inland buffer zone to the Menai Strait and reflects much of the typical undulating landscape of Anglesey. LCA 12 is the third largest LCA on the island occupying an area of 100kms².

Key relevant issues for LCA 12 in terms of this proposal are: -

- the effects upon the coastal habitat and the need to have regard to the AONB Management Plan; the impact of development on settlement edges;
- the impact on transportation corridors and the character and quality of the gateway into Anglesey.

The Anglesey, Gwynedd and Snowdonia National Park Landscape Sensitivity and Capacity Assessment (dated March 2014), notes that in relation to wind energy the Overall Sensitivity is Medium-High and states that *'this medium scale, agricultural landscape has a gently rolling and undulating landform which is considered moderately sensitive to wind energy developments. The presence of major transport infrastructure and overhead lines locally reduces the sensitivity. The value of this landscape as a setting to the Anglesey AONB and Snowdonia National Park together with a number of sensitive receptors and a high cultural heritage value as recognised through a number of historic designations (such as Penmon Registered Historic Landscape and Registered Parks and Gardens) increases the overall sensitivity.*

The Indicative Overall Capacity is noted as 'Within the AONB and SLAs (and all areas that contribute to their setting), there is typically no capacity for wind energy development (with the exception of very infrequent domestic scale, development which should relate well to existing settlement/buildings. Outside the AONB and SLAs it is considered there may be limited capacity for further micro to small scale well sited developments which could typically comprise single turbines up to 20 m to blade tip height.

Within the LCA area there are presently no medium to large wind turbines and none visible from the LCA. Recent appeal decisions note the potential effects on the qualities of the outlook on the mountainous Snowdonia backdrop enjoyed from LCA 12 and the potential weakening of the buffer qualities of LCA 12 and note the advice in TAN 8 that 'there is a case for avoiding a situation where wind turbines are spread throughout the whole of a county'. The northern part of the Island has a number of large and medium sized turbines and the current proposal at Marchynys, in line with those dismissed at appeal, would represent a southward extension into the largest landscape character area in the south eastern part of Anglesey which currently only has one small turbine (20m blade tip at Llangaffo).

It is considered that substantial adverse effects would be limited to a radius of between 750m and 1km from the site and included receptors such as the public footpaths in the area and the B5420 as

well as LCA 12 itself. The need to protect the LCA even from localised adverse effects is noted in previous appeal decisions as well as in the 2014 Anglesey, Gwynedd and Snowdonia national Park Landscape Capacity and Sensitivity Assessment. The proposed turbine at Marchynys, at 34.5m to tip, is significantly higher than the 20m blade tip height for which the area is noted to have limited capacity. The development would harm the buffering, 'featureless and unremarkable' qualities of LCA12 and adversely affect its sensitivity to further vertical structures.

Cultural Heritage

Planning Policy Wales states as follows:

"6.5.9 Where a development proposal affects a listed building or its setting, the primary material consideration is the statutory requirement to have special regard to the desirability of preserving the building, or its setting, or any features of special architectural or historic interest which it possesses".

Similar advice is contained within Circular 60/96 Planning and the Historic Environment: Archaeology and Circular 61/96 in relation to Historic Buildings and Conservations Areas.

LANDMAP classifies the area as outstanding in terms of its historic / archaeological resource, generally held to be of national value.

A Cultural Heritage Assessment forms part of the Planning Statement and sets out the predicted impacts on scheduled ancient monuments and listed buildings within 2km of the application site. The assessment confirms that there are no scheduled ancient monuments within 2km of the site but that there are 6 grade II* and 9 grade II listed buildings within this distance. Of those considered, the grade II buildings at Braint farm complex, separately listed as 3 listed buildings, is described as being surrounded by mature vegetation which would obscure any potential views of the turbine. Where visible, the turbine would only occupy a limited arch of view and would not result in dominant or overbearing impacts and consequently there would be no significant harm to the setting of the listed buildings. The Council does not disagree with this assessment.

The Gwynedd Archaeological Planning Service is satisfied that a watching brief is appropriate and that no pre-determination archaeological assessment is required for this site.

In relation to physical impacts it is concluded that no known cultural heritage asses will be directly impacted in terms of being damaged or destroyed by the proposed development.

Ecology

The proposed turbine is located in excess of 50m from any landscape feature likely to be used by bats and in accordance with the advice contained within Natural England Technical Information Note TIN 059, no bat survey has been submitted. The agricultural fields at Marchynys comprise improved grassland used for grazing and silage production and are considered of low ecological value. The Council's Ecological Advisor raises no concerns but the response of Natural Resources Wales was awaited at the time of writing.

Noise

The application is supported by a noise performance test for the selected turbine. The Environmental Health Section noted, in responding to the screening opinion for this application, the potential for cumulative noise impacts in relation to application 41C125B/EIA/RE which is for 3 turbines at Cae Uchaf, Menai Bridge (the 'Braint Windfarm'). The Committee refused the application at Braint in a

recent Committee. Based on the Marchynys application in isolation, the Environmental Health Section is satisfied that the scheme can be accommodated in terms of noise impacts subject to standard conditions in accordance with ETSU guidance.

Residential Amenity

The application is accompanied by an assessment of the effects of the proposal on visual amenity.

Policy C7 of the Gwynedd Structure Plan supports renewable energy developments if the impact on the locality is acceptable. Policy 45 of the Ynys Mon Local Plan requires that renewable energy development does not have an unacceptable impact on “the standard of amenity enjoyed by the resident and tourist population”. Policy EP18 of the Stopped Ynys Mon Unitary Development Plan includes the same criterion but requires it not to have a significant adverse impact. Policies 1 and GP1 of the Ynys Mon Local Plan and the Stopped Ynys Mon Unitary Development Plan are also material in considering residential amenity.

Paragraph 12.8.14 of Planning Policy Wales (Edition 5) (November 2012) states that:

“...developers will need to be sensitive to local circumstances, including siting in relation to local landform, proximity to dwellings and other planning considerations...”

Annex D of TAN 8 lists factors which should typically be reviewed to identify “technically feasible areas” for the development of onshore wind energy schemes. At paragraph 3.4 it states “500M is currently considered a typical separation distance between a wind turbine and residential property to avoid unacceptable noise impacts, however when applied in a rigid manner it can lead to conservative results and so some flexibility is again advised”

The Council's Supplementary Planning Guidance Onshore Wind Energy (January 2013) stipulates that in relation to turbines of 20m to tip or more, none should be located within 500m of a residential or tourism property, or closer than 20 x tip height, whichever is the greater.

In a letter dated 5th February 2013 in response to a third party concern regarding the now adopted SPG, The Welsh Government's Chief Planning Officer confirmed:

‘The Welsh Government's planning policy and guidance does not specify a minimum distance between dwellings and wind turbines. It is our view that a rigid minimum separation distance could unnecessarily hinder the development of renewable energy projects in Wales. The Welsh Government opposed the Private Members' Bill ‘Wind Turbines (Minimum Distances from Residential Premises) Bill introduced into the House of Lords by Lord Reay, which sought to make provision for a minimum distance between wind turbines and residential premises according to the size of the wind turbine, which has subsequently failed to make it into statute. We consider that the issue of separation distances between residential premises and wind turbines is best determined locally on a case-by-case basis, taking on board locally sensitive issues such as topography and cumulative impacts, when decisions on planning applications are taken’.

The scheme as submitted is not located within 500m of any property - at closest it is some 580m from the nearest property at Maes Llwyn. That and 662m from Cae Gors. Applying the 20 x tip height requirement would prohibit erection of this turbine (34.5m tip height) within 690m of any property.

The 500m / 20x tip height buffer requirement has been dismissed as ‘arbitrary and mechanistic’ at appeal as it fails to take into account the particular circumstances prevailing at different sites. The

assessment here is based on the anticipated effects of the scheme on individual properties and does not apply the SPG buffer as a matter of course.

Officers have also considered decisions made by Planning Inspectors in relation to residential visual amenity. Such an analysis indicates that a common threshold criterion applied by Inspectors for assessing visual residential amenity is where the change in the view would affect the fundamental living conditions. Various terms are used to describe this threshold, e.g. 'overbearing', 'overwhelming', 'overpowering' or 'oppressive'.

Some of the closest properties to the proposed turbine are:

Property	Approximate Distance from Proposal
Maes Llwyn	580m
Bungalow near Tyddyn Isaf	660m
Parc Mawr	670m
Dwellings at junction of B5420 with Penhesgyn Road	670m
Minffordd	720m
Gwynndy	740m
Tyddyn Isa	760M

In assessing the residential impacts however, it is not considered that the proposal would be overbearing or overwhelming from any property such that use of those properties was restricted or their general enjoyment impinged upon to such an extent as to make them unbearable. Although some properties will have direct views of the proposed development which would be significant and prominent, the overall impact on the everyday enjoyment of those dwelling and their curtilages is not considered such as to warrant refusal of planning permission

Annex C of Planning Policy Wales provides advice on Shadow Flicker and Reflected light. Shadow flicker is only found to occur within properties up to 10 rotor diameters of a turbine and within 130 degrees either side of north at these latitudes in the UK. The shadow flicker assessment submitted with the application suggests that no properties will be affected. Annex C goes on to state turbines can also cause flashes of reflected light, which can be visible for some distances. The guidance states that reflected light can be mitigated by the choice of blade colour and a condition can be recommended on the colour to mitigate impacts.

Other Material Considerations

The effect of the development on tourism is a material consideration. The Isle of Anglesey Council commissioned research on "The Impact of Wind Turbines on Tourism" which has been weighted in making the recommendation below.

In terms of Health and Safety the proposals are not situated in proximity to any roads or buildings having regard to advice in Annex C, paragraphs 2.19 and 2.20 of "TAN 8".

The turbine is proposed to be delivered to site using the existing access to Marchynys via standard lorries in two loads (accommodating standard 40ft shipping containers). Two cranes will be used to hoist the turbine into place and other construction traffic will comprise smaller vehicles, excavation vehicles and concrete deliveries. The Highway Authority raises no concerns and requests that the developer agrees traffic management plan with them whilst the Welsh Government Transport arm confirms that it does not wish to issue a direction in relation to the proposals.

7. Conclusion

The policies listed above provide a presumption in favour of renewable energy developments subject to the considerations listed. As detailed in the policies there are also other environmental and community considerations which need to be assessed. A balance must be struck between the need for renewable energy and the contribution that would be made by this proposed development with other material considerations. Although the scheme would provide a good level of renewable energy and would assist the existing farming enterprise at Marchynys with a secure and accessible electricity supply for its own needs as well as assisting with farm diversification as an additional income stream, this would be at considerable cost to the local landscape character. As determined in the Ty Gwyn appeal, which related to a single turbine of 62m to tip, "In introducing a defining element into such a landscape, the proposal would significantly reduce its quality as a buffer and decrease its sensitivity to further changes". The smaller renewable energy contribution which would be made by the Marchynys scheme would not outweigh its substantial landscape and visual effects on an area characterised as a pleasant rural landscape with no 'distinct landmarks' – the assessment states that 'the siting of a moderately sized wind turbine within the wider receiving landscape would be a potentially disruptive feature in local terms' but considers that as there are other 'more highly valued and more visually distinctive locations on the island' this is 'not considered to be a highly sensitive issue'. As in the Ty Gwyn appeal, the proposal would represent a southward extension of wind turbine development into the largest landscape character area in the south eastern part of the island, again contrary to TAN8.

Having weighted the national planning policy context supporting renewable energy proposals against the particular characteristics of the proposed development, the scheme is considered to produce unacceptable effects in relation to landscape and visual impacts which cannot be satisfactorily mitigated.

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.

That planning permission is **refused** for the following reasons:

(01) The proposed development would result in substantial adverse landscape and visual effects and would produce significant changes to landscape character. The proposal represents a southward extension of turbines into Landscape Character Area 12 which is free of such structures. This would be contrary to the provisions of policies C7, D1, D3 of the Gwynedd Structure Plan, 1, 30, 31, 45 of the Ynys Mon Local Plan, EN1, EN2, GP1, EP18 of the Stopped Ynys Mon Unitary Development Plan, Planning Policy Wales (Edition 7), Technical Advice Note 8 and the Isle of Anglesey Council Supplementary Planning Guidance Onshore Wind Energy (2012).

9. Other Relevant Policies

Gwynedd Structure Plan
FF11 (Traffic)
D32 Landscaping Schemes

Ynys Mon Local Plan
32 (Landscape)

Stopped Anglesey Unitary Development Plan
TR3 (Highway Design)
EN14 (Tree Preservation Orders & Hedgerows)
EN16 (Landscape Features of Major Importance for Flora & Fauna)

Technical Advice Note 5 Nature Conservation and Planning (2009)

Technical Advice Note 11 Noise (1997)

Welsh Government Circular letter 01.04.09 Transportation Issues Arising From Wind Farms

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10.1

Ceisiadau'n Tynnu'n Groes

Departure Applications

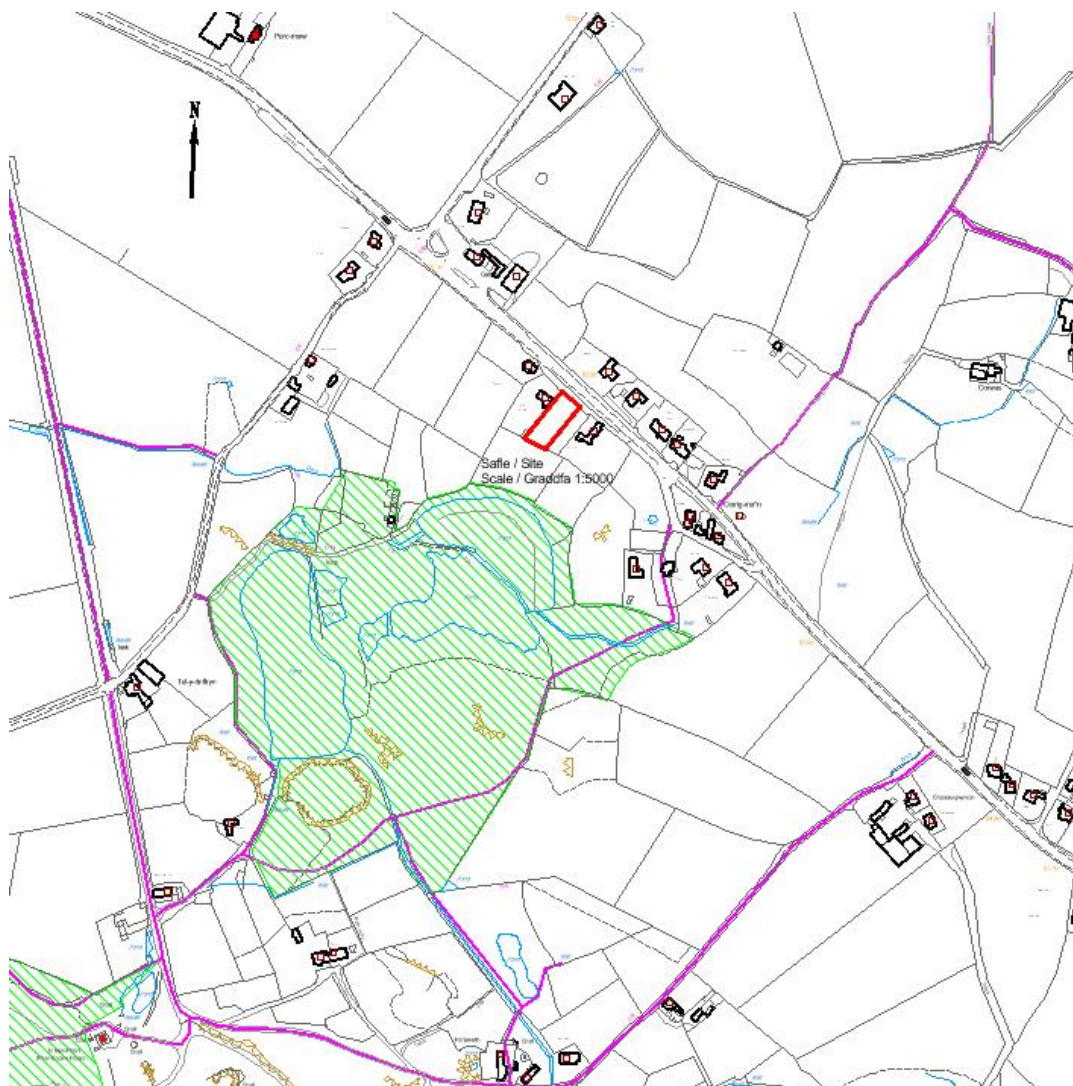
Rhif y Cais: **24C288B** Application Number

Ymgeisydd Applicant

Mr G Hughes

Cais llawn i ail-leoli'r annedd a ganiatawyd o dan caniatad cynllunio rhif 24C288A ynghyd â newidiadau i'r edrychiad ar dir ger / Full application for the re-siting of dwelling previously approved under planning permission reference 24C288A together with alterations to the appearance on land adjacent to

Hafod y Grug, Penysarn



Planning Committee: 04/03/2015

Report of Head of Planning Service (IWJ)

Recommendation:

Permit

Reason for Reporting to Committee:

The application is submitted to the committee as an application which is contrary to the adopted Ynys Mon Local Plan but that can be supported under the Stopped Unitary Development Plan.

1. Proposal and Site

The application site is a parcel of land adjoining Hafod y Grug in the village of Cerrigman between Amlwch and Penysarn.

2. Key Issue(s)

The key issues are whether the proposal is acceptable in terms of policy, the effect on the amenities of neighboring properties, and whether the design of the proposed dwelling reflects the character of the surrounding area.

3. Main Policies

Ynys Mon Local Plan

Policy 1 - General Policy

Policy 31 - Landscape

Policy 42 - Design

Policy 48 - Housing Development

Policy 53 - Housing the Countryside

Gwynedd Structure Plan

Policy A2 - Housing

Policy A3 - Housing

Policy A4 - Housing

Policy A6 - New Dwellings in the Open Countryside

Policy D4 - Location / Siting / Design

Policy D29 - Design

Stopped Unitary Development Plan

Policy GP1 - Development Control Guidance

Policy GP2 - Design

Policy HP2 - Housing Density

Policy HP5 - Countryside Hamlets and Clusters

Technical Advice Note (Wales) 9: Enforcement of Planning Control

4. Response to Consultation and Publicity

Local Member – No Response

Community Council – No Response

Welsh Water – Standard Comments

NRW – Standard Advice

Highways – Reiterate comments from previous application (Recommend conditional approval).

Drainage - Reiterate comments from previous application. The amended location has no specific drainage implications.

The application was afforded three means of publicity; these were by the placing of a site notice near the site and the distribution of personal letters of notification to the owner / occupiers of properties in the immediate locality. An advert was also placed in the local newspaper.

The publicly process was undertaken on two separate occasions. The initial publication was made at the time the application was received, while the second was made following the Local Planning Authority receiving an amended plan.

At the time of writing this report two letters of representations were received at the department. The issues raised can be summarised as follows:

- Proposal would block a considerable amount of light from the sitting room window of Hafod y Grug.
- Ongoing boundary dispute between the sellers of Hafod y Grug and the applicant.

- View from the sitting room window will be a brick wall.
- Owners of Hafod y Grug would have taken a different decision as to whether to purchase the property if aware of the proximity of the development.
- Concerns regarding retrospective planning applications.
- If the current application is approved what reassurances does the Local Authority have that other alterations will not be carried out.

The objector's initial correspondence was forwarded to the applicant. The applicant's comments in response were received on the 13th January, 2015 and can be viewed in full on the planning file. In summary however the response can be summarised as follows:

- The previously approved application is in fact closer to Hafod y Grug than the current application.
- The owners of Hafod y Grug were fully aware of the planning approval prior purchasing the property.

In response to the points raised by the objector I comment as follows:

- Given the scale and distance between the proposal and Hafod y Grug, I consider that the proposal would not have an unacceptable impact upon Hafod y Grug in terms of loss of sun / daylight. A full assessment has been undertaken which is discussed later within the report.
- Boundary dispute is a civil matter.
- View is not a material planning consideration.

- All planning applications are in the public domain and are regularly available for viewing at the planning department.

- It is not a criminal offence to carry out development without first obtaining the necessary planning permission. The legislation allows development to be carried out without first obtaining the necessary consent and thereafter applying for permission retrospectively.
- Any development not classed as Permitted Development would require planning permission. The Local Planning Authority is unable to provide reassurances that no further unauthorised alterations will be made to the proposal.

5. Relevant Planning History

24C288 – Outline application for the erection of a dwelling together with the construction of a new access and installation of a private treatment plant on land adjacent to Hafod y Grug, Cerrigman – Approved 02/03/2011.

24C288A – Full application to erect a dwelling together with the installation of a private treatment plant at Hafod y Grug, Cerrigman – Approved 24/12/2013.

6. Main Planning Considerations

The principal of the development has previously been established for the site back in December 2013 when a full application for the erection of a dwelling was approved under application reference number 24C288A.

The dwelling has been erected to slab level at the time of the department's investigation into anomalies with respect to its positioning. Following confirmation of the fact the dwelling was in fact incorrectly sited, the developers promptly suspended works in accordance with the department advice.

Along with the siting of the dwelling, the current proposal also entails alterations to the appearance of the dwelling.

With the principal of development previously established, the impact the amendments might have upon the residential amenity of neighbouring properties is a key issue in the determination of the current proposal.

In summary, the floor area of the dwellinghouse has been reduced from the previously approved dwelling under planning application 24C288A. Its position has been moved approximately 1 meter away from Hafod y Grug (Western boundary).

The proposed dwelling is positioned approximately 2.1 metres away from the living room window of Hafod y Grug, in comparison to 1.2 metres on the original approved application.

It is therefore considered that the proposal would have a lesser impact in terms of overshadowing upon Hafod y Grug in comparison to the original approved permission. Furthermore, the elevation closest to Hafod y Grug is a garage having no proposed windows, therefore will not have an unacceptable impact by virtue of overlooking.

I consider that the amended alterations to the appearance of the dwellinghouse will not look out of character with the vicinity. In my opinion it provides a quality design which accords with policy, is balanced and in proportion with vicinity in general.

7. Conclusion

In this instance I have considered the substance of representations received from the public, the

applicant and agent together with the statutory consultees alike and have balanced these against the advice contained within the relevant policy documents. Although careful consideration has been given to the points raised by the objectors, it is considered that the objections received carry insufficient weight to warrant the refusal of the application.

The advice provided under para 3.1.8 within Planning Policy Wales (Edition 7) on such matters states

When determining planning applications local planning authorities must take into account any relevant view on planning matters expressed by neighbouring occupiers, local residents and any other third parties. While the substance of local views must be considered, the duty is to decide each case on its planning merits. As a general principle, local opposition or support for a proposal is not, on its own, a reasonable ground for refusing or granting planning permission; objections, or support, must be based on valid planning considerations. There may be cases where the development proposed may give rise to public concern. The Courts have held that perceived fears of the public are a material planning consideration that should be taken into account in determining whether a proposed development would affect the amenity of an area and could amount to a good reason for a refusal of planning permission. It is for the local planning authority to decide whether, upon the facts of the particular case, the perceived fears are of such limited weight that a refusal of planning permission on those grounds would be unreasonable.

There are no other significant material consideration which are of relevance in the determination of the application presently under considerations which have not already been given due consideration.

Whether or not the unauthorised development was carried out intentionally or not is a moot point. In any event it is not a criminal offence to carry out development without first obtaining any necessary planning permission. There are provisions within the Act to allow for permission to be applied for retrospectively.

It is not considered expedient nor in the wider public interest for the Local Planning Authority to take formal planning enforcement action in this case irrespective of the motive, whether intentional or otherwise.

Whilst any development could be argued to have a potential impact upon the amenities of neighboring properties or the character of the locality, the question which needs to ask is whether or not the impact is so adverse that it warrants refusing the application. On balance however I do not consider the unauthorised development is so adverse that it should warrant refusing the application. Moreover, I do not consider that any refusal issued could be substantiated on appeal.

The application presently under consideration has been considered in light of the advice provided within Technical; Advice Note (Wales) 9 Enforcement of Planning Control together with all other material planning considerations. In accordance with the advice contained with the aforementioned document

'Enforcement action should be commensurate with the breach of planning control to which it relates; it is usually inappropriate to take formal action against a trivial or technical breach of control which causes no harm to public amenity. The intention should be to remedy the effect of the breach of planning control, not to punish the person(s) carrying out the breach. Nor should enforcement action be taken simply to regularise development for which permission had not been sought, but otherwise acceptable'

On balance therefore, having given detailed consideration to all correspondence received, together with all other material planning considerations, I do not consider the impact which the proposal might

have in terms of overshadowing, loss of privacy or overlooking to be so adverse as to make the proposal unacceptable. In fact I consider that the development would have less impact upon the neighbouring property (Hafod y Grug) as its position is sited further away than what was initially approved under planning reference number 24C288A.

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 permitted by this consent shall be carried out strictly in accordance with the plan(s) submitted on the 20/01/2015 under planning application reference 24C288B.

Reason: For the avoidance of doubt.

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

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

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

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

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

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

(05) The car parking accommodation shall be completed in full accordance with the details as shown in red on the attached plan before the use hereby permitted is commenced and thereafter retained solely for those purposes.

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

9. Other Relevant Policies

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

Planning Policy Wales (Edition 7)

12.1

Gweddill y Ceisiadau

Remainder Applications

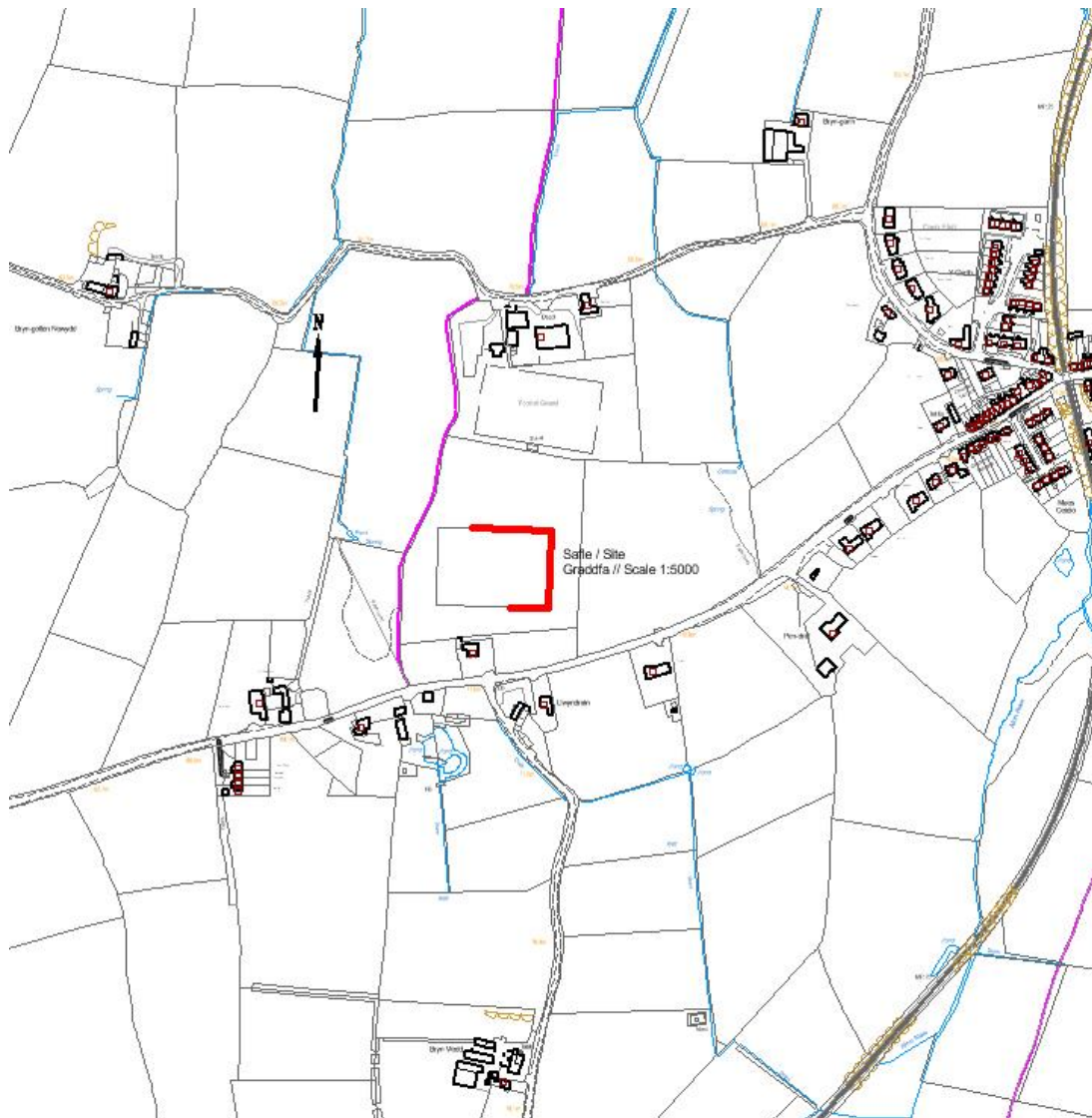
Rhif y Cais: **25C247** Application Number

Ymgeisydd Applicant

Mrs Sydna Roberts

Cais llawn i greu llwybr troed o gwmpas y cae pel droed presennol yn / Full application for the creation of a footpath around the existing football pitch at

Cae Tan Parc, Coedwig Street, Llannerchymedd



Planning Committee: 04/03/2015

Report of Head of Planning Service (DO)

Recommendation:

Permit.

Reason for Reporting to Committee:

The site is on Council owned land.

1. Proposal and Site

The site is an existing local football ground on the outskirts of Llanerchymedd.

It is proposed to create a footpath around the existing football pitch.

2. Key Issue(s)

Acceptability in terms of the amenities of the area.

3. Main Policies

Gwynedd Structure Plan

D4 – Environment

Ynys Mon Local Plan

1 – General Policy

5 – Design

42 - Design

Stopped Unitary Development Plan

GP1 – Development Control Guidance

GP2 - Design

Planning Policy Wales 7th Edition 2014

4. Response to Consultation and Publicity

Cllr Kenneth P Hughes – No comments received at the time of writing the report.

Cllr Llinos Medi Huws - No comments received at the time of writing the report.

Cllr John Griffith - No comments received at the time of writing the report.

Community Council - No comments received at the time of writing the report.

Welsh Water – No comments received at the time of writing the report.

Drainage - No comments received at the time of writing the report.

The neighbour notification period does not expire until the 06/03/2015. No comments received at the time of writing the report.

5. Relevant Planning History

None.

6. Main Planning Considerations

The key issue to consider is the effect of the development on the special landscape area, and its effect on adjoining properties.

7. Conclusion

The proposed is to erect a 1m wide footpath around approximately half of the existing football pitch. The proposed seems satisfactory and fit for purpose. It is not considered that the proposed will have a negative impact on the landscape, nor will it affect the amenities of neighbouring properties.

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.

That delegated powers are granted to **permit** the application upon the expiry of the neighbouring notification period on 06/03/2015.

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

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

(02) The development permitted by this consent shall be carried out strictly in accordance with the plan(s) submitted on the 29/01/2015 under planning application reference 25C247.

Reason: For the avoidance of doubt.

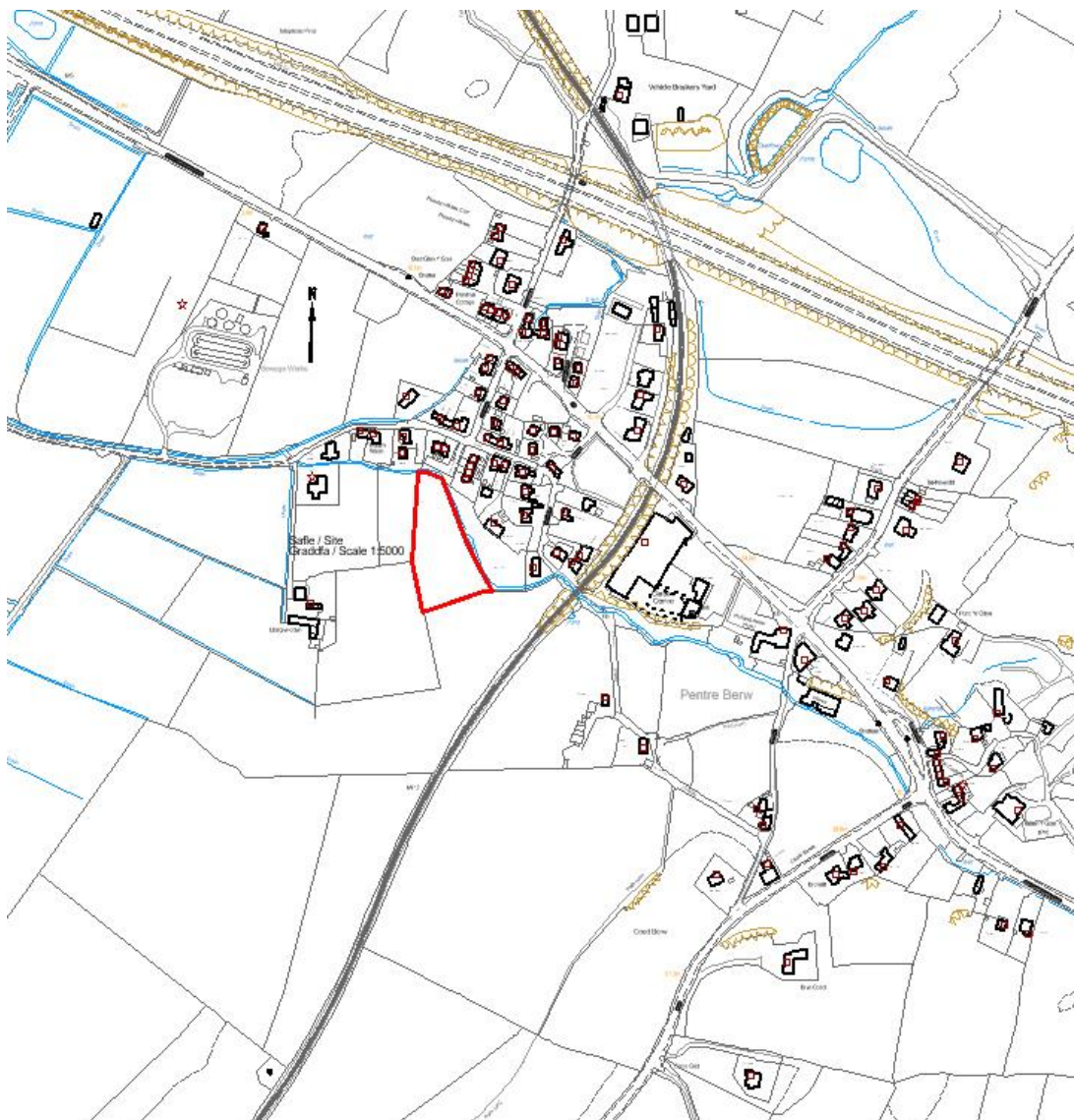
Rhif y Cais: **33C295B** Application Number

Ymgeisydd Applicant

Miss Rhian Hughes

Cais llawn i godi annedd newydd ynghyd ag addasu y mynedfa presennol ar dir ger / Full application for the erection of a dwelling together with alterations to the existing access on land adjacent to

4, Nant-y-Gors, Pentre Berw



Planning Committee: 04/03/2015

Report of Head of Planning Service (SCR)

Recommendation:

Permit

Reason for Reporting to Committee:

At the request of the Chairman of the Planning and Orders Committee

1. Proposal and Site

The proposal is a full application for the erection of a detached two storey dwelling together with alterations to the existing access.

The site comprises a plot of land within a large agricultural field, which is within the applicants' ownership, and is located to the south of the Nant y Gors residential estate in the village of Pentre Berw.

2. Key Issue(s)

The applications main issues are whether the proposal complies with current local and national policies, whether the proposal will have a detrimental effect on highway safety or affect the amenities of the occupants of the neighbouring properties.

3. Main Policies

Ynys Mon Local Plan

Policy 1 – General Policy

Policy 31 – Landscape

Policy 42 – Design

Policy 48 – Housing Development Criteria

Policy 50 – Listed Settlement

Gwynedd Structure Plan

Policy A2 – Housing

Policy D4 - Location, Siting and Design

Policy D28 – Design

Policy D29 – Design

Stopped Unitary Development Plan

Policy GP1 – Development Control Guidance Policy GP2 – Design

Policy EN1 – Landscape Character

Policy HP4 - Villages

Planning Policy Wales, 7th Edition 2014

Technical Advice Note 12: Design

Design Guide for the Urban and Rural Environment

4. Response to Consultation and Publicity

Community Council – No comments

Local Member, Cllr. V Hughes – No response to date

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

Welsh Water – Recommended conditional approval

Drainage Section – Comments

Highway Authority – Recommended conditional approval

Natural Resource Wales – No objection / standard informative

The application was afforded two means of publicity; these were by the posting of a notice near the site and the serving of personal notifications on the owners of neighbouring properties. Following the receipt of amended plans the publicity process has been carried out three times. The latest date for the receipt of representations was the 23rd January, 2015 and at the time of writing this report 6 letters of representation had been received from the owners of the three neighbouring properties. The main issues raised can be summarised as follows:

- i) Road serving the site is narrow. Parking problems exist in the locality, cars are parking on the road and the use of the existing access to the site would result in loss of parking spaces. Contractor's vehicles and delivery vehicles would worsen the situation. The number of cars parking on the road make it hard for emergency and refuse vehicles to visit the site
- ii) Biodiversity – Have surveys been carried out in terms of trees and wildlife that could be affected by the proposal.
- iii) Trees – the applicant has stated that no trees or hedge are located on the site – this is an untrue statement. A new boundary fence will change the landscape
- iv) Scale of dwelling is out of character with the surrounding area.
- v) Affect the legal right of way of adjoining property
- vi) Proposal would result in loss of value to neighbouring properties
- vii) Previous application was refused on highways and policy grounds – how can this proposal be acceptable?

In response to these comments I would state:

- i) Parking facilities will be provided within the site for the dwelling. Although it is acknowledged that additional traffic will be generated by construction traffic this will be for a temporary period only and will not affect the amenities of the neighbouring properties to such a degree as to warrant the refusal of the application. The existing access to the site is to be utilised by the proposal and therefore this should not result in loss of parking spaces as this is an existing access. The Highway Authority has been consulted and have raised no objection to the proposal.

ii) A Protected Species Survey has been submitted as part of the application and Natural Resource Wales and the authority's Ecological and Environmental Advisor have been consulted and have raised no objection to the proposal.

iii) The applicant has submitted plans illustrating the location of trees on the boundary. Whilst the submitted plans illustrate a new boundary fence to enclose the garden area the existing trees along part of the boundary will also be retained. Due to the proposal being on the edge of the settlement adjoining a residential estate it is not considered that a erection of a 1.8 timber fence will detrimentally harm the surrounding landscape.

iv) Although the proposed dwelling is larger than the detached dwellings on the residential estate there are other properties of similar scale in the locality and therefore the proposal will not be out of character to the detriment of the locality

v) This is a private matter between individuals and is not a planning matter

vi) The erection of one dwelling on this site which is situated at a distance of more than twenty metres away from the adjoining properties should not have an impact on the value of the neighbouring properties. However paragraph 3.1.7 of Planning Policy Wales states that the planning system does not exist to protect the private interests of one person against the activities of another. Proposal should be considered in terms of their effect on the amenity and existing use of land and building in the public interest. The proposal as submitted will not have an adverse effect on the amenities of the surrounding properties or harm the surrounding landscape.

vii) The plot of land that formed planning application reference 33C295 was a much larger plot than the current application. The southern boundary of the scheme refused was 33.5 metres and the western boundary measured 33.5 metres. The southern boundary of the proposed plot currently under consideration measures 30 metres and the western boundary measures 25 metres long and therefore the current proposal is considered as an acceptable extension to the village.

During the course of determining planning application reference 33C295 the Highway Authority raised concerns that the proposal could lead to further residential developments and refused the application as the highway fronting Nant y Gors was inadequate to cater for additional traffic. However during the course of determining outline application reference 33C295A the Highway Authority stated that they could support an application for one dwelling provided that the applicant enter into a legal obligation that no further development would take place on the land to the rear of the site. It is not considered that a Section 106 Agreement is necessary as another dwelling to the rear of the site could not be supported in policy terms, however such an application would be considered on its own merits and in accordance with policies and guidance relevant at that time.

5. Relevant Planning History

33C295 – Outline application for the erection of a dwelling on land adjoining Nant Gors, Pentre Berw – Refused 31/05/12

33C295A – Outline application for the erection of a dwelling on land adjacent to 4 Nant y Gors, Pentre Berw – Approved 19/12/12

Site history adjoining land

33C106 – Erection of a dwelling on part of OS 9042, Ty'n Berllan, Pentre Berw - Refused 08/12/89

33C106A - Erection of a dwelling on part of OS 9042, Ty'n Berllan, Pentre Berw - Refused 15/07/91

6. Main Planning Considerations

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

Single plot application on the edge of a settlements are considered acceptable under Policy 50 of the Ynys Môn Local Plan.

Planning application reference number 33C295 (outline permission for one dwelling) was refused in May 2012 as the scale of the plot was much larger and the dwelling and its curtilage was situated further back into the agricultural field and therefore was not considered as an acceptable extension to the village as the dwelling was too far removed from the neighbouring properties. The scale of the plot was reduced and an amended outline application was re-submitted and approved for the erection of a dwelling under planning permission reference 33C295A.

The current application is a full application as the scale of the plot is larger than the plot that was approved under 33C295A. Although the plot size is larger than that approved the scale of the plot remains smaller than the original refused plot size (33C295) and therefore the proposal is considered as an acceptable 'infill/edge of settlement' plot and therefore complies with the requirements of Policy 50 of the Ynys Môn Local Plan.

During the consultation process the Joint Planning Policy Unit has requested justification on how the proposal would meet the requirements of the village community. However, as stated above outline planning permission has been granted on the site, , for the erection of a dwelling and this permission is extant.

Although the authority is currently carrying out a review into residential developments within listed settlements the current application is supported due to the fact that the extant outline planning permission for one dwelling on the site (valid until December 2015) and although the scale of the proposed plot is slightly larger than the approved plot scale the proposal is an acceptable extension to the settlement of Pentre Berw.

Highways Safety – Concerns have been raised by the occupants of the neighbouring properties in regards to highway safety and vehicles parking on the estate road. Parking provision for the occupants of the proposed dwelling will be provided within the site. The Highway Authority have been consulted and have raised no objection to the proposal.

Effect on neighbouring properties – There is a distance of more than 30 metres between the front of the proposed dwelling and the rear of the existing dwellings (5 and 6 Nant y Gors) and a distance of 20 metres between the side of the proposed dwelling and the side of 4 Nant y Gors. These distances more than comply with the requirements of Supplementary Planning Guidance Design Guide for the Urban and Rural Environment in terms of distances between properties. Due to these distances the proposal will not detrimentally harm the amenities currently enjoyed by the occupants of the dwellings to such a degree as to warrant the refusal of the application.

7. Conclusion

The proposal complies with current local and national policies. The proposal will not harm the amenities currently enjoyed by the occupants of neighbouring properties or have a detrimental impact

on highway safety.

8. Recommendation

Permit

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

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

(02) 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: In the interest of the amenities of the locality.

(03) The prior agreement of the local planning authority in writing shall be obtained before any trees or hedges on the site or on the boundaries of the site are lopped, topped or felled, and if any such trees or hedges are felled they shall be replaced to the satisfaction of the local planning authority.

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

(04) Foul water and surface water discharges shall be drained separately for the site.

Reason: To protect the integrity of the public sewerages 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) The access shall be laid out and constructed strictly in accordance with the submitted plan before the use hereby permitted is commenced and thereafter shall be retained and kept free from permanent obstruction and used only for access purposes.

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

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

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

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

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

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

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

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

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

(12) The turning area shall be completed in full accordance with the details as submitted before the dwelling is occupied and thereafter retained solely for those purposes.

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

(13) Any gates erected at the access shall be set back a minimum distance of 5.0 metres from the nearside edge of the county highway.

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

(14) 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.

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.

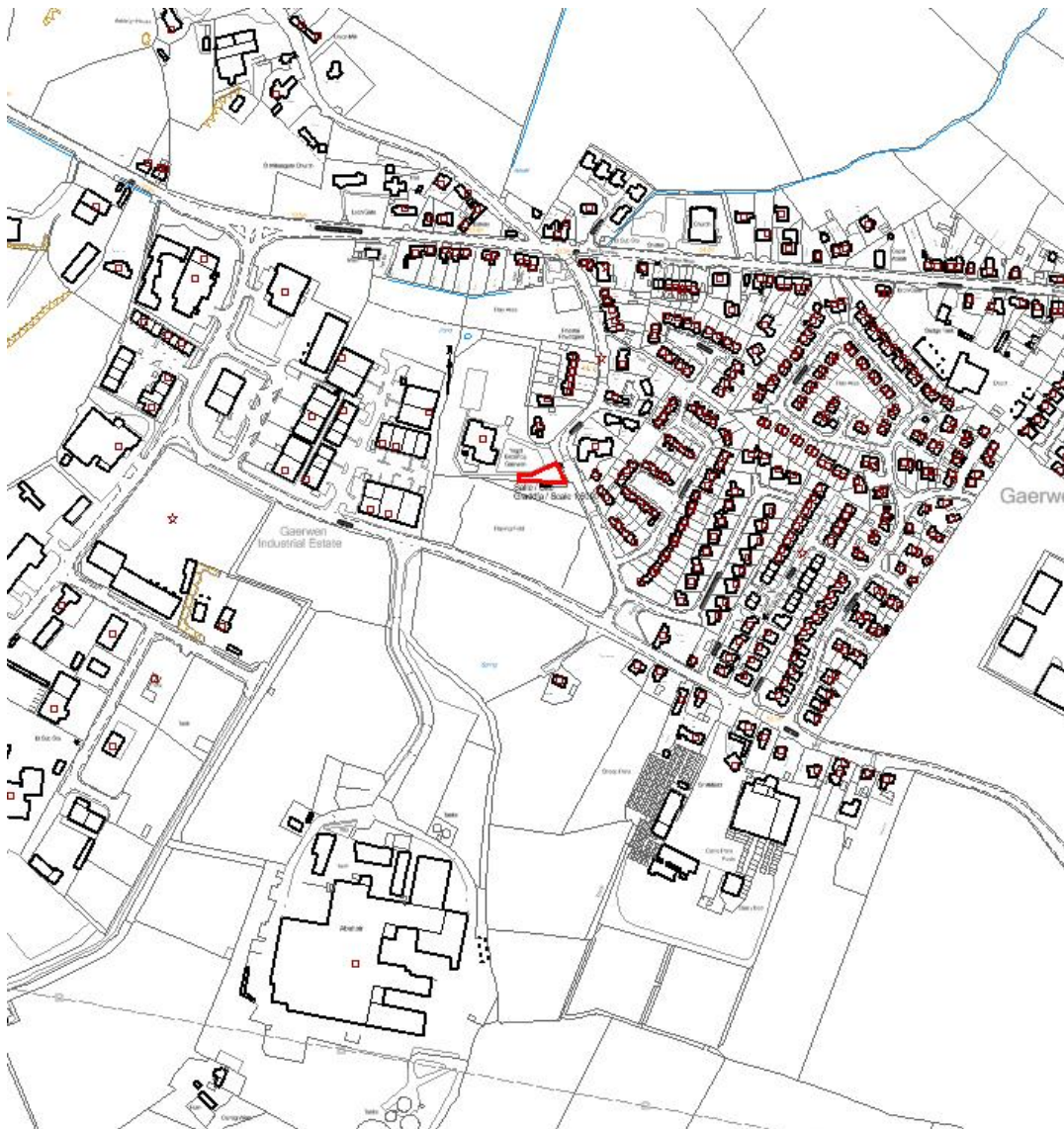
Rhif y Cais: **33C306** Application Number

Ymgeisydd Applicant

Clwb Hwyl

Cais llawn i godi adeilad ysgol meithrinfa/cylch/clwb ar dir / Full application for the erection of a nursery/circle/club school building on land at

Ysgol Esceifiog Gaerwen, Lon Groes, Gaerwen



Planning Committee: 04/03/2015

Report of Head of Planning Service (NJ)

Recommendation:

Permit

Reason for Reporting to Committee:

The application is made on Council owned land.

1. Proposal and Site

The site is a vacant area to the front of the Ysgol Esceifiog Primary School in Gaerwen. The school is centrally located within the village and is next to the local football pitch and industrial estate. The proposal is for the siting of a portacabin to accommodate a nursery class and a Cylch Unit and as a school club and is expected to operate between 9am and 5.30pm. Due to class expansion to existing Meithrinfa will need to be relocated and it is proposed to maximise the use of the facility by also running an afterschool club.

2. Key Issue(s)

Effect on residential amenities and the amenities of the area

3. Main Policies

Ynys Môn Local Plan

Policy 1 – General Policy

Policy 5 – Design

Policy 17 – Community Facilities

Gwynedd Structure Plan

Policy B1 – employment generating development

Policy D33 – improving local amenities

Stopped Unitary Development Plan

Policy GP1 – Development Control Guidance

Policy GP2 – Design

Planning Policy Wales (Edition 7)

4. Response to Consultation and Publicity

Community Council-

Cllr V Hughes – No reply at the time of writing

Cllr H E Jones – No reply at the time of writing

Highways Authority – No reply at the time of writing

Drainage Section – Additional details requested. Details received and were being reviewed at the time of writing.

Dwr Cymru-Welsh Water –Standard comments

Environmental Health Section – comments for construction phase

Response to Publicity

The application has been publicised by personal notification and site notice with an expiry date for receipt of representations of 13th December 2015. No representations had been received at the time of writing.

5. Relevant Planning History

None

6. Main Planning Considerations

Principle of the Development : The proposal will be located on the school grounds and will form a natural extension to the facilities provided. The provision of educational and community facilities is supported in planning policy.

Amenity Impacts: Given the nature of the proposed use on an existing school site it is not considered that adverse impacts in terms of noise, disturbance or general amenity will occur to neighbouring occupiers. In terms of visual amenities, the site is adjacent to the football pitch in Gaerwen and alongside existing dug-outs. The development will be set against existing built forms and will be of little visual consequence.

Drainage: The proposal will connect into the main sewerage system. The queries raised regarding surface water disposal are considered to be precautionary and are unlikely to be issues which cannot be resolved.

7. Conclusion

The proposal accommodates some existing uses and will add other facilities to the school. It is not considered that unacceptable impacts will arise in terms of neighbouring amenities or the general amenities of the locality.

8. Recommendation

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

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) Details of the external colour of the cabin shall be submitted to and approved in writing by the local planning authority before any development commences on the site. The scheme shall thereafter proceed in accordance with the agreed details.

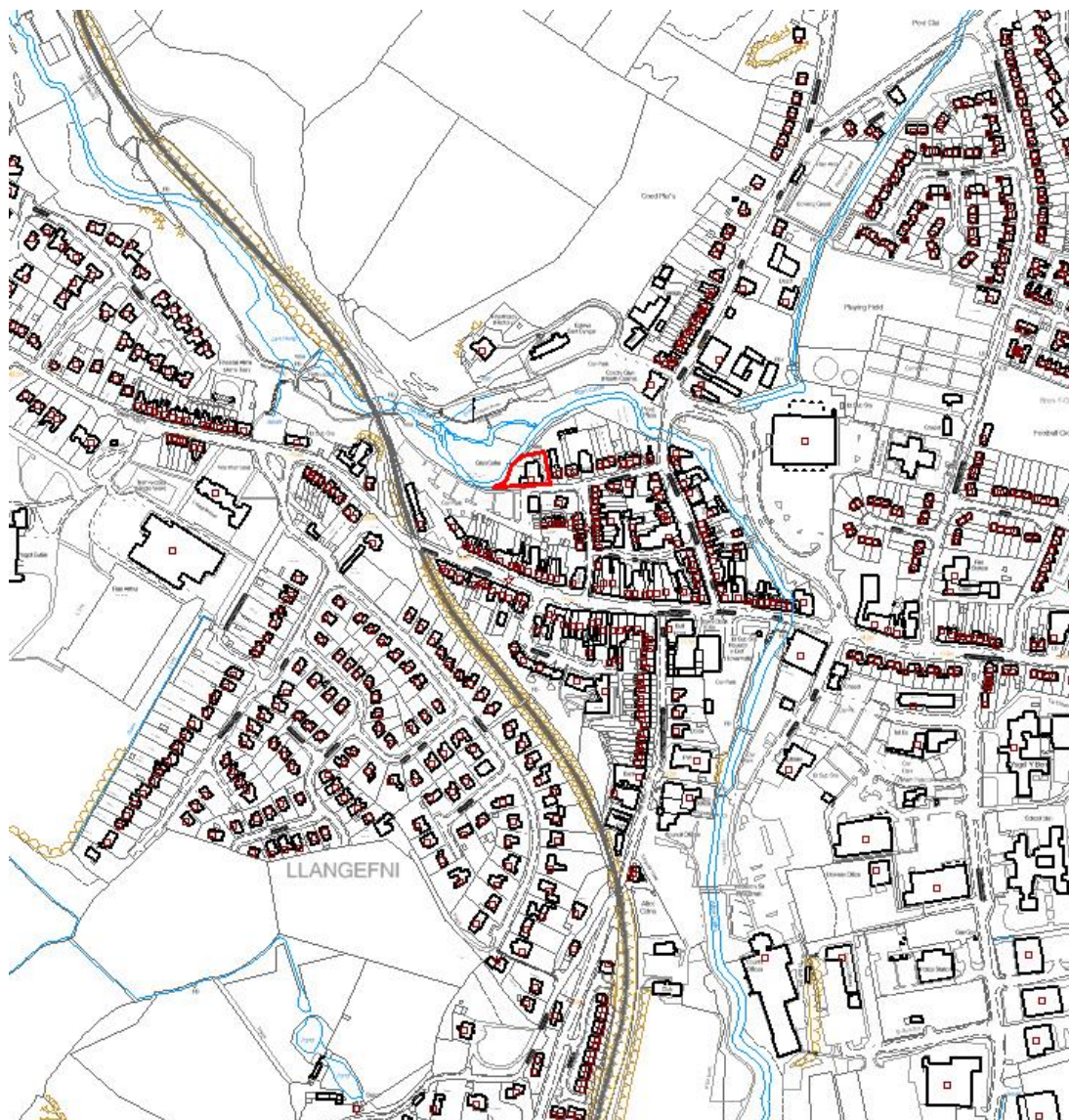
Reason: To ensure a satisfactory appearance of the development.

Rhif y Cais: **34LPA1006A/CC** Application Number

Ymgeisydd Applicant

Head of Service Housing and Social Services

Cais llawn ar gyfer addasu ac ehangu, dymchwel y modurdy presennol, codi modurdy newydd ynghyd a gwaith tirlunio yn / Full application for alterations and extensions, demolition of existing garage, erection of a new garage together with landscaping work at

Glan Cefni Flats, Llangefni

Planning Committee: 04/03/2015

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 for alterations and extensions and landscaping works at Glan Cefni Flats, Llangefni. The proposed works include a new main entrance and covered area, a garage for the buildings caretaker and alterations to the previously approved landscaping work.

2. Key Issue(s)

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

3. Main Policies

Ynys Mon Local Plan

Policy 1 – General Policy
Policy 31 - Landscape
Policy 42 - Design
Policy 58 - Extensions

Gwynedd Structure Plan

Policy D3 – Environment
Policy D4 – Environment
Policy D29 – Design
Policy D25 – Environment
Policy D32 - Landscaping

Stopped Unitary Development Plan

Policy GP1 – Development Control Guidance
Policy GP2 – Design
Policy EN1 – Landscape Character

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 – No response at the time of writing the report

Drainage – Standard comments

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 a comment that the area is in a C2 flood zone, however they consider the risk acceptable.

A site notice was placed near the site and neighbouring properties were notified by letter. The expiry date for receiving representations was the 11/2/15. At the time of writing the report no letters were received.

5. Relevant Planning History

34LPA1006/CC - Full application for alterations and extensions together with landscaping work at Glan Cefni Flats, Llangefni – 3/10/14

6. Main Planning Considerations

The proposal is to create a new main entrance that will allow easier access to the building for disabled residents and visitors as well as altering the previously approved landscaping scheme.

The current main entrance is not fit for purpose as residents must climb a set of three stairs after gaining entry to the building. The alterations will provide a level access approach into the building as well as providing easier access to the internal lifts.

The landscaping works will simplify the external layout whilst maintaining its aesthetic quality. The proposed external works will also improve the current parking layout and a garage will also be constructed for the buildings caretaker.

7. Conclusion

The scheme complies with all policies listed above and will allow easier access to the building for disabled residents and visitors.

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 development permitted by this consent shall be carried out strictly in accordance with the plan(s) submitted on the 20/1/2015, under planning application reference 34LPA1006A/CC.

Reason: For the avoidance of doubt.

9. Other Relevant Policies

Technical Advice Note 12 – Design

Planning Policy Wales 7th Edition

TAN 15 – Development and Flood Risk

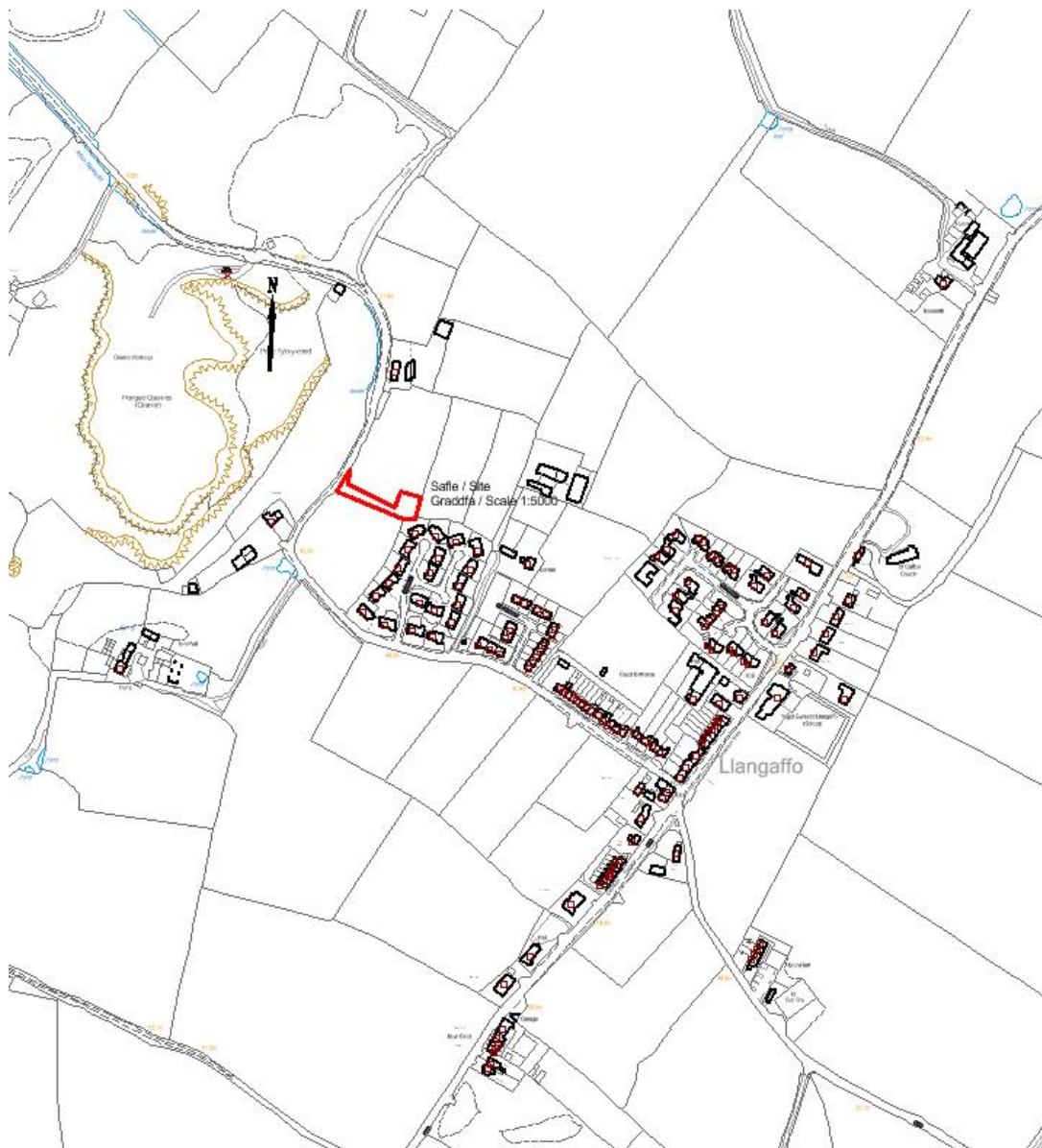
Rhif y Cais: **45C452** Application Number

Ymgeisydd Applicant

Mr & Mrs Ian Johnstone

Cais amlinellol ar gyfer codi annedd yn cynnwys manylion llawn y fynedfa ar dir ger / Outline application for the erection of a dwelling together with full details of access on land adjacent to

Stad Berllan, Llangaffo



Planning Committee: 04/03/2015

Report of Head of Planning Service (NJ)

Recommendation:

Refuse

Reason for Reporting to Committee:

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

1. Proposal and Site

The application site is located adjoining the boundary of 10 Stad Berllan on part of an agricultural field enclosure. Access to the proposed plot will be taken off the minor road to the north west of the housing estate. The application is an outline application for the erection of a single dwelling with all matters reserved apart from access to the site.

2. Key Issue(s)

Compliance with Policy 50 of the Ynys Mon Local Plan.

3. Main Policies

Ynys Môn Local Plan

Policy 1 – General Policy

Policy 5 – Design

Policy 48 – Housing Development Criteria

Policy 50 – Listed Settlements

Policy 53 – Housing in the Countryside

Gwynedd Structure Plan

Policy A2 – Housing Land

Policy A3 – Scale and Phasing of New Housing Development

Policy A6 – Housing in the Countryside

Stopped Unitary Development Plan

Policy GP1 – Development Control Guidance

Policy GP2 – Design

Policy HP4 – Villages

Policy HP6 – Dwellings in the Open Countryside

Policy SG4 – Foul Sewage Disposal

Planning Policy Wales (Edition 7)

Technical Advice Note 12 Design

SPG – Design Guide for the Urban and Rural Environment

Circular 10/99 Planning requirements in respect of the use of non-mains sewerage, incorporating septic tanks in new development.

4. Response to Consultation and Publicity

Community Council- No reply at the time of writing

Cllr Ann Griffith – requests that the application be determined by the Committee

Cllr Peter Rogers– no reply at the time of writing

Highways Authority – Access should be relocated to provide 2.4m x 90m visibility splay – there is sufficient land within the applicant's ownership

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

Drainage Section- developer should investigate the feasibility of connecting to the main sewer

Response to Publicity

The application has been publicised by personal notification and site notice with an expiry date for receipt of representations of 20th February 2015. At the time of writing, no letters of objection had been received.

5. Relevant Planning History

None

6. Main Planning Considerations

Principle of the Development: The application is an outline application for the erection of a dwelling within part of an agricultural field enclosure onto which the housing estate at Stad Berllan backs. Llangaffo is included as a Listed Settlement under Policy 50 of the Ynys Mon Local Plan. Policy 50 normally allows the development of single plots within or on the edge of the settlements listed subject to criteria including that the proposal is clearly within, or forms a reasonable minor extension to the existing developed part of the settlement, and would not constitute an undesirable intrusion into the landscape or harm the character and amenities of the locality. The road network in the vicinity of the plot is part of the national cycle route.

Llangaffo is included as a village under Policy HP4 of the Stopped UDP. The site is located outside but adjoining the development boundary of the village. The Ynys Mon Local Plan together with the Gwynedd Structure Plan forms the development plan for planning purposes whilst the Stopped UDP is a material consideration afforded significant weight.

The first consideration is to assess the proposal against Policy 50. The proposed plot has a boundary contiguous with part of the garden of 10 Stad Berllan but in all other respects fails to meet Policy 50 criteria. Access to the plot would be approximately 175m out of the edge of the village along a country lane. The focus would be on the access and the development would have its back to the village. In landscape terms it would be read as a separate development in a countryside location not as a small infill or extension to the existing developed part of the settlement. This would be exacerbated by the gentle rise in the land from the road and by the existing hedges forming the field boundaries which would retain a clear distinction between the development and the remainder of the village and over which only part of the roofs of existing development is visible.

The site is excluded from the development boundary of Llangaffo under the Stopped UDP. Whilst the development of single plots in listed settlements are principally considered under Policy 50 of the Local Plan, the UDP is a material consideration afforded significant weight in the decision making process. The plot is outside the UDP boundary for the village.

Non-compliance with Policy 50 (together with non-compliance with Policy HP4 of the Stopped UDP) renders this proposal an application for a new dwelling in a countryside location for which no long term need is known to exist to support a rural enterprise.

Drainage: The proposal includes a septic tank to serve the development (as indicated in the application forms and on the submitted drawings). However, in accordance with national planning policy and the advice contained within Circular 10/99, developments should connect into mains drainage systems where such systems are available. Although the scheme is acknowledged to be connectable, the applicant prefers not to connect due to the apparent unreliability of the system (sewage surcharge incidents are cited) as well as wishing to avoid disruption to neighbours. These in themselves are not sufficient reasons in accordance with national planning policy advice to prefer other methods of foul drainage. The response from the applicant indicates that he is proposing a sewage treatment plant which is at odds with the details provided in the application as submitted. Failure to fully investigate connection to the mains system is contrary to Policy SG4 of the Stopped UDP and Circular 10/99 advice.

Highways: The access as indicated on the submitted drawings is substandard in terms of visibility. There is sufficient land within the ownership and control of the applicant to relocate the access in order to provide the 2.4m x 90m visibility splay requirements. However, moving the access further from the village would serve to exacerbate its already remote and unrelated position. Given that the scheme is not supported as a matter of principle, amendments which would put the applicant at the additional expense of preparing additional drawings have not been requested.

Residential Amenity: The proposed dwelling would back onto the nearest neighbouring dwelling and would be separated from the site by existing hedges. It is not considered that any issues of overlooking or loss of privacy would occur. The access to the site is taken from the west and vehicular movements are unlikely to affect neighbouring occupiers.

Level of Housing Provision under Policy 50: Concern has been expressed by the Committee in relation to the level of housing provided under Policy 50 in some settlements and a methodology has been devised to consider such applications. As this proposal does not comply with Policy 50 there is no need to consider the level of housing provision in Llangaffo under Policy 50.

7. Conclusion

The proposal does not constitute development which can reasonably be described as being within or adjoining the existing developed part of the settlement. The test for 'adjoining the existing developed part of the settlement' is more complex than merely sharing a contiguous boundary with an existing dwelling. The proposal is physically and visually removed from the settlement and would constitute an undesirable new dwelling in a countryside location. The proposal does not adequately investigate connection to the main drainage system. Relocation of the proposed access to meet visibility requirements would further exacerbate its remote position.

8. Recommendation

To **refuse** the application for the following reasons:

(01) The local planning authority does not consider that the proposed development is within or forms a reasonable minor extension to the existing developed part of the settlement of Llangaffo which is included as a Listed settlement under Policy 50 of the Ynys Mon Local Plan. The proposal is physically and visually removed from the settlement and would amount to the erection of a new dwelling in the countryside for which no long term need is known to exist for the purposes of supporting a rural enterprise; the development would therefore be contrary to the approved Policy A6 of the Gwynedd Structure Plan, Policies 48, 50 53 of the Ynys Môn Local Plan, Policy HP4 and Policy HP6 of the stopped Unitary Development Plan and the advice contained within Planning Policy Wales (7th Edition) and Technical Advice Note 6: Planning for Sustainable Rural Communities.

(02) The developer has not fully investigated the feasibility of connecting the development to the mains sewerage system. The proposal is therefore contrary to Policies 1 and 48 of the Ynys Mon Local Plan and Policy SG4 of the Stopped Unitary Development Plan together with the advice contained within Planning Policy Wales (7th Edition) and Circular 10/99 'Planning requirements in respect of the use of non-mains sewerage, incorporating septic tanks in new development'.

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13.1

Materion Eraill

Other Matters

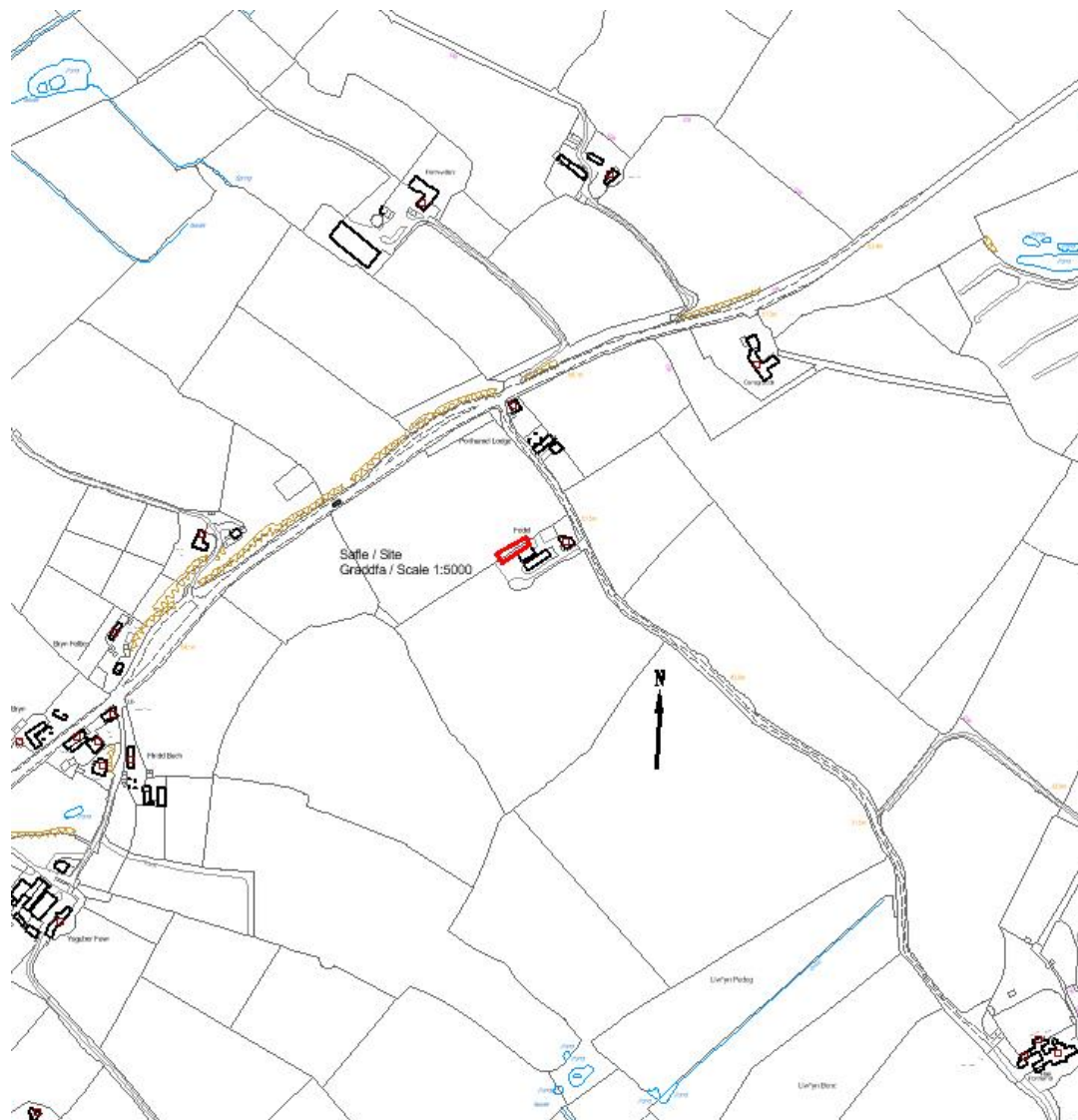
Rhif y Cais: **37LPA857A/CC** Application Number

Ymgeisydd Applicant

Isle of Anglesey County Council

Cais i bennu os oes angen caniatad blaenorol ar gyfer codi sied amaethyddol ar gyfer storio bwyd anifeiliaid, gwair a peiriannau ar dir yn / Application to determine whether prior approval is required for the erection of an agricultural shed for the storage of animal feed, straw and machinery on land at

Fodol, Llanedwen



Planning Committee: 04/03/2015

Report of Head of Planning Service (OWH)

Reason for Reporting to Committee:

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

The matter is therefore reported for information purposes only.

ISLE OF ANGLESEY COUNTY COUNCIL	
Report to:	Planning & Orders Committee
Date:	4 th March 2015
Subject:	Repairs Notice & Compulsory Purchase of the former Market Hall, Stanley Street, Holyhead
Portfolio Holder(s):	Cllr Arwel J Roberts: Planning & Environment
Head of Service:	Jim Woodcock: Head of Planning & Public Protection
Report Author: Tel: / E-mail:	Nathan Blanchard: Project Manager (Holyhead THI) 01248 752047 / npbpl@anglesey.gov.uk
Local Members:	Cllr J Arwel Roberts, Cllr Robert Llewelyn Jones, Cllr Raymond Jones

A –Recommendation/s and reason/s
<p>Recommendations:</p> <p>a) To authorise, under 3.4.3.8 of the Constitution, the Head of Environment & Technical on the instructions of the Head of Planning & Public Protection to acquire the former Market Hall (subject to the Council’s Asset Management Procedures) from the current owner through negotiation, as a listed building in need of repair under Section 52 of the Planning (Listed Buildings & Conservation Areas) Act 1990.</p> <p>b) To authorise, under 3.4.3.8 of the Constitution, the Legal Services Manager on the instructions of the Head of Planning & Public Protection, to serve a Repairs Notice, under Section 48 of the Planning (Listed Buildings & Conservation Areas) Act 1990, for the proper preservation of the former Market Hall, Holyhead, a Grade II Listed Building.</p> <p>c) If reasonable steps to address the works in the Repairs Notice are not undertaken within the statutory minimum period of 2 months, under 3.4.3.9 of the Constitution, to authorise the Legal Services Manager on the instructions of the Head of Planning & Public Protection to undertake the necessary actions for Compulsory Purchase Order (CPO) proceedings, under Section 47 of the Planning (Listed Buildings & Conservation Areas) Act 1990, to secure the freehold of the former Market Hall.</p> <p>d) To note that no further action will be taken regarding any ongoing interest by the Council in the building without the consent of the Executive.</p>

Reason:

Background

The former Market Hall is located on the west side of Stanley Street, Holyhead (Appendix A – Location Plan) and was included as a Grade II listed building by Cadw in April 1992, in recognition of the building's importance to Holyhead as a prominent mid-nineteenth town centre building (Appendix B – List Description). It was the town's first public building built in 1855 and is exceptionally complete and an increasingly rare example of an open market hall. It also lies within the Holyhead Central (Town Centre) Conservation Area and is identified as a 'Principal Building' within section 14 and Appendix XIV of the 2005 Conservation Area appraisal supplementary planning guidance (Appendix C).

The building has been deteriorating since 2001, as monitored by Cadw's buildings at risk nationwide survey, and is now considered the poorest condition civic building in Wales and "at risk" entry (Appendix D) – or the highest priority for action.

Partially vacant since 1999 and fully vacant since 2005, the deterioration is ongoing and without action there is a likelihood of localised collapse leading to a loss in the building's significance and character.

The building is privately owned with a highly unlikely prospect of the current owner (since 2006) progressing plans for its repair and reuse, in a timeframe conducive to the significance and character of the building. A planning application was submitted and approved in 2010 for the conversion of the building, which has not been implemented. We are not aware of any work to preserve the building being undertaken by the owner in the past 9 years unless requested by the Council under the threat of the use of statutory powers.

As a locally distinctive and defining structure within Holyhead town centre the ongoing visible decline of this important building is potentially impacting on community and visitor perceptions of the town centre and prejudicing private sector investment in the vicinity, thereby undermining regeneration efforts by the private and public sectors elsewhere across the town centre.

The Council appointed specialist Conservation Engineers to assess the condition of the listed building in 2011 and 2014 and their later report (extracts at Appendix E), has informed this report and the drafting of the schedule of works to accompany the proposed Repairs Notice.

The Council have also pursued a pro-active approach to the ongoing deteriorating condition of the building and will be serving an Urgent Works Notice under Section 54 of the Planning (Listed Buildings & Conservation Areas) Act 1990 in the very near future, should the owner remain unresponsive to approaches to arrest the immediate decline while a longer term solution is secured.

Given the building has been largely vacant since 1999 and no action has been undertaken

by the current owner to address the declining condition or use of the building, and as the listed building is not being properly preserved and in order to secure the future of the building the preferred solution is to seek a change in ownership.

Officers have attempted to negotiate with the current owner over the principle of acquisition by negotiation on a number of separate occasions since 2011, most recently through an independent third party Chartered Valuation Surveyor but without success.

Repairs Notice & CPO Process / Considerations

Section 47 of the Planning (Listed Buildings and Conservation Areas) 1990 allows for the compulsory purchase of a listed building when reasonable steps are not being taken for its proper preservation. Before the compulsory purchase order is made the owner must first be served with a Repairs Notice under Section 48 of the Act, specifying the works reasonably necessary for the proper preservation of the building. The Repairs Notice, in effect, gives the owner the ability to forestall compulsory purchase by undertaking the necessary works.

Starting compulsory purchase order (CPO) procedures does not bind the Council to buying the property, but it does identify the seriousness of the situation to the freeholder. The freeholder will be able to object to the compulsory purchase order. Alternatively, the freeholder may choose to carry out the repairs required or sell the building. Either of these options could lead the Council to stop the compulsory purchase procedure. It is hoped the Council can avoid the need for statutory action and can still acquire the building through negotiation. However, without the lever of the possibility of compulsory purchase, the status quo of non-action by the owner to preserve the building is likely to continue and the condition deteriorate.

Welsh Office Circular 61/96 Planning and the Historic Environment and Welsh Government Circular NAFCWC/ 14/2004 set out the tests applied by the Welsh Ministers in confirming a compulsory purchase order. Put succinctly the test is that of a *compelling case in the public interest*. The Welsh Ministers must be satisfied that it is expedient to make provision for the preservation of the building and to authorise its compulsory acquisition for that purpose and that means, including whether the resources necessary for securing the building's repair will be available.

Given the lack of activity by the present owner, this option is the only reasonable prospect to secure a future for the former Market Hall, ensuring its character and significance are retained while allowing it once again to contribute to the social, economic and cultural life of the town.

Whatever anticipated proposed new end use for the building is developed in the future, the proposals will need to ensure they are not impediment to securing planning permission and listed building consent.

The Council is confident there are new and viable future uses the building can be put and will continue to develop these proposals, subject to Executive approval.

Conclusions

Given the lack of necessary action for the preservation of the building by the owner and the failure of negotiations to date to purchase, it is considered that the preservation of one of the few listed buildings in Holyhead town centre and the public benefit arising from a listed building in good condition and use, fully meets the *compelling case* test outlined above, justifies the Repairs Notice and Compulsory Purchase order action.

Whilst it is acknowledged that a compulsory purchase order affects the human rights of the owner of the property, such an interference is considered both lawful and proportionate when this test is met.

Compulsory purchase of a listed building does mean that compensation to the existing freeholder will be required to be paid. This compensation is based on the current open market value. An independent valuation of the freehold of the building was undertaken by Valuation Office Agency (District Valuer) in August 2013.

B – What other options did you consider and why did you reject them and/or opt for this option?

1. Do nothing

- The Council has seen no physical action on site indicating the building's preservation since 2006 and as a result the deterioration is accelerating and the building may potentially be lost,
- In the medium term as the Market Hall building deteriorates and becomes a greater danger to pedestrians and motorists, the likelihood exists that the Council would need to take action in any case at greater expense,
- Adopting this option may also impact on the Council's reputation, as we do have powers to tackle derelict historic buildings
- The lack of action may encourage owners of other listed buildings to leave similar significant structures to decline and damage investor perceptions of the town centre as the building's condition worsens,
- Potentially lose significant external funding seeking to invest in Holyhead's future and in tackling a derelict listed building in need of preservation

2. Undertake the recommended actions

- Works towards securing a long term future for this significant listed building in need of preservation,
- Has regard to the Corporate Plan in both developing the economy, in contributing to the regeneration of Holyhead through reinforcing the role of the town centre
- Accords with the Holyhead Town Centre Vision and Regeneration Masterplan as a key document to the successful VVP submission.

C – Why is this a decision for the Planning & Orders Committee?

The serving of Repairs Notices and related Compulsory Purchase Order proceedings are specifically identified by legislation as being not a function of the Executive and under sections 3.4.3.8 and 3.4.3.9 of the Council's Constitution (Powers to acquire a listed building in need of repair and to serve a repairs notice / Power to serve purchase orders) are reserved for the Committee.

CH – Is this decision consistent with policy approved by the full Council?

Corporate Plan 2013-17

The proposed actions to serve the Repairs Notice and CPO will support the development of the Market Hall project, which accords with the priority of developing the economy and regenerating the community and in the short term, through effectively undertaking our Planning responsibilities ensuring negative impacts are lessened and community benefits maximised.

Anglesey Stopped UDP (unadopted) December 2005

Policy EN13. The character and appearance of all designated conservation areas will be protected from unsympathetic development. Enhancement of their characters will be achieved by carrying out improvements and permitting suitably designed new development. Buildings of special architectural and historic interest and their settings will be protected from unsympathetic development, alterations or demolition. Appropriate uses which help to preserve their character and fabric will be permitted.

Joint Local Development Plan Anglesey & Gwynedd (2011 - 2026) Deposit Plan 2015

POLICY PS17: PRESERVING AND ENHANCING HERITAGE ASSETS

In seeking to support the wider economic and social needs of the Plan area, the Local Planning Authorities will preserve and, where appropriate, enhance its unique heritage assets. Proposals that will preserve and enhance the following heritage assets, their setting and significant views into and out of the building/area will be granted:

2. Listed Buildings and their curtilages.
3. Conservation Areas

Holyhead Town Centre Conservation Area Management Plan Supplementary Planning Guidance (2007) was adopted as a basis for proactive management of the Conservation Area through planning policy, decisions and enforcement.

Section 3.1 states the aims as securing the repair and reuse of identified critical projects (which included the Market Hall) and significantly reduce the number of historic buildings within the town centre in disrepair or underuse.

Section 3.3 identifies repairs notices and compulsory purchase powers as relevant planning measures affecting the historic environment and the proactive management of the Conservation Area.

Section 3.8 commits the local planning authority to use the full range of planning powers to ensure the proper management of the Conservation Area.

Planning (Listed Building & Conservation Areas) Act 1990, section 72

General duty as respects conservation areas in exercise of planning functions:

s72 (1) In the exercise, with respect to any buildings or other land in a conservation area, of any functions under or by virtue of any of the provisions mentioned in subsection (2), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

D – Is this decision within the budget approved by the Council?

The cost of serving the Repairs Notice is minimal and is within existing budgets of the Townscape Heritage Initiative. Should the owner choose not to undertake the works specified and at least 2 months have elapsed since the Repairs Notice is served and it appears to the Council that reasonable steps are not being taken for the proper preservation of the building, only then may the Council begin compulsory purchase order proceedings. The cost of the CPO process is again considered reasonable and both this and the cost of any acquisition by either negotiation or through the CPO is within existing identified budgets of the Townscape Heritage Initiative / VVP funding.

In addition, the Urgent Works either to be undertaken by the owner or Council in default in the coming weeks will arrest the current deterioration, mitigating the longer term costs for its proper preservation.

DD – Who did you consult?		What did they say?
1	Chief Executive / Strategic Leadership Team (SLT) (mandatory)	SLT agreement to proceed as outlined in the recommendations in the report.
2	Finance / Section 151 (mandatory)	No comments on the revised report.
3	Legal / Monitoring Officer (mandatory)	Advised on this previously and that advice is included in the recommendations and the report. No further observations.
4	Human Resources (HR)	n/a

5	Property	Supportive of the action recommended in the report and confident that due process has been followed in relation to Property matters.
6	Information Communication Technology (ICT)	n/a
7	Scrutiny	n/a
8	Local Members	Cllr J Arwel Roberts: Supportive of the report Cllr Raymond Jones: Supportive of the report Cllr Robert Llewelyn Jones: “If it is left to the weather it will be impossible to repair - the history of our town revolves around the Market Hall and it is very important for it to be brought back into use.”
9	Any external bodies / other/s	Cadw - Pleased to see that proposals are coming forward that would give the building a new lease of life, respecting its historic character whilst also retaining a community role for this important public building. Our recent Condition Survey of listed buildings suggests that its condition has declined very significantly since the last survey was carried out, and it is now in the unenviable position of being amongst the most at-risk civic buildings in Wales. Viable & Vibrant Places Internal Delivery Board - Support the plans to take necessary enforcement action to address the deteriorating condition of the building and secure its ownership for the Council. Economic & Community Regeneration Service - This is a key project for Holyhead that should contribute positively to regeneration and the rationalisation of Council assets and facilities. WG VVP capital funding of £700,000 is already formally allocated to the scheme. The project is also identified as one which may qualify for ERDF funding.

E – Risks and any mitigation (if relevant)		
1	Economic	n/a
2	Anti-poverty	n/a
3	Crime and Disorder	n/a
4	Environmental	n/a
5	Equalities	n/a

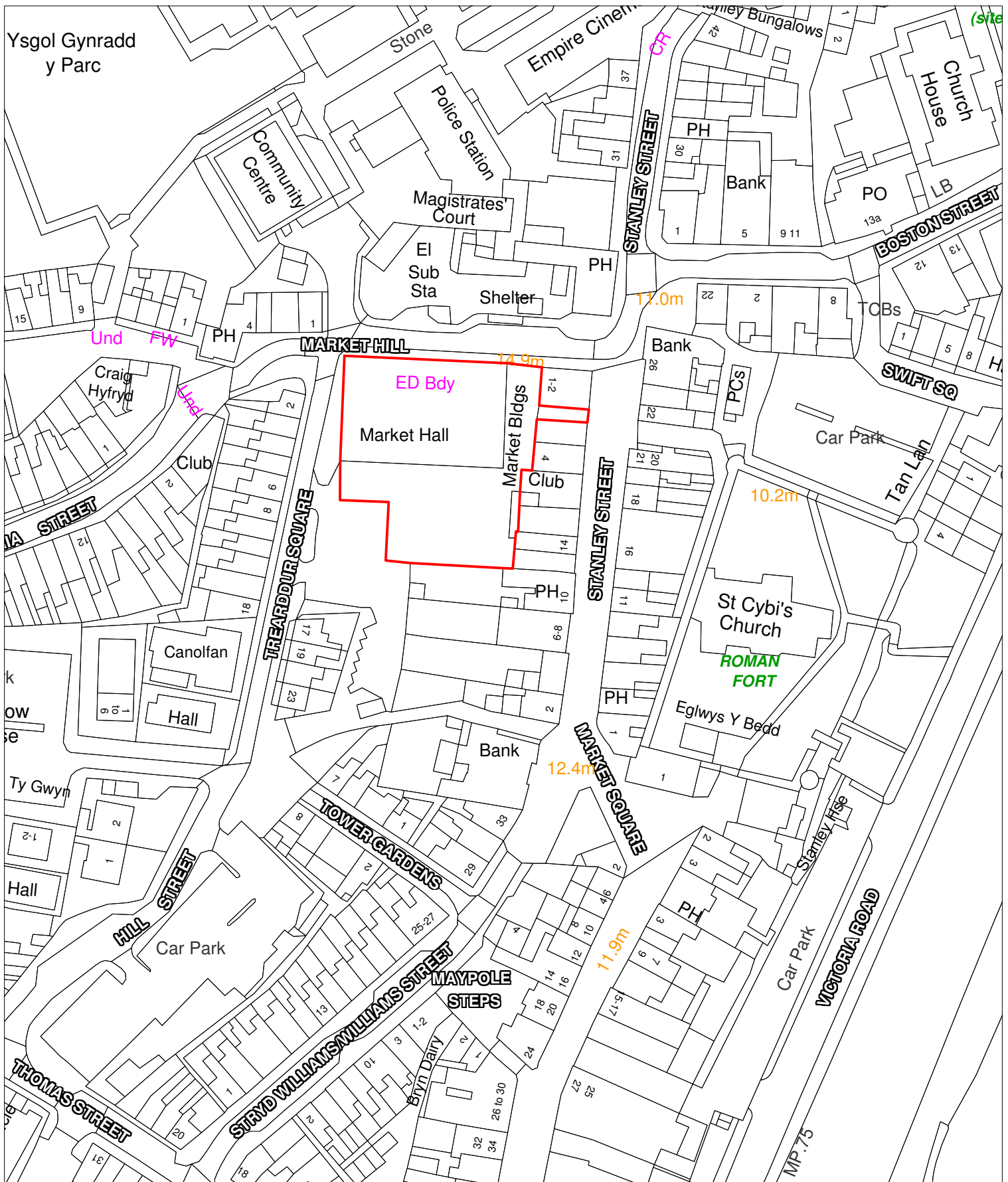
6	Outcome Agreements	n/a
7	Other	n/a

F - Appendices:
<p>Appendix A – Location plan of the former Market Hall, Stanley Street, Holyhead</p> <p>Appendix B – List Description (Cadw record number 5763)</p> <p>Appendix C – Extract from Holyhead Central Conservation Area Appraisal SPG</p> <p>Appendix D – Cadw Buildings at Risk entry for the former Market Hall</p> <p>Appendix E – Extracts from the Conservation Engineers Report 2014 update</p>

FF - Background papers (please contact the author of the Report for any further information):
<p>Conservation Engineers Report 2014 update</p>

Map Lleoliad Location Map

APPENDIX A



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Cyngor Sir Ynys Môn. Rhif trwydded
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GWASANAETHAU CYNLLUNIO A'R AMGYLCHEDD
CYNGOR SIR YNYS MÔN

PLANNING & ENVIRONMENTAL SERVICES
ISLE OF ANGLESEY COUNTY COUNCIL

Authority **Isle of Anglesey**Grade **II**Community **Holyhead**Date Listed **4/24/92**

Locality

Last Amended **7/25/94**

Post Code

Grid Ref **224630 382670**Record No. **5763**Name **MARKET HALL, STANLEY STREET (W SIDE)****Location**

In town centre on sloping site. Set back and above the street behind single storey shops; side and rear elevations to Summer Hill and Trearddur Square.

History

Dated 1855, designed by J Edwards Thomas (?), Builder - see inscribed surround to clock face. Commissioned by Hon W O Stanley of Penrhos to succeed the old Market Cross. The access off Stanley Street was remodelled in 1906.

Exterior

Substantial public building, storeyed at the downhill end and built of local green shaley rubble with buff sandstone dressings and slate roofs. Jacobethan frontage distinctive for its mullion and transom windows and shaped gables, the central bay of which is taller, advanced and more richly detailed. Central gable has rounded apex with faceted keystone while the flanking gables have ogee treatment. Plinth, quoins, gable parapets and window surrounds contribute to a mid C19 facade of more than usual interest. The 3-window central bay has clock face set within inscribed roundel; the windows have (?) Robert Smythson type faceted and buttoned panels; the central window has projecting stone architrave with weathered Welsh and English inscriptions and coats of arms to top. Tripartite main entrance below with chamfered semicircular arches, keystones and impostes together with original (dated 1855) wrought iron gates manufactured by Ellis Williams Black Bridge Foundry, Holyhead. Cross-frame windows to outer bays with similar arched doorways. Right hand side, which has been reroofed, has small-pane window with chamfered jambs and stone bracketed base to a former balcony; cross-frame window further on over modern doorway; two blocked windows retaining surrounds beyond and a fine semicircular arched doorway as on the front. 3-gables to top (rear) with simple roundels. On the left hand side the red brick chimneys have been cut down; otherwise similar detail including arched doorway towards top end. In town centre on sloping site. Set back and above the street behind single storey shops; side and rear elevations to Summer Hill and Trearddur Square.

History

Dated 1855; designed by J Edwards Thomas (?), Builder - see inscribed surround to clock face. Commissioned by Hon W O Stanley of Penrhos to succeed the old Market Cross. The access of Stanley Street was remodelled in 1906.

Interior

Retains iron staircase with scrolled newel and straight balusters. Listed for its importance to Holyhead and as a prominent mid C19 town centre building with a well preserved facade.

Listed

Listed for its importance to Holyhead and as a prominent mid C19 town centre building with a well preserved facade.

Reference

D Lloyd Hughes & D Williams, Holyhead: The Story of a Port, 1981, p103.

Gwerfawrogiad Cymeriad Ardal Cadwraeth
Canol Caerdybi

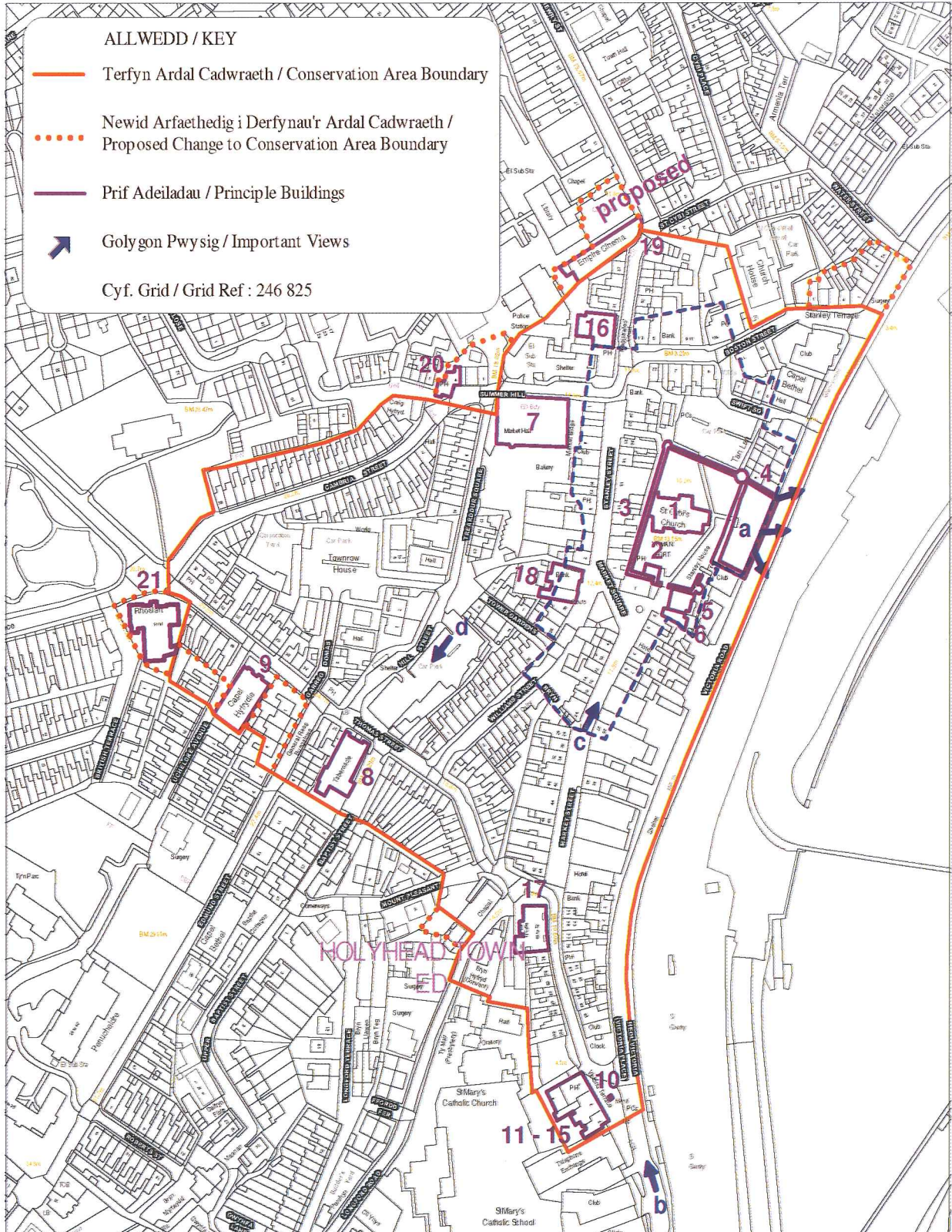
Holyhead Central
Conservation Area Character Appraisal

Atodiad XIV

Appendix XIV

Cynllun yn dangos terfyn presennol yr
ardal gadwraeth, lleoliad y prif adeiladau
a cyfeiriad golygfeydd

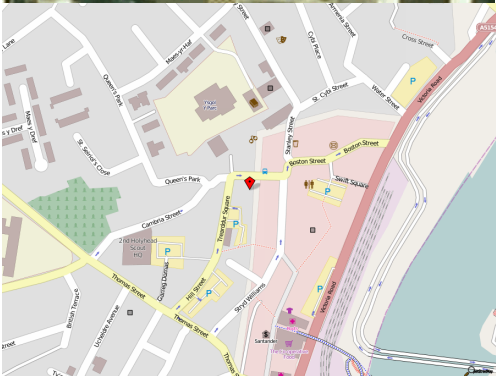
Existing conservation area boundary,
location of principle buildings
and direction of views plan



5763_1 - MARKET HALL, STANLEY STREET (W SIDE)

Isle of Anglesey - Holyhead - Grade II (Date Listed - 24/04/1992) - Current Survey Date: 20-Mar-2014

In town centre on sloping site. Set back and above the street behind single storey shops; side and rear elevations to Summer Hill and Trearddur Square.



Risk & Use Assessment

At Risk (3)
 This building has declined (high decline rate) since its previous inspection in 2007

Condition Poor
Occupancy Vacant

Current Use - CIVIC - MARKET HALL
 Ownership - The building is in private ownership
 Morphology - Urban > 10K

Historic Asset Assessment (HAA) Score & Potential Change Profile

HAA Score - 21.03
 Condition is very poor, main structural elements serviceable but many items need replacing

Chance of significant decline - Average (26.04%)

Predicted HAA Score reduction per year - Elevated (-2.72%)

Building Element Condition Assessment

- Minor Repairs Required**
 Main Wall Structure (stone), Wall Pointing
- Major Repairs Required**
 Roof Covering (slate), Roof Flashings, Parapets (stone), Chimneys (brick), Doors (timber), Other Architectural Details
- Full Replacement Required**
 Rain Water Goods (plastic), Window Frames (timber and metal), Window Glazing

Comparative Analysis (Based on HAA Score)

% Difference and Rank Building/Group			
Planning Authority	-74.08	47/1155 (0.96)	-----
Community/Parish	-73.55	2/64 (0.97)	-----
Broad Use Type (All)	-77.13	1/316 (1.00)	-----
Broad Use Type LPA	0.00	1/13 (0.92)	-----
Detailed Use Type(All)	-75.31	1/24 (0.96)	-----
Detailed Use Type	-76.72	1/1 (0.00)	-----

Prioritised Action Score Assessment (PAS)

PAS Rank (Score)		
105/1123 (0.91)	-----	
6/59 (0.90)	-----	
1/316 (1.00)	-----	
1/13 (0.92)	-----	
1/24 (0.96)	-----	
1/1 (0.00)	-----	

PAS Rank (Score)		
List Grade	8.66	0.75
Risk Assessment	40.0	1.0
Local Factors	50.00	1.0
Decline Chance/Rate	68.21/43.41	2.0/3.0
HAA Score	78.97	4.0
Building Cluster HAA	15.52	2.0
Building PAS	53.45	

Survey Status & Date	Condition	Occupancy	Risk Assessment	HAA Score
Active 20-Mar-14	Poor	Vacant	At Risk (3)	21.03
Archive 16-Oct-07	Poor	Partly Occupied	At Risk (3)	41.47
Archive 07-Dec-01	Poor	Partly Occupied	At Risk (3)	41.47

CHRIS PIKE ASSOCIATES
HISTORIC ENVIRONMENT ENGINEERS

www.cpaconservation.co.uk



Property Address:

**Former Market Hall, Stanley Street,
Holyhead**

Title:

**Structural Condition Report –
Addendum and Update**

Prepared for:

Purcell

On behalf of:

Isle of Anglesey County Council

Date: August 2014

Job No: IS.759

CHRIS PIKE ASSOCIATES

HISTORIC ENVIRONMENT ENGINEERS

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03	Recommendations	Page 4

Appendices

- Appendix A – General arrangement plans
- Appendix B - Photographs
- Appendix C - Structural condition record sheets
- Appendix D - Schedule of urgent works
- Appendix E - Risk and Impact assessment



.....
Eur Ing **CHRISTOPHER I PIKE** MA BSc(Hons) CEng MStructE
CHARTERED STRUCTURAL ENGINEER
CONSERVATION ACCREDITED ENGINEER

Revision	Amendments	Prepared By	Date

**STRUCTURAL CONDITION REPORT ON
THE FORMER MARKET HALL, STANLEY STREET, HOLYHEAD.**

SYNOPSIS

The large Grade II historic building has been left vacant since 2006 and is suffering from neglect and a general lack of attendance to address the many on-going maintenance issues.

The condition in several areas has markedly deteriorated since our original inspection visit and report carried out in May 2011.

None of the urgent repair works to the roofs and guttering, or the recommended temporary protection work has yet been undertaken.

Consequently, a few of the observed structural defects have enlarged and migrated to adjacent local areas. The safety and security of some the historic timber floors and internal fabric is now considered under threat.

**STRUCTURAL CONDITION REPORT ON
THE FORMER MARKET HALL, STANLEY STREET, HOLYHEAD.**

2. OBSERVATIONS

- 2.1 The walk through survey and re-inspection was carried out on Tuesday 5th August 2014.
- 2.2 The weather on the day was warm, overcast with some slight drizzle showers.
- 2.3 External inspection of the inner / outer roof areas and upper wall elevations was carried out from ground level by visual sighting methods.
- 2.4 The floor plan layout and structural frame arrangement is shown illustratively in Appendix A.
- 2.5 Selective photographs are provided in Appendix B.
- 2.6 Distinct members and elements to each section or area of the building are individually referenced on the condition record sheets provided in Appendix C. The record sheets have been updated to show whether the element part condition appears to have deteriorated significantly since the first visit undertaken in May 2011.
- 2.7 The sheets describe in simplified terms the basic type and form of construction. The structural condition of elements is described as Good, Fair, or Poor in relation to their estimated age taking account of wear, creep and the ageing process that would normally be expected under benign conditions.
- 2.8 Classification of defects is as follows:

<u>CATEGORY OF DAMAGE</u>	<u>CONSEQUENCE OR ACTION</u>
Low	Not structurally significant
Minor	Superficial – General serviceability and fabric issues only
Moderate	General loss of weather-tightness and structural integrity. Local repairs or strengthening measures required
Major	Extensive repairs required, possibly involving some breaking out and / or rebuilding
Severe	Partial demolition and rebuild. Complete replacement of defective elements or frame
Critical	Urgent propping, shoring or demolition required to make safe the structure

STRUCTURAL CONDITION REPORT ON THE FORMER MARKET HALL, STANLEY STREET, HOLYHEAD.

3. RECOMMENDATIONS

- 3.1 A schedule of urgent structural works has been prepared and updated for the severe or critical elements / category of damage. This is provided in Appendix D.
- 3.2 All urgent works should be organised at the earliest opportunity to make the building fully safe and secure, and to prevent further deterioration of the structure.
- 3.3 The consequential impact risk and damage assessment is updated in Appendix E
- 3.4 The elements suffering deterioration and damage are mainly subject to water ingress. The principal areas of penetration are the two roof valley gutters and aprons and isolated areas where the old or temporary lightweight roof sheeting has progressively broken and failed.
- 3.5 A complete overhaul and repair of the entire roof, rainwater collection and storm water discharge systems is required in a finalised refurbishment plan.

However, in the immediate short term, it is recommended

- The defective and rotten timber inner valley beams at the front of the building are replaced.
 - Temporary props are provided close to the bearing ends of weakened valley beams in the main Hall
 - The internal valley gutters and gullies are cleared of all debris and detritus, and a suitable relining system using either a tough geo-textile or bitumastic waterproof overlay laid to falls is provided.
 - All broken roof sheeting is patched or covered over with new comparable sheeting or with temporary tarpaulins, fixed down appropriately noting that hazardous asbestos cement corrugated sheeting is evident in some areas.
 - External gutters and downpipes are all repaired to function properly.
- 3.6 Externally all invasive vegetation, plant and weeds should be removed. Existing minor vegetation growing within stonework and on chimney brickwork reduced stacks should be sprayed and treated with a suitable herbicide.
 - 3.7 Assuming that a full scheme of repair is to be developed over the next year or two, it is not proposed that the moderate and major defect items should be repaired at an early stage unless a clear opportunity arises and specific funding becomes available. Instead, the addition of temporary over-sheeting or sacrificial boarding should be provided to ensure reasonable weather-tightness and security to these areas, until permanent repairs can be carried out that do not compromise the options for future use and compatibility.

**STRUCTURAL CONDITION REPORT ON
THE FORMER MARKET HALL, STANLEY STREET, HOLYHEAD.**

- 3.8 As there is considerable retained moisture within the existing building fabric, it is important to allow continued cross flow of air within rooms to inhibit further fungal attack and rot.
- 3.9 The main market hall roof will at some future stage require a complete overhaul and scheme for repair, including for the possible safe removal of all the corrugated sheeting that appears likely to have an asbestos content.
- 3.10 The following checks and enhancements should be incorporated into the finalised repair and refurbishment scheme plans and planned work schedules:
- i) On site testing and survey of the below ground storm and foul drainage systems.
 - ii) Provision of new wallplate and valley beams either side of the front central tall bay.
 - iii) Providing strapping and pinning through of the external walls at the junction of the internal crosswall leading into the Hall.
 - iv) Strengthening or replacement of the primary floor beams and roof trusses that have previously been propped, including the main iron stairwell trimmer in the central lobby.
 - v) Repair and strapping down of the eaves wallplates that have moved outwards due to lateral thrust and creep from the roof.
 - vi) Possible local rebuilding of disturbed bulging sections of rubble wall at middle and high level, especially to the gable projections and introduction of additional pinning stones.
 - vii) Replacement of unsympathetic concrete copings with original matching stone. Re-bedding or possible provision of anchor straps to the larger end copings and corner kneeler stones.
 - viii) Possible provision of internal ties and additional bracing of the open roof in the side aisles of the main hall depending on the finishes and loading condition adopted.
 - ix) Provision of suitable tanking measures to the rear walls breached by the raised external ground levels. Removal of internal plastic paint finishes.
 - x) Sympathetic repairs to original stone mullioned windows, doors architraves, fireplaces, iron gates and stairs.



Photograph 23.



Photograph 24.



Photograph 25.



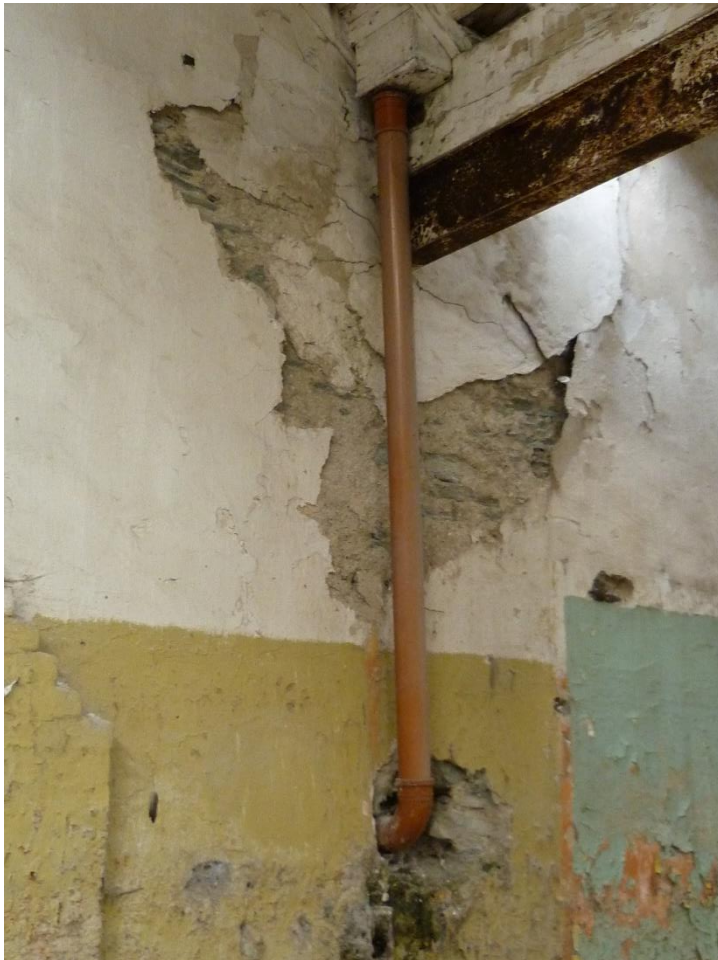
Photograph 26.



Photograph 29.



Photograph 30.



Photograph 31.



Photograph 32.



Photograph 33.



Photograph 34.



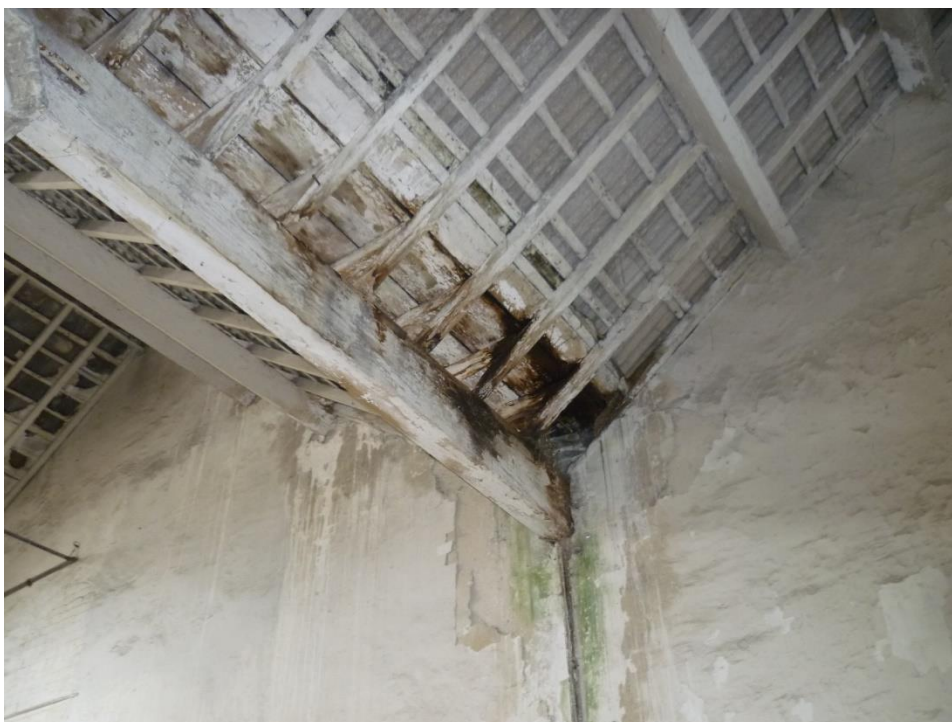
Photograph 35.



Photograph 36.



Photograph 39.



Photograph 40.



Photograph 41.



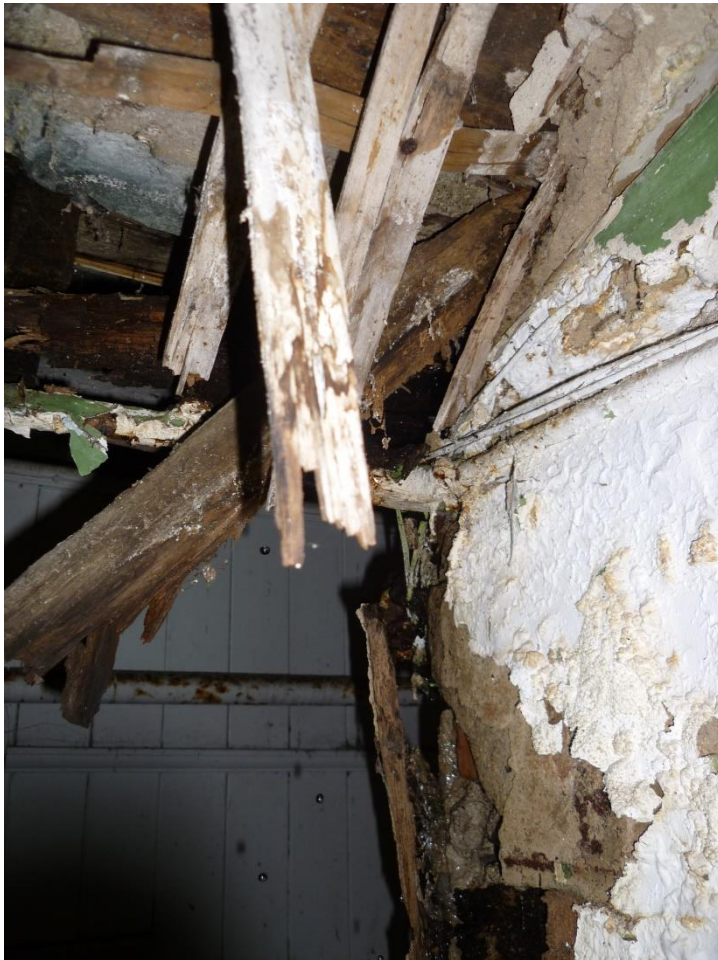
Photograph 42.



Photograph 45.



Photograph 46.



Photograph 47.



Photograph 48.



Photograph 52.



Photograph 53.



Photograph 55.



Photograph 56.



Photograph 60.

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Report to PLANNING & ORDERS COMMITTEE

Date 4/03/2015

Subject CYNGOR SIR YNYS MON/ISLE OF ANGLESEY COUNTY
COUNCIL

(TRAFFIC REGULATION ORDER)(VARIOUS LOCATIONS
LLANGEFNI)ORDER 2015

Portfolio Holder RICHARD DEW

Lead Officer HUW PERCY

Contact Officer ELFED LEWIS

Nature and reason for reporting

To report details of objections received following advertising the proposed
Traffic Regulation Order.

A – INTRODUCTION/BACKGROUND/ISSUES

1.0 The proposed Order was prepared in response to representations received for parking restrictions in the interest of road safety and to address other traffic management issues in Llangefni. There was a collision on the B5111 Allt Saith Aelwyd in 2013 and complaints have been received about the parking. Following discussions with the North Wales Police and representatives of the Llangefni Town Council, Local Members (Canolbarth Mon) and Cwmni Tref Llangefni, it was agreed that it would be in the interest of road safety to prohibit parking on the last bay on the B5110 and to change the existing single yellow line to a double yellow line restriction.

A copy of the Notice of Proposal and plans detailing the proposed restrictions are attached (Enclosure 1).

1.1 In the initial consultation stage there were no objections to the proposed Order.

1.2 The Emergency Services have not objected to the proposal.

1.3 In the formal advertising stage three objections have been received with respect to the proposed Order(Copies attached).The objections are broadly based on the following grounds:-

- a)Loss of on-street parking for the residents of Church Terrace.
- b)Difficulty with parking of contractors vehicles undertaking any building renovation/improvement works including loading and unloading.
- c) Detrimental effect these changes would have on an established business operating in Church Terrace,and the implications for the business in terms of servicing their customers.

2.0 Current Situation

2.1 The objectors detailed in 1.3 are not satisfied that the provisions within the Order are acceptable.

2.2 The section of Church Terrace where the proposed No Waiting at any time restriction relates is already subjected to a Monday to Saturday 8am – 7pm parking restriction.

2.3 The existing Loading/Unloading arrangements on Church Terrace will be retained within the provisions of the proposed No Waiting at any time Order.

2.4 The parking bay on the B5110 near Coedlys is considered to be detrimental to road safety with frequent conflict at this location between oncoming vehicles.The removal of the parking bay will improve visibility,provide a refuge for vehicles that choose to proceed and facilitate the free movement of traffic along this section.

2.5 The Authority is considering the introduction of a residents parking scheme for Church Terrace and an initial feasibility consultation indicated local support for a scheme.This will be subjected to a separate consultation process in a subsequent Order.

2.6 The following Statutory Consultees have been consulted:-

- 1.North Wales Police
- 2.North Wales Fire and Rescue Service.

3. Locality Ambulance Officer.
4. The Road Haulage Association.
5. The Freight Transport Association.
6. Chief Engineer(Operational)
7. Local Members(CanolbarthMon)
8. Llangefni Town Council.

B – CONSIDERATIONS

3.1 The proposed Order is considered essential in the interest of road safety and to facilitate the safe movement of traffic.

3.2 It will be for the Committee to determine if they feel the objections are justified or not.

D – RECOMMENDATION

That if the Committee is satisfied that the objections are not significant and does not reflect the overall support, approves the proposal in accordance with the advertised Order and plans.

Name of author of report: Huw Percy

Job Title: Chief Engineer(Network)

Date 2015

Appendices

1. Notice of Proposal and Plans as Advertised
2. Copies of objections received at the advertising stage.

RHYBUDD O FWRIAD

NOTICE OF PROPOSAL

GORCHYMYN CYNGOR SIR YNYS MÔN/ISLE OF ANGLESEY COUNTY COUNCIL (GORCHYMYN RHEOLI TRAFFIG) (AMRYW SAFLEOEDD LLANGFN) 2014

CYNGOR SIR YNYS MÔN/ISLE OF ANGLESEY COUNTY COUNCIL (TRAFFIC REGULATION ORDER) (VARIOUS LOCATIONS LLANGFN) ORDER 2014

RHODDIR RHYBUDD TRWY HYN fod Cyngor Sir Ynys Môn/Isle of Anglesey County Council yn bwriadu gwneud Gorchymyn o dan Adran 1, 2, 4, 32 and 35 a rhan iv atodlen 9 o Ddeddf Rheoli Trafnidlaeth Fyrrd 1984.

NOTICE IS HEREBY GIVEN that Cyngor Sir Ynys Môn/Isle of Anglesey County Council proposes to make an Order under Sections 1, 2, 4, 32 and 35 and part iv of Schedule 9 of the Road Traffic Regulation Act 1984.

Pan ddaw'r Gorchymyn i rym ei effaith fydd darparu gwaharddriad a aros fel y celeir atynt yn Atodlen 1 yma a safle parclo i'r anabl fel y cyfeirir alo yn Atodlen 2 yma.

The effect of the Order will provide for the prohibition of waiting as referred to in Schedule 1 hereto and for a disabled parking bay as referred to in Schedule 2 hereto.

Mae'r Gorchymyn drafft, sydd ynghyd â chynllun yn dangos y ffordd yr effeithir aml a Datganiad o resymau'r Cyngor dros argymhell gwneud y Gorchymyn, ar gael i'w harchwilio gan y cyhoedd yn :-

The draft Order together with a map showing the length of road concerned and a Statement of the Council's reasons for proposing to make the Order may be examined at :-

- (a) Swyddfeydd y Cyngor, Llangedfni, rhwng 9.30 a.m. a 4.00 p.m. Llun i Gwener;
- (b) Y Llyfrgell Llangedfni yn ystod orlau gwaith arferol.

- (a) The Council Offices, Llangedfni, between the hours of 9.30 a.m. and 4.00 p.m. Monday to Friday.
- (b) The Llangedfni Library during normal business hours.

Os dymunwch wrthwynebu'r Gorchymyn arfaethedig anfonwch eich gwrthwynebiad mewn ysgrifen gan gynnwys eich rhesymau dros wneud hynny i'r Isod erbyn 22ain Ionawr, 2015.

If you wish to object to the proposed Order you should send your objection in writing specifying the ground thereof to the undersigned at the address specified by the 22nd January, 2015.

Bydd rhain ar gael i'w harchwilio gan y cyhoedd.

These will be available for public inspection.

Atodlen

Schedule 1

B5110 LÔN CLAI

Ar y ddwy ochr o bwynt 18 metr i'r gyffordd gyda Ffordd Maeshyryd i'r gyffordd gyda'r B5111 Lôn Las.

B5110 LÔN CLAI

On both sides from a point 18 metres north of its junction with Maeshyryd Road to its junction with the B5111 Church Terrace.

B5111 LÔN LAS

Ochr ddwyreiniol

- a) O'i chyffordd gyda'r B5110 Lôn Clai am bellter o 157 metr i gyfeiriad y gogledd.
- b) O'i chyffordd gyda'r B5110 Lôn Clai i'r gyffordd gyda Ffordd Cae Sel.

B5111 CHURCH TERRACE

East Side

- a) From its junction with the B5110 to Lôn Clai for a distance of 157 metres in a northerly direction.
- b) From its junction with the B5110 Lôn Clai to its junction with Ffordd Cae Sel

Ochr orllewinol

O bwynt 157 metr i'r gogledd o'r gyffordd gyda'r B5110 Lôn Clai am bellter o 212 metr i gyfeiriad y da.

West side

From a point 157 metres north of the junction with the B5110 for a distance of 212 metres in a southerly direction.

A5114 FFORDD GLANHWFA

Ochr orllewinol

O bwynt 50 metr i'r gogledd o'r gyffordd gyda Lôn Fron am bellter o 31 metr i gyfeiriad y gogledd.

A5114 GLANHWFA ROAD

West side

From a point 50 metres north of the junction with Fron Road for a distance of 31 metres in a northerly direction.

B5109 STRYD FAWR

Ochr ddeheuol

O bwynt 49 metr i'r gorllewin o'r gyffordd gyda Llawr y Dref am bellter o 12 metr i gyfeiriad y gorllewin.

B5109 HIGH STREET

South side

From a point 49 metres west of the junction with Llawr y Dref for a distance of 12 metres in a westerly direction.

B5109 STRYD Y BONT

Ochr gogleddol

O bwynt 24 metr i'r gorllewin o'r gyffordd gyda Lôn Newydd i'r gyffordd gyda Ger-y-Graig.

B5109 BRIDGE STREET

North side

From a point 24 metres west of the junction with Lôn Newydd to the junction with Ger-y-Graig.

LÔN NEWYDD

Ochr gorllewinol

O'r gyffordd gyda'r B5109 Stryd y Bont am bellter o 61 metr i gyfeiriad y gogledd.

LÔN NEWYDD

West side

From the junction with the B5109 Bridge Street for a distance of 61 metres in a northerly direction.

Ochr ddwyreiniol

O'r gyffordd gyda'r B5109 Stryd y Bont am bellter o 85 metr i gyfeiriad y gogledd.

East side

From the junction with the B5109 Bridge Street for a distance of 85 metres in a northerly direction.

FFORDD GER-Y-GRAIG

Ochr gorllewinol

O'r gyffordd gyda'r B5109 Stryd y Bont am bellter o 10 metr i gyfeiriad y gogledd.

GER-Y-GRAIG ROAD, LLANGFN

West side

From the junction with the B5109 Bridge Street for a distance of 10 metres in a northerly direction

Schedule 2

Schedule 2

B5109 STRYD FAWR

Ochr ogleddol

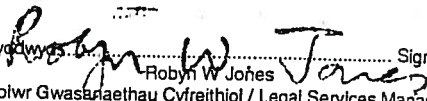
O bwynt 74 metr i'r gorllewin o'r gyffordd gyda Stryd y Cae am bellter o 8.6 metr i gyfeiriad y gorllewin.

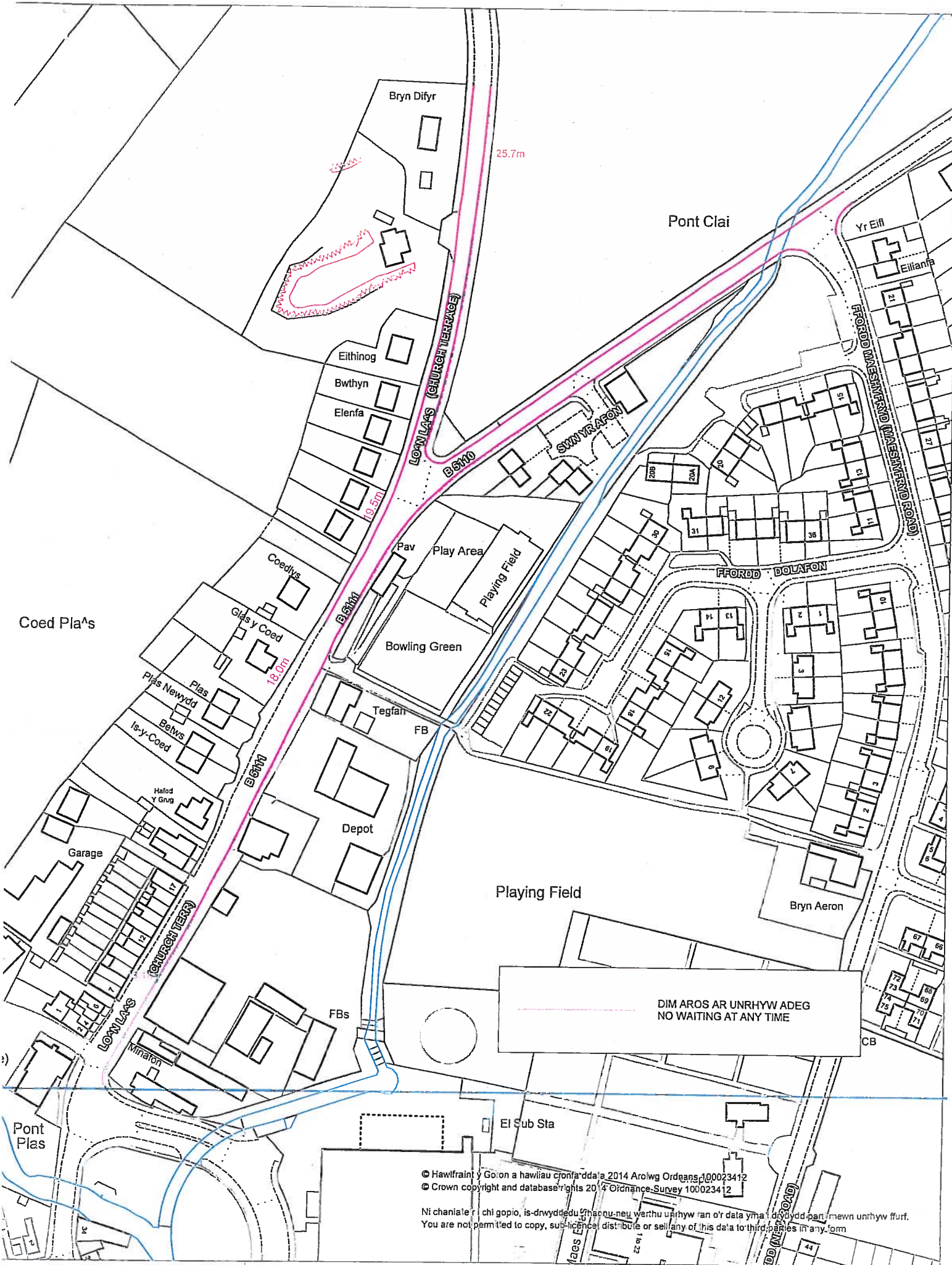
B5109 HIGH STREET

North side

From a point 74 metres west of the junction with Field Street for a distance of 8.6 metres in a westerly direction.

Dyddiedig 04/12/2014 Dated

Arwyddwyd gan  Signed
Robyn W Jones
Rheolwr Gwasanaethau Cyfreithiol / Legal Services Manager
Swyddfeydd y Cyngor / Council Offices
Llangedfni, Ynys Môn LL77 7TW



25.7m

Coed Plas

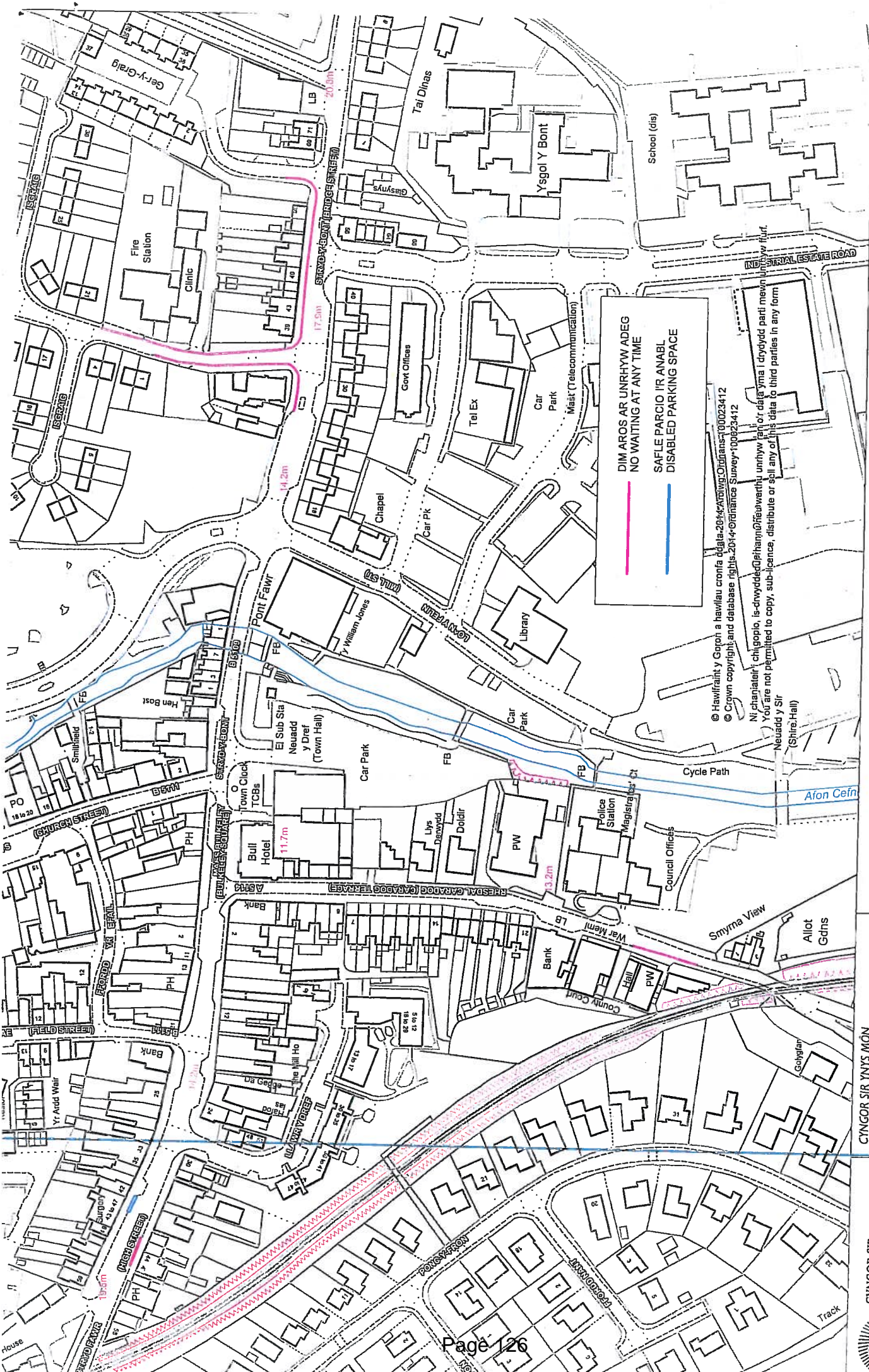
Pont Clai

Playing Field

DIM AROS AR UNRHYW ADEG
NO WAITING AT ANY TIME

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DIM AROS AR UNRHYW ADEG
 NO WAITING AT ANY TIME
 SAFLE PARCIO I'R ANABL
 DISABLED PARKING SPACE

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 Neuadd y Sir
 (Shire-Hall)

GORCHYMYN TRAFFIG ARFAETHEDIG/
 PROPOSED TRAFFIC ORDER,
 AMRYW LEOLIADAU/VARIOUS LOCATIONS,
 LLANGENFI.

CYNGOR SIR YNYYS MńN
 ISLE OF ANGLESEY COUNTY COUNCIL
 Swyddfa'r Sir
 LLANGENFI
 Ynyys Môn - Anglesey
 LL77 7TW

CYNGOR SIR
 YNYYS MńN
 ISLE OF ANGLESEY
 COUNTY COUNCIL



M019893.

3418

CYNGOR SIR YNYS MÔN
ISLE OF ANGLESEY COUNTY COUNCIL

22 JAN 2015

REF: 0250034
EZ Lon Las

Mr. Robyn Jones

Dear Sir,

The proposal to create a no parking policy is a bit inconvenient to many who live in Lon Las. There is hardly any where to park now - never mind if this goes ahead. No waiting is the death toll. I want friends to come & visit or give a helping hand. Where can they park? Maybe cameras to stop the fast drivers going towards B5111 would be more apt. If cars obey the mph/kph rule, there should be no need to create this traffic regulation order. One cannot park anywhere in this location. Residents should be able to & therefore a pass/permit should be issued. Do I have to get rid of my car & thus my freedom? This is not reasonable. Please amend your decision as it is not fair. Overtaking & reckless driving is the problem not parked cars. Thank you.

Elfed Lewis

From: PEMHT
Sent: 06 January 2015 10:26
To: ger_owen1@yahoo.co.uk
Cc: Elfed Lewis
Subject: PROPOSED TRAFFIC ORDER, CHURCH STREET, LLANGFNI REF HT-18083smj

RE: PROPOSED TRAFFIC ORDER, CHURCH STREET, LLANGFNI

025.00.34/M019163/EL/GW

Dear Mr

Thank you for your email of the 14th December, 2014 relating to the above mentioned proposal and I apologise for the delay in replying. Your comments relating to the proposed restrictions outside your premises are noted, and your email has been recorded as a formal objection to the proposed Order.

The Authority is required to pursue a lengthy consultation process with all Traffic Regulations Orders and consider the requirements of local businesses and residents. In the event of opposition to an Order at the advertising stage, all objections received are reported to the Planning and Orders Committee for their deliberation, and you will be notified on its decision in due course.

Yours faithfully

**A.R / P.P HUW PERCY
PRIF BEIRIANNYDD (RHWYDWAITH) /
CHIEF ENGINEER (NETWORK)**

A yw'r e-bost hwn wedi ei farcio'n 'Swyddogol-Sensitif'? Os ydyw, rhaid i chi ystyried a oes gennych hawl i'w ddyblygu, ei argraffu neu ai anfon ymlaen. Os oes, sicrhewch os gwelwch yn dda fod yr e-bost ynghyd ag unrhyw atodiadau'n cael eu marcio'n 'Swyddogol-Sensitif'. Eich cyfrifoldeb chi yw sicrhau fod mesurau'n cael eu cymryd i ddiogelu, storio a chael gwared ar y wybodaeth mewn modd priodol. Mae hyn yn golygu fod rhaid diogelu'r wybodaeth gyda chyfrinair neu ei chadw mewn cwpwrdd ffeilio y mae modd ei gloi. Rhaid cael gwared ar ddogfennau 'Swyddogol-Sensitif' yn y biniau gwastraff y mae modd eu cloi. Os ydych yn ansicr ynghylch sut i ddefnyddio gwybodaeth 'Swyddogol-Sensitif', yna cysylltwch os gwelwch yn dda gyda cyfraithpolisi@ynysmon.gov.uk

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GWYDDOGOL-SENSITIF/
OFFICIAL-SENSITIVE

Lynne H. Edwards

From:
Sent: 14 December 2014 21:33
To: PEMHT
Subject: REF: 18083 SMJ

ISLE OF ANGLESEY COUNTY COURT

15 DEC 2014

025.00.34.

FFEI/FILE

ATTN:

PEMHT

Church Street
LLANGFNI
Ynys Mon
LL77 7DU

Dear Sirs,

Ref: 18083 SMJ

We have looked carefully at the proposed new traffic order for outside our premises on Church Terrace, and we wish to strongly object to this order.

We have no doubt that these changes would have a detrimental effect on our business at _____, and could eventually lead to potential job losses if they are granted. Due to the location of our premises, these changes would have huge implications for our business in terms of servicing our customers.

There are currently no problems on this section to warrant these changes as the current system serves its purpose very well, and therefore we wish to suggest that these changes start from Siop Ellis onwards.

We would be grateful if you could confirm receipt of our objection.

Regards

A yw'r e-bost hwn wedi ei farcio'n 'Swyddogol-Sensitif'? Os ydyw, rhaid i chi ystyried a oes gennych hawl i'w ddyblygu, ei argraffu neu ai anfon ymlaen. Os oes, sicrhewch os gwelwch yn dda fod yr e-bost ynghyd ag unrhyw atodiadau'n cael eu marcio'n 'Swyddogol-Sensitif'. Eich cyfrifoldeb chi yw sicrhau fod mesurau'n cael eu cymryd i ddiogelu, storio a chael gwared ar y wybodaeth mewn modd priodol. Mae hyn yn golygu fod rhaid diogelu'r wybodaeth gyda chyfrinair neu ei chadw mewn cwpwrdd ffeilio y mae modd ei gloi. Rhaid cael gwared ar ddogfennau 'Swyddogol-Sensitif' yn y biniau gwastraff y mae modd eu cloi. Os ydych yn ansicr ynghylch sut i ddefnyddio gwybodaeth 'Swyddogol-Sensitif', yna cysylltwch os gwelwch yn dda gyda cyfraithpolisi@ynysmon.gov.uk<mailto:cyfraithpolisi@ynysmon.gov.uk>

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~~2051~~
2062.

Glynwen Williams

From: PEMHT
Sent: 27 November 2014 12:00
To:
Cc: Alun Roberts
Subject: Parking Church Terrace

ISLE OF ANGLESEY COUNTY COUNCIL

27 NOV 2014

(025.00.34 M018634)

Dear ,

I refer to your email dated 17th November 2014 concerning the above.

As detailed in a response to a previous email you submitted, objections to a proposed traffic regulation order may be submitted in writing to either –

pem@anglesey.gov.uk

or to

Legal Section, Isle of Anglesey County Council, Llangefni, Anglesey, LL77 7TW.

Your comments regarding the difficulties encountered by residents in parking along Church Terrace, Llangefni are acknowledged. It is intended to establish a residents parking scheme along Church Terrace and an initial feasibility consultation indicated local support for a scheme. In order to progress there is a need to prepare a draft traffic regulation order and advertise this on site and in the local press. The Authority is currently working through a backlog of drafting and advertising legal orders and therefore I am unable to provide a date as to when a proposed Church Terrace Residents Parking Scheme will be processed but I can assure you that it will be undertaken in due course.

Yours sincerely,

Alun Roberts
Environment and Technical
Isle of Anglesey County Council

2052

M018858

Glynwen Williams

From:
Sent: 27 November 2014 11:33
To: PEMHT
Subject: FW: Parking Church Terrace

Also
M18796

As it has been 10 days since I emailed you and I have not received any form of response, please find below my 2 messages from Monday 17th November 2014.

I hope someone is able to find the time to reply to me.

Regards

From:
To: highways@anglesey.gov.uk
Subject: FW: Parking Church Terrace
Date: Mon, 17 Nov 2014 11:58:13 +0000

Further to my earlier message - having driven around looking for parking near my home for 45 minutes, I have had to pay to park in order to be able to come home and get on with my day. I am deeply unhappy about this situation and do not feel the council appreciates the difficulty the lack of resident parking arrangements is causing.

Regards

> **Subject:** Parking Church Terrace
> **From:**
> **Date:** Mon, 17 Nov 2014 11:00:31 +0000
> **To:** highways@anglesey.gov.uk
>

> To whom it may concern,

> Firstly I would like to complain about the complete lack of response to my recent email regarding the traffic regulation order notices on Church Terrace.

> Secondly, I would like to reiterate my objection to plans to further restrict and reduce parking in the area. As a resident of Church Terrace I have returned home this morning to find absolutely no parking in the vicinity of my property, and this is not the first time this has happened. Due to parking on the street being filled between the hours of 9am and 5pm I strongly suspect that people working in the town centre are parking here and preventing residents from parking. I do not believe that removing parking spaces on this road is in anyone's interests and that in fact further parking provisions should be made for residents.

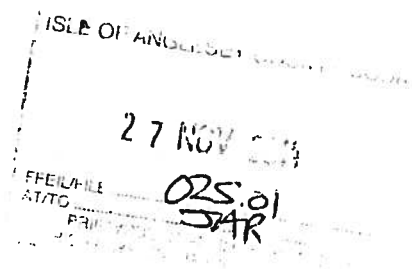
> Regards

> Liz Shepherd

>

> Sent from my iPod

A yw'r e-bost hwn wedi ei farcio'n 'Swyddogol-Sensitif'? Os ydyw, rhaid i chi ystyried a oes gennych hawl i'w ddyblygu, ei argraffu neu ai anfon ymlaen. Os oes, sicrhewch os gwelwch yn dda fod yr e-bost ynghyd ag unrhyw atodiadau'n cael eu marcio'n 'Swyddogol-Sensitif'. Eich cyfrifoldeb chi yw sicrhau fod mesurau'n cael eu cymryd i ddiogelu, storio a chael gwared ar y wybodaeth mewn modd priodol. Mae hyn yn golygu fod rhaid diogelu'r wybodaeth gyda chyfrinair neu ei chadw mewn cwpwrdd ffeilio y mae modd ei gloi. Rhaid cael gwared ar ddogfennau



Elfed Lewis

From: Huw M. Percy
Sent: 10 November 2014 08:49
To: Elfed Lewis
Subject: FW: B5111 Parking - M018186 (025.00.34)

Er gwybodaeth

From:
Sent: 08 November 2014 17:33
To: Huw M. Percy
Subject: RE: B5111 Parking - M018186 (025.00.34)

Dear Mr Percy,

Thank you for your response and explanation of the councils motivations for road alterations. It still appears rather unjust to me that one accident likely the result of bad driving and not the parking situation results in the loss of facilities and frustrating restrictions for local residents. A hasty driver is very likely to blame an accident on anything else in order to avoid their insurance claims. That being said it is understandable to put safety of road users first although I am still skeptical of the validation. I would request that parking provision for the bungalows on church terrace is not overlooked in future budgetary considerations. It is often difficult to find parking and once Rhiwlas sells there will be even more need for parking by the bungalows who are penalised most by the restrictions.

Having to apply for a dispensation will be very inconvenient, I would appreciate it if you could inform me of the process or contact details to organise this? I certainly hope such applications are not likely to be rejected due to restrictions to traffic flow.

It is clear that plans put in place will not be adjusted so it leaves me forced to look into creating a driveway to the front of the house, a large expense and huge inconvenience. I hope you understand my frustration in having to make such adjustments to remedy further restrictions which I feel will only benefit those who already drive inappropriately on the roads in front of the house.

While I am not happy about the proposed changes I am grateful for your detailed response.

Yours sincerely

From: HuwPercy@anglesey.gov.uk
To:
CC: PEMHT@anglesey.gov.uk
Subject: B5111 Parking - M018186 (025.00.34)
Date: Fri, 7 Nov 2014 14:02:57 +0000

Dear

Opposition to Proposed traffic Order, B5110 and B5111 Lon Las/Church Terrace, Llangefni.

Thank you for your email of the 30th October, 2014 relating to the above mentioned proposal. Your comments relating to the proposed restrictions opposite Bwthyn, Church Terrace, Llangefni are noted.

I shall respond to your comments as follows:-

There was a collision on the B5111 Allt Saith Aelwyd in 2013 and complaints were received about the parking. The matter was discussed with North Wales Police and a group consisting of Council Officers, Llangefni Town Council, County Councillors and Cwmni Tref Llangefni. It was agreed that it would be in the interests of road safety to prohibit parking on the last bay on the B5110 and to change the single yellow line to a double yellow line restriction.

Any existing loading and unloading arrangements on the current restrictions will be retained if a double yellow line parking prohibition is introduced. Contractors who require parking for their vehicles close to a property may also apply for a dispensation which allows a specific vehicle to park in a restricted area while work is being carried out.

The parking bay near Coedlys and the entrance to the Dingle footpath is considered to be detrimental to road safety with frequent conflict at this location between oncoming vehicles. The removal of the bay referred to will improve visibility, provide a refuge for vehicles that choose to proceed and facilitate the free movement of traffic along this section.

I note your comment on additional parking provision for residents but I regret that there is currently no funding available for such works. The areas you propose however are not considered suitable for the provision of additional parking places.

The Authority is required to pursue a lengthy consultation process with all Traffic Regulation Orders and consider the requirements of local residents. Road safety and the safe movement of traffic will however will be an over-riding consideration with any Traffic Regulation Order.

In the event of opposition to an Order at the advertising stage, all objections received are reported to the Planning and Orders Committee for their deliberation. Your email has been recorded as a formal objection to the proposed Order. Should there be any indication at this stage that local residents are not fully aware of the proposals for any reason the proposal will be re-advertised and individual properties notified directly.

I trust that this clarifies the situation regarding the current proposal.

Huw

Huw Percy,

Prif Beiriannydd/Chief Engineer.

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Mae'r neges e-bost hon a'r ffeiliau a drosglwyddyd ynghlwm gyda hi yn gyfrinachol ac efallai bod breintiau

Glynwen Williams

From: PEMHT
Sent: 07 November 2014 14:26
To:
Cc: Elfed Lewis
Subject: Traffic Regulation Order

M018299/025.00.34

Dear

Traffic Regulation Order

Thank you for your email of the 5th November, 2014 relating to the above mentioned.

Objections to a proposed traffic Order can be submitted by email or by letter to the following address:-

- a) Email to pem@anglesey.gov.uk
- b) Isle of Anglesey County Council, Managing Director's Department, Legal Section, Council Office, Llangefni, Anglesey, LL77 7TW

Yours faithfully

**A.R / P.P HUW PERCY
PRIF BEIRIANNYDD (RHWYDWAITH) /
CHIEF ENGINEER (NETWORK)**

1302

SWYDDOGOL-SENSITIF/
OFFICIAL-SENSITIVE

Sian W Davies

From:
Sent: 05 November 2014 11:44
To: PEMHT
Subject: Traffic Regulation Order

M 018299

To whom it may concern,

Could you please inform me how I can go about lodging an objection/comment on a current Traffic Regulation Order?

Many Thanks

A yw'r e-bost hwn wedi ei farcio'n 'Swyddogol-Sensitif'? Os ydyw, rhaid i chi ystyried a oes gennych hawl i'w ddyblygu, ei argraffu neu ai anfon ymlaen. Os oes, sicrhewch os gwelwch yn dda fod yr e-bost ynghyd ag unrhyw atodiadau'n cael eu marcio'n 'Swyddogol-Sensitif'. Eich cyfrifoldeb chi yw sicrhau fod mesurau'n cael eu cymryd i ddiogelu, storio a chael gwared ar y wybodaeth mewn modd priodol. Mae hyn yn golygu fod rhaid diogelu'r wybodaeth gyda chyfrinair neu ei chadw mewn cwpwrdd ffeilio y mae modd ei gloi. Rhaid cael gwared ar ddogfennau 'Swyddogol-Sensitif' yn y biniau gwastraff y mae modd eu cloi. Os ydych yn ansicr ynghylch sut i ddefnyddio gwybodaeth 'Swyddogol-Sensitif', yna cysylltwch os gwelwch yn dda gyda cyfraithpolisi@ynysmon.gov.uk

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ISLE OF ANGLESEY COUNTY COUNCIL
- 5 NOV 2014
FFEIL/FILE... 025.00.34
AT/TO...
PRIFYRDD, TRAFNIDIAETH AC EIDDO
HIGHWAYS TRANSPORT AND PROPERTY

928

Carolyn A. Jones

From: Carolyn A. Jones
Sent: 23 October 2014 13:43
To: PEMHT
Subject: FW: Traffic Regulation Order - Church Terrace

From: PEMHT
Sent: 23 October 2014 13:37
To:
Cc: Elfed Lewis
Subject: RE: Traffic Regulation Order - Church Terrace

025.00.34 m018019

Dear

Proposed Traffic Regulation Order – Church Terrace

Thank you for your e-mail of the 23rd October, 2014 relating to the above mentioned.

If you could arrange to contact my assistant Mr. E. Lewis Tel. 01248 752374 directly, he would be happy to meet you on site to discuss the proposed traffic Order as advertised.

From:
Sent: 23 October 2014 08:28
To: PEMHT
Subject: Traffic Regulation Order - Church Terrace

To whom it may concern,

I recently noticed a Traffic Regulation Order tapped to a sign post near where I park my car on Church Terrace in Llangefni. I did read the notice but to be honest I couldn't really understand what it was saying. Would it be possible for someone to give me a simpler explanation of the changes to waiting (parking?) that will be taking place in the area and if this will affect the designated parking bays on Church Terrace in the stretch of road opposite Siop Ellis?

Diolch yn fawr

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Has this e-mail been marked 'Official-Sensitive'? If so you must consider whether you have the

Elfed Lewis

From: Huw M. Percy
Sent: 07 November 2014 14:03
To: Elfed Lewis
Subject: FW: B5111 Parking - M018186 (025.00.34)

Er gwybodaeth

From: Huw M. Percy
Sent: 07 November 2014 14:03
To:
Cc: pem@ynysmon.gov.uk
Subject: B5111 Parking - M018186 (025.00.34)

Dear

Opposition to Proposed traffic Order, B5110 and B5111 Lon Las/Church Terrace, Llangefni.

Thank you for your email of the 30th October, 2014 relating to the above mentioned proposal. Your comments relating to the proposed restrictions opposite Bwthyn, Church Terrace, Llangefni are noted.

I shall respond to your comments as follows:-

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I note your comment on additional parking provision for residents but I regret that there is currently no funding available for such works. The areas you propose however are not considered suitable for the provision of additional parking places.

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of the proposals for any reason the proposal will be re-advertised and individual properties notified directly.

I trust that this clarifies the situation regarding the current proposal.

Huw

Huw Percy,

Prif Beiriannydd/Chief Engineer.

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1140

M 018186

Lynne H. Edwards

From:
Sent: 30 October 2014 10:39
To: PEMHT
Subject: re: Opposition to Proposed traffic order, B5110 A B5111 LON LAS/ CHURCH TERRACE, LLANGFN1

30 OCT 2014

025.00.34
EL

Dear whom it may concern,

I would like to comment on the proposed traffic order, B5110 A B5111 LON LAS/ CHURCH TERRACE, LLANGFN1. As a local resident who will be greatly affected by the change to road markings and parking bay removal I would like to make my opposition to the proposed traffic order known. I imagine me and my partner () may well be the only local residents who have noticed the signs and who have bothered to contact you, so I hope you will listen to our concerns.

I view the proposed traffic order as an absolute needless endeavour and a waste of tax payers money. Next to nobody parks on the single yellow lines during the permitted hours so changing them to double yellow lines will change nothing. The roads are also quiet during these permitted hours so I see no reason for change. While it is a very rare occasion somebody will park on the single yellow lines, having the flexibility for workmen to park outside my property of an evening or sunday is incredibly useful and not something I would like to see removed. We are in the process of renovation works and altering parking restrictions will make further progress on the house difficult not to mention reducing the value of the property. We were almost put off from buying it in the first place because of the single yellow lines and double yellow lines will clearly put off potential buyers for the bungalow that is still for sale. If parking restrictions are applied to be constantly in force then how on earth is anybody along church terrace ever supposed to have any building work carried out on their houses? Workmen who need to constantly go back and forth to their vehicles can hardly waste time walking all the way down the street every time they need something. This is of course if they can find parking on the more southerly part of church terrace at all. This problem created by the proposed changes could add considerable expense and inconvenience to any residents who live in the row of bungalows.

The removal of two parking spaces with the proposed plans are going to make it even more difficult to park anywhere remotely near my house (Bwthyn). This end bay is also very convenient and causes less traffic build up than having to parallel park my larger vehicle into the bays which will remain with the proposed plans. I see no reason why the parking bays near Coedlys and the entrance to the dingle need be removed. They are far from the junction and do not cause any obstruction. If anything cars parked in this bay serve as a good protection to those pedestrians often with dogs or push chairs who walk on the narrow path by the entrance to the dingle. Not to mention helping to slow down cars which ignore the 30 mile per hour speed limit and rip up the more northerly part of church terrace at ridiculous speeds. Removing this last parking space will only give them more time to accelerate and encourage such behaviour.

If the council insists of constantly persecuting residents who live in the bungalows to allow for the bad driving of those passing through by enforcing further parking restrictions then something needs to be done to mitigate our parking situation. The footpath on the eastern side of church terrace (northerly part near the bungalows) next to the pastoral field is very wide. There is no need to have a footpath on both sides of this road as it is very rarely traversed and most people use the side of the path near the houses. This footpath could easily be converted into several parking bays to provide for the bungalows who currently have no parking access anywhere near their houses. There is also a small plot of waste land where people used to park opposite Elenfa which could easily be converting into 3 parking bays. Such pursuits would be a useful spend of

tax payers money to actually provide a service to residents instead of wasting money on needless endeavours that only make things more problematic.

I really hope that this proposal will be given more consideration and the problems to local residents considered more in future plans and developments.

Yours sincerely

Bwthyn, Church Terrace, Llangefni, Anglesey, LL777EB

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928

Carolyn A. Jones

From: Carolyn A. Jones
Sent: 23 October 2014 13:43
To: PEMHT
Subject: FW: Traffic Regulation Order - Church Terrace

From: PEMHT
Sent: 23 October 2014 13:37
To: 'Liz S'
Cc: Elfed Lewis
Subject: RE: Traffic Regulation Order - Church Terrace

025.00.34 m018019

Dear

Proposed Traffic Regulation Order – Church Terrace

Thank you for your e-mail of the 23rd October, 2014 relating to the above mentioned.

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Sent: 23 October 2014 08:28
To: PEMHT
Subject: Traffic Regulation Order - Church Terrace

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