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

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

CYNGOR SIR YNYS MÔN  
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<b>RHYBUDD O GYFARFOD</b>	<b>NOTICE OF MEETING</b>
<b>PWYLLGOR CYNLLUNIO A GORCHMYNION</b>	<b>PLANNING AND ORDERS COMMITTEE</b>
<b>DYDD MERCHER, 1 EBRILL, 2015 am 1 o'r gloch y prynhawn</b>	<b>WEDNESDAY, 1 APRIL, 2015 at 1:00 p.m.</b>
<b>SIAMBR Y CYNGOR, SWYDDFEYDD Y CYNGOR, LLANGFNI</b>	<b>COUNCIL CHAMBER, COUNCIL OFFICES, LLANGFNI</b>
Swyddog Pwyllgor	<b>Ann Holmes</b> <b>01248 752518</b>
	Committee Officer

## **AELODAU / MEMBERS**

Cynghorwyr / Councillors:

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

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

## **A g e n d a**

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

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

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

### **Index**

#### **1 APOLOGIES**

#### **2 DECLARATION OF INTEREST**

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

#### **3 MINUTES 4TH MARCH, 2015 MEETING\_(Pages 1 - 10)**

To present the minutes of the previous meeting of the Planning and Orders Committee held on 4 March, 2015.

#### **4 SITE VISITS 18 MARCH, 2015\_(Pages 11 - 12)**

To present the minutes of the planning site visits undertaken on 18<sup>th</sup> March, 2015.

#### **5 PUBLIC SPEAKING**

#### **6 APPLICATIONS THAT WILL BE DEFERRED\_(Pages 13 - 16)**

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

6.2 34C553A – Ty'n Coed, Llangefni

#### **7 APPLICATIONS ARISING\_(Pages 17 - 28)**

7.1 33C295B – 4 Nant y Gors, Pentre Berw

7.2 45C452 – Berllan Estate, Llangaffo

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## **8 ECONOMIC APPLICATIONS**

None to be considered by this meeting.

## **9 AFFORDABLE HOUSING APPLICATIONS**

None to be considered by this meeting.

## **10 DEPARTURE APPLICATIONS\_(Pages 29 - 42)**

10.1 24C268G/VAR – Plot 2, Cerrig Man, Amlwch

10.2 25C198B – Maes Cyhelyn, Llanerchymedd

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

None to be considered by this meeting.

## **12 REMAINDER OF APPLICATIONS\_(Pages 43 - 62)**

12.1 14LPA1011/CC – Plot 12, Mona Industrial Estate

12.2 15C116G – 5 Bythynnod Gwenllyr, Malltraeth

12.3 19LPA1014/CC – Penrhos Industrial Estate, Holyhead

12.4 25C248 – Unit 1, Maes Athen, Llanerchymedd

12.5 39LPA1012/TPO/CC – Old Reservoir, Menai Bridge

## **13 OTHER MATTERS\_(Pages 63 - 70)**

13.1 14C164E – Tryfan, Trefor

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## Planning and Orders Committee

### Minutes of the meeting held on 4 March 2015

- PRESENT:** Councillor William Thomas Hughes (Chair)  
Councillor Ann Griffith (Vice-Chair)
- Councillors Lewis Davies, John Griffith, K P Hughes,  
Vaughan Hughes, Victor Hughes, Richard Owain Jones,  
Jeffrey M.Evans and Nicola Roberts
- IN ATTENDANCE:** Development Control Manager (DFJ),  
Planning Assistants,  
Highways Officer (JAR),  
Legal Service Manager (RJ),  
Committee Officer (MEH).
- APOLOGIES:** None
- ALSO PRESENT:** Local Members : Councillors R. Meirion Jones, Alun Mummery (in respect of 7.2); T.Ll. Hughes (in respect of 13.2)
- 

#### 1 APOLOGIES

There were no apologies for absence.

#### 2 DECLARATION OF INTEREST

Declarations of interest were made as follows :-

Councillor R.O. Jones declared an interest with regard to applications 7.1 and 10.1.

Councillor T.V. Hughes and W.T. Hughes declared an interest with regard to application 12.3.

Councillors Lewis Davies, Ann Griffith, John Griffith, Vaughan Hughes and Nicola Roberts declared an interest with regard to application 7.4 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

The minutes of the previous meeting of the Planning and Orders Committee held on 4 March, 2015 were submitted and confirmed as correct.

#### **4 SITE VISITS**

The minutes of the site visits held on 18 February, 2015 were submitted and confirmed as correct.

#### **5 PUBLIC SPEAKING**

The Chair announced that there were public speakers with regard to applications 7.2 and 7.4.

#### **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 RESOVLED to defer consideration of the application in accordance with the Officer’s recommendation for the reason given in the written report.**

#### **7 APPLICATIONS ARISING**

**7.1 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**

*Councillor R.O. Jones had declared an interest in this application; he withdrew from the meeting during consideration and voting thereon.*

The application is presented to the Planning and Orders Committee at the request of Councillor Lewis Davies as a Local Member. At the meeting of the Planning and Orders Committee held on 4 February, 2015 it was resolved to visit the site. The site visit took place on 18 February, 2015.

The Development Control Manager reported that 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.

Councillor Lewis Davies stated that he believed that it was important that the Committee viewed the site to evaluate the effects of the proposal on the amenities of the neighbouring properties. He stated that he would not be voting in respect of this application as he considered that the dwelling was substantial in size and was having an effect on neighbouring dwellings.

Councillor K.P. Hughes proposed that the application be approved and Councillor Vaughan Hughes seconded the proposal.

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

## **7.2 31C419A – Outline application with all matters reserved for the erection of 2 dwellings on land at Hafod y Bryn, Llanfairpwll**

The application is presented to the Planning and Orders Committee at the request of Councillor A.M. Mummery as a Local Member. At the meeting of the Planning and Orders Committee held on 4 February, 2015 it was resolved to visit the site. The site visit took place on 18 February, 2015.

The Chair invited Mr. Gerallt Parry to address the meeting as an objector to the application. Mr. Parry made the following points:

- A similar application for the erection of 2 dwellings was refused in October 2014 due to highway issues;
- The cul-de-sac at Trem Eryri is narrow and erecting 2 further dwellings would generate further traffic problems. Refuse lorries already having to mount the kerb to pass parked vehicles;
- 2 disabled parking bays are located at Trem Eryri and the increase in traffic would cause traffic issues at the estate;
- The development would be at a higher level and out of scale with existing dwellings;
- The dwelling at Hafod y Bryn is already served by an access and the development should utilise this access rather than through Trem Eryri estate;

The Committee's Members were given the opportunity to question Mr. Parry. Councillor Lewis Davies questioned if emergency vehicles would have difficulties accessing the site. Mr. Parry responded that some vehicles already have to mount the kerb to pass parked vehicles.

The Chair invited Mr. Owen Evans to address the meeting as a supporter of the application. Mr. Evans made the following points :-

- During the site visit it seemed that there was an increase in the parked cars within the cul-de-sac and therefore a survey over a period of a fortnight was undertaken. The result of the survey was reported to the Committee; it suggested that there was fewer cars parked there at other times;
- It was considered that an extra 2 dwellings would not have a detrimental effect on neighbouring properties. The properties opposite the site are on a higher level than the proposed dwellings;
- Residents have raised issues of overlooking, change to the character of the area, growth and privacy issues. The Planning and Highways Officers are supportive of the application.

Councillor Alun M. Mummery as a Local Member stated that an application for the erection of 2 dwellings on the site had been refused in October 2014 but

following a Traffic Management Study by the developer the Officers now consider that the application should be approved. The concerns of the local residents are the traffic issues which already exist at this site. The Ynys Môn Local Plan states that there is a need to ensure that vehicular access, the roads leading to the site and parking provisions are safe and adequate.

Councillor R. Meirion Jones as a Local Member stated that there are strong views by the residents in respect of the traffic issues in this area as the road is narrow. He considered that a better access to the site is available which would alleviate the traffic issues within this particular area.

The Development Control Manager reported it seems that highways issues are of concern to the local residents in respect of this location. The location of the site is in the middle of a Llanfairpwll and in a residential area. The Officers are in agreement that the site can accommodate the 2 proposed dwellings. He further stated that a condition can be added on the planning approval in respect of Traffic Management during construction of the dwellings.

Councillor Lewis Davies expressed his concern that during the site visit to the site there were a considerable amount of parked cars within the areas of the proposed development. He was also concerned in respect of emergency and refuse vehicles having to mount the kerb to be able to pass parked cars in the area. Councillor Davies proposed that the application be refused and Councillor T.V. Hughes seconded the proposal.

The Highways Officer considered that parking in the proposed development would not cause undue problems. The development of 2 additional dwelling would not equate to problems with emergency and refuse vehicles having to mount the kerb as this issue already exists.

Councillor Jeff Evans proposed that the application be approved and Councillor K.P. Hughes seconded the proposal.

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

### **7.3 34C553A – Outline application for residential development including extra care facility, highway and associated infrastructure at Ty'n Coed, Llangefni**

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

Councillor Nicola Roberts as a Local Member requested that the application be deferred as the local residents were not given sufficient notice that the application was to be discussed at this meeting. The proposal was seconded by Councillor Lewis Davies.



**It was RESOLVED to defer consideration of the application at the request of the Local Member due to local residents not having sufficient notification that the application was to be discussed at this meeting.**

**7.4 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**

The application is presented to the Planning and Orders Committee as it has been decided that delegated powers will not be used in connection with wind turbine developments. At the meeting of the Planning and Orders Committee held on 4 February, 2015 it was resolved to visit the site prior to determining the application. The site was visited on 18 February, 2015.

The Chair invited Mr. Owen Evans to address the meeting as an objector to the application. Mr. Evans made the following points :-

- The Penmynydd area is a natural area of beauty within Landscape Area 12. A wind turbine would spoil the view of Snowdonia.
- 3 similar applications for wind turbines in the area have been refused through planning appeals i.e. Ty Gwyn, Penmynydd, Yr Orsedd, Llanddona and Tre Ifan, Brynsiencyn.
- The Menai Strait is only 3 miles away from the application site. If the application was approved the wind turbine would be visible from Britannia Bridge. Neither tourists nor local residents want to view a wind turbine when they enter the Island.
- It is known that Noctule bats are within the area of Penmynydd. He was surprised that the Ecological Officer has not raised the issue of bats as was similar in other planning applications for wind turbines in the area.
- 95% of the local residents are against the erection of wind turbines in the area of Penmynydd.

Councillor John Griffith ascertained if the objectors to the application are local to the area? Mr. Evans stated that the objectors are from the Penmynydd, Star and Rhoscefnhir area.

The Development Control Manager reported that 277 letters of objections had been received in respect of this application. The Ecological Officer has considered the issue of bats in the area but has not objected to the application.

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

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

## **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**

### **10.1 24C288B – 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**

The application was presented to the Planning and Orders Committee as the application is contrary to the adopted Ynys Môn Local Plan but can be supported under the Stopped Unitary Development Plan.

The Planning Development Manager reported that the dwelling has been erected to slab level at the time of the department's investigation into anomalies with respect to its positioning. The floor level has been reduced from previously approved dwelling by approximately 1 meter from Hafod y Grug.

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

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

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

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

## **12 REMAINDER OF APPLICATIONS**

### **12.1 25C247 – Full application for the creation of a footpath around the existing football pitch at Cae Tan Parc, Coedwig Street, Llannerchymedd**

The application is presented to the Planning and Order Committee as the site is on Council owned land.

Councillor T. Victor Hughes proposed that the application be approved and Councillor Nicola Roberts seconded the proposal

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

**12.2 33C295B – 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**

The application is presented to the Planning and Order Committee at the request of the Chair of the Planning and Orders Committee.

Councillor T.V. Hughes as a Local Member proposed that the application site be visited to allow the Committee to view the access to the site. Councillor R.O. Jones seconded the proposal.

**It was RESOLVED to visit the application site in accordance with the request by a Local Member.**

**12.3 33C306 – Full application for the erection of a nursery/circle/club school building on land at Ysgol Esceifiog, Gaerwen, Lon Groes, Gaerwen**

*(Councillors T. Victor Hughes and W.T. Hughes declared an interest and left the meeting during discussion and voting thereon.) The Vice-Chair took the Chair for this item.*

The application is presented to the Planning and Order Committee as the site is on Council owned land.

The Planning Development Manager reported there is no objection to the land use in respect of this application but since the preparation of the report the Highways Authority has requested further information in respect of the increase in the level of traffic to the site. He suggested that the Committee could afford power to act to the Officer's to discuss the concerns of the Highways Authority.

Councillor Lewis Davies proposed that the application be approved with power to act to the Officers to discuss further with the Highways Authority. Councillor Nicola Roberts seconded the proposal.

**It was RESOLVED to delegate approval of the application to the Head of Planning Services following consultation with the Highways Authority in respect of the level of traffic entering the site.**

**12.4 34LPA1006A/CC – Full application for alterations and extensions, demolition of existing garage, erection of a new garage together with landscaping work at Glan Cefni Flats, Llangefni**

The application is presented to the Planning and Order Committee as the site is on Council owned land.

The Planning Development Manager reported that the Highways Authority has requested that a Traffic Management Plan be attached to the application.

Councillor Nicola Roberts proposed that the application be approved and Councillor Vaughan Hughes seconded the proposal.

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

#### **12.5 45C452 – Outline application for the erection of a dwelling together with full details of access on land adjacent to Stad Berllan, Llangaffo**

The application is presented to the Planning and Order Committee at the request of Councillor Ann Griffith a Local Member.

Councillor Ann Griffith requested that the site be visited to allow the Committee to view how the site complied with Policy 50 and how little affect it had on the village.

**It was RESOLVED to visit the site in accordance with a Local Member's request for the reasons given.**

### **13 OTHER MATTERS**

#### **13.1 37LPA857A/CC – 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**

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

**It was RESOLVED to note the report for information.**

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

Submitted – a report by the Project Manager (Holyhead THI) in relation to the above.

The Project Manager (Holyhead THI) reported that the Market Hall building has deteriorated since 2001, as monitored by CADW's building at risk nationwide survey. The building was 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. It was noted that the costs associated with the repairs notice and compulsory purchase order will be met through the Townscape Heritage Initiative/VVP funding.

Councillor Jeff Evans stated the Market Hall is a key building in Holyhead which has been allowed to deteriorate and is now in a dangerous condition. He fully supported the Officers in respect of repairs notice and subsequent compulsory purchase notice on the owners.

Councillor Nicola Roberts questioned who will be faced with the maintenance of the Market Hall in the future as the Council is selling assets at present? The Project Manager responded it will be a matter for the Executive to decide but a 25 year maintenance plan has been included within the business proposals of the scheme which has been fully costed.

Councillor T.LI. Hughes a Local Member stated that Holyhead has received a VDP grant of £7m to regenerate the town. If the Market Hall is left to deteriorate further it is likely that the place will become dangerous to the general public. This issue has arisen within the town already as the old Crown Restaurant has been taken over the Holyhead Town Heritage Initiative due to its dilapidated state.

Councillor Nicola Roberts stated that she would abstain from voting in respect of this item.

**It was RESOLVED :-**

- **To authorise, under 3.4.3.8 of the Constitution, the Head of Environment and Technical Services on the instructions of the Head of Planning and 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.**
- **To authorise, under 3.4.3.8 of the Constitution, the Legal Services Manager on the instructions of the Head of Planning and 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.**
- **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 and 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.**
- **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.**

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

Submitted – report by the Chief Engineer in relation to the above.

The Highways Technician reported that 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.

**It was RESOLVED to approve the proposal in accordance with the advertised Order and plans.**

**COUNCILLOR W.T. HUGHES  
CHAIR**

## PLANNING SITE VISITS

### Minutes of the Site Visits held on 18<sup>th</sup> March, 2015

<b>PRESENT:</b>	Councillor W.T. Hughes (Chair)  Councillors Lewis Davies, John Griffith, K.P. Hughes, T.V. Hughes, Raymond Jones.
<b>IN ATTENDANCE:</b>	Team Leader (NJ) (Item 2 only), Planning Officer (CR), Highways Officer (JR) (Item 1 only).
<b>APOLOGIES:</b>	None
<b>ALSO PRESENT:</b>	None

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**1 33C295B -FULL APPLICATION FOR THE ERECTION OF A DWELLING TOGETHER WITH ALTERATIONS TO THE EXISTING ACCESS ON LAND ADJACENT TO 4 NANT Y GROES, PENTRE BERW**

The site itself was viewed in relation to existing dwellings. The Officer confirmed the scale of the proposed plot and scale of the dwelling and the distance between the proposed dwelling and the adjoining dwelling known as 4 Nant y Gors. The Officer confirmed that the application was being assessed against Policy 50 of the Ynys Mon Local Plan.

The Officer confirmed which properties were objecting to the scheme and the nature of their objections.

The Highway Officer confirmed that the means of access to the site, via the front of 1 – 4 Nant Y Gors, was acceptable to serve one additional dwelling.

**2 45C452 – OUTLINE APPLICATION FOR THE ERECTION OF A DWELLING TOGETHER WITH FULL DETAILS OF ACCESS ON LAND ADJACENT TO BERLLAN ESTATE, LLANGAFFO**

The Members viewed the access details from the road and the officer explained that the access as presented does not meet highway requirements of 2.4m x 90m visibility splays. It was indicated by the Officer that sufficient land exists in the control of the applicant to provide adequate access. The site itself was viewed in relation to existing dwellings. The Officer confirmed that the application was being assessed against Policy 50 of the Ynys Mon Local Plan. The Officer indicated that the proposal proposes a private means of foul drainage rather than connection to the existing main sewer in the adjoining estate.

**COUNCILLOR W.T. HUGHES  
CHAIR**

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6.1

Ceisiadau'n Economaidd

Economic Applications

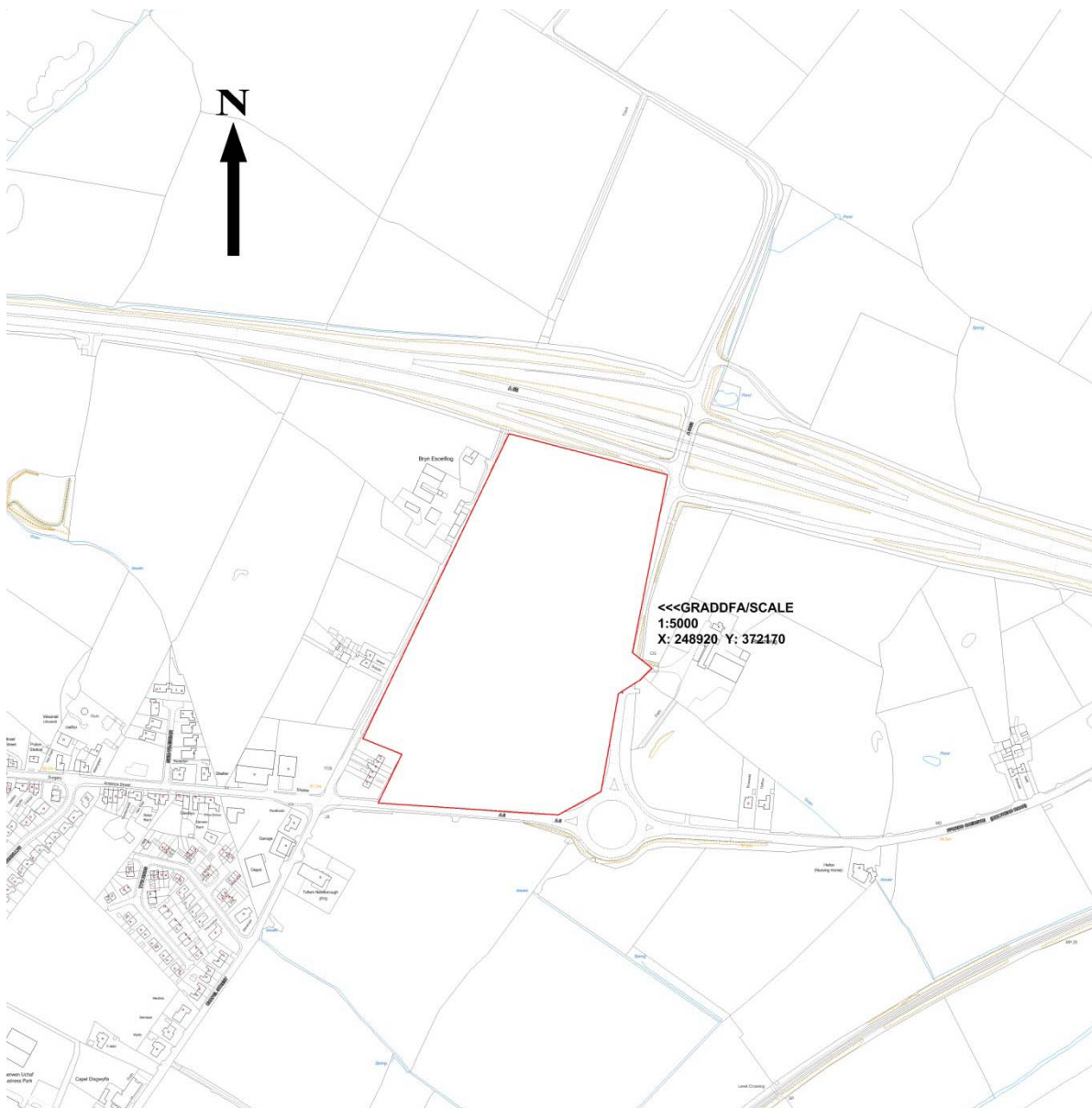
Rhif y Cais: **33C304B/ECON** Application Number

Ymgeisydd Applicant

**Menai Science Park**

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

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



**Planning Committee: 01/04/2015**

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

**Recommendation:**

Defer

**Reason for Reporting to Committee:**

Members are informed that this application is being deferred as it is considered that there will be a conflict with the pre- election guidance given that each local authority is under a duty not to do or facilitate anything which could be used for political advantage during the election campaign.

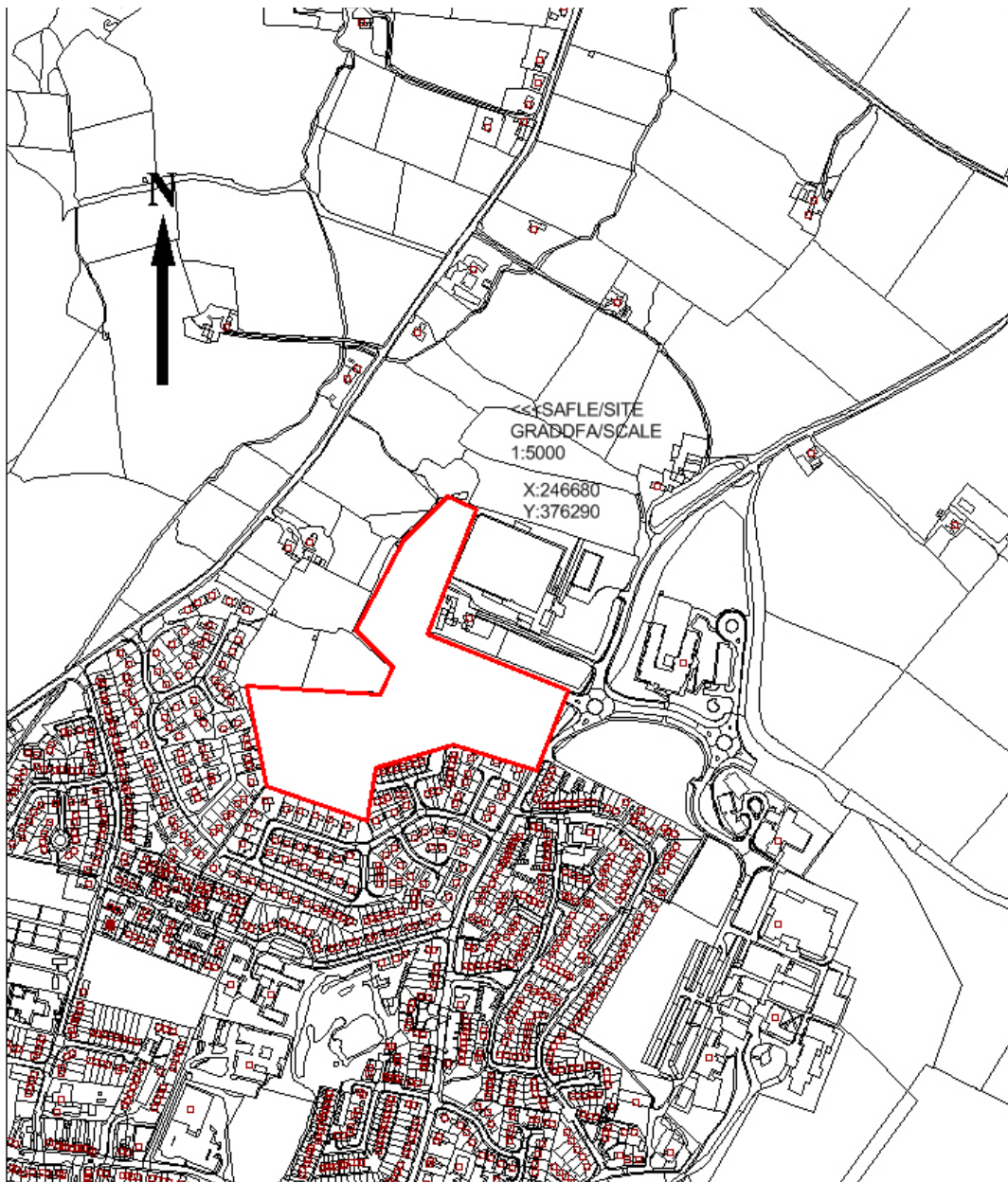
Rhif y Cais: **34C553A** Application Number

Ymgeisydd Applicant

**St Malo (Llangefni) Ltd**

**Cais amlinellol ar gyfer datblygiad trigiannol yn cynnwys gwaith priffordd a rhydwaiith cysylltiol yn/Outline application for residential development, highway and associated infrastructure at**

**Ty'n Coed, Llangefni**



**Planning Committee: 01/04/2015**

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

**Recommendation:**

Defer

**Reason for Reporting to Committee:**

Members are informed that this application is being deferred as it is considered that there will be a conflict with the pre- election guidance given that each local authority is under a duty not to do or facilitate anything which could be used for political advantage during the election campaign.

7.1

Gweddill y Ceisiadau

Remainder Applications

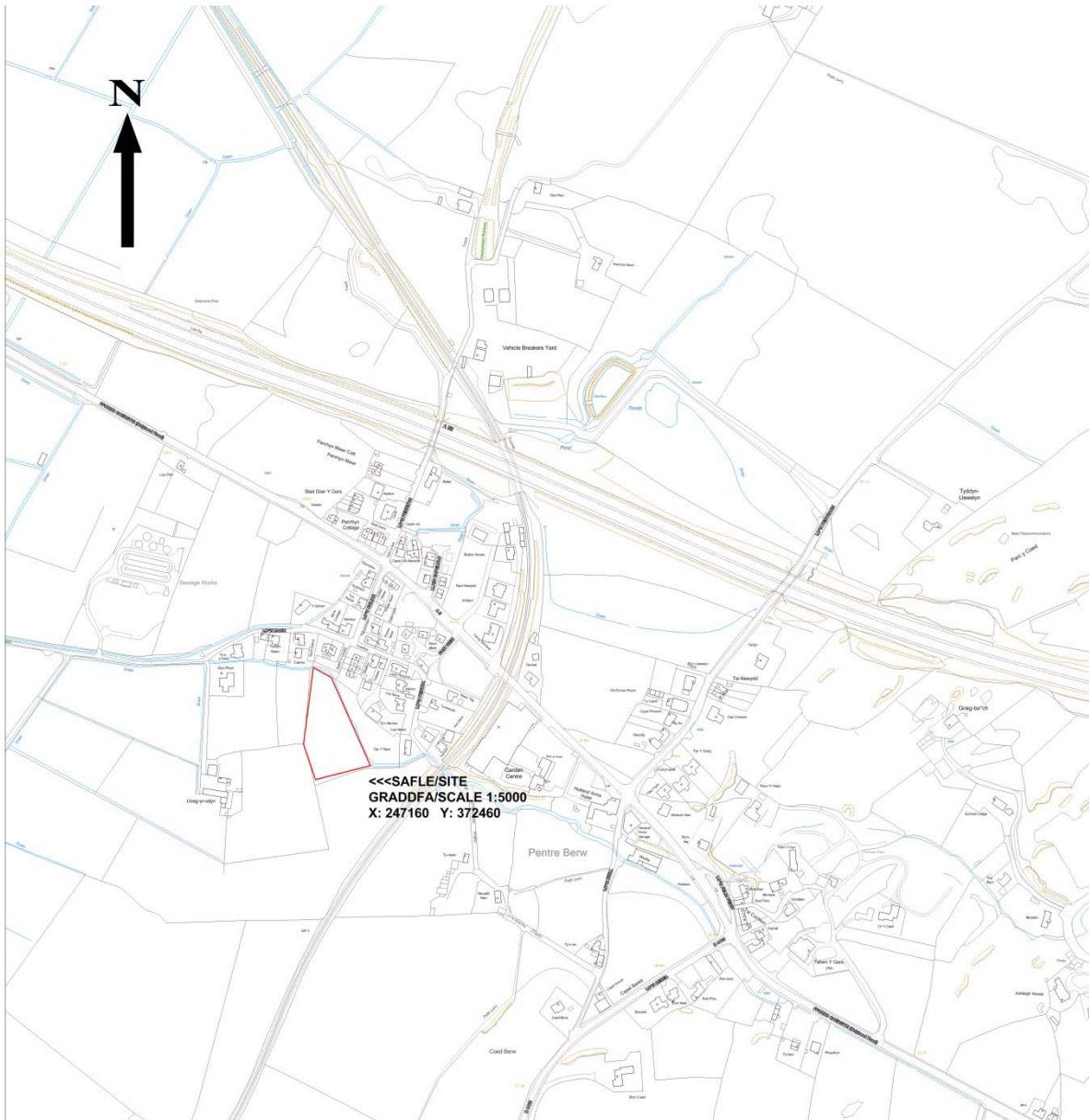
Rhif y Cais: **33C295B** Application Number

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: 01/04/2015**

### **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.

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

#### **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

**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 23<sup>rd</sup> 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**

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

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

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

**(02) No development shall 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.

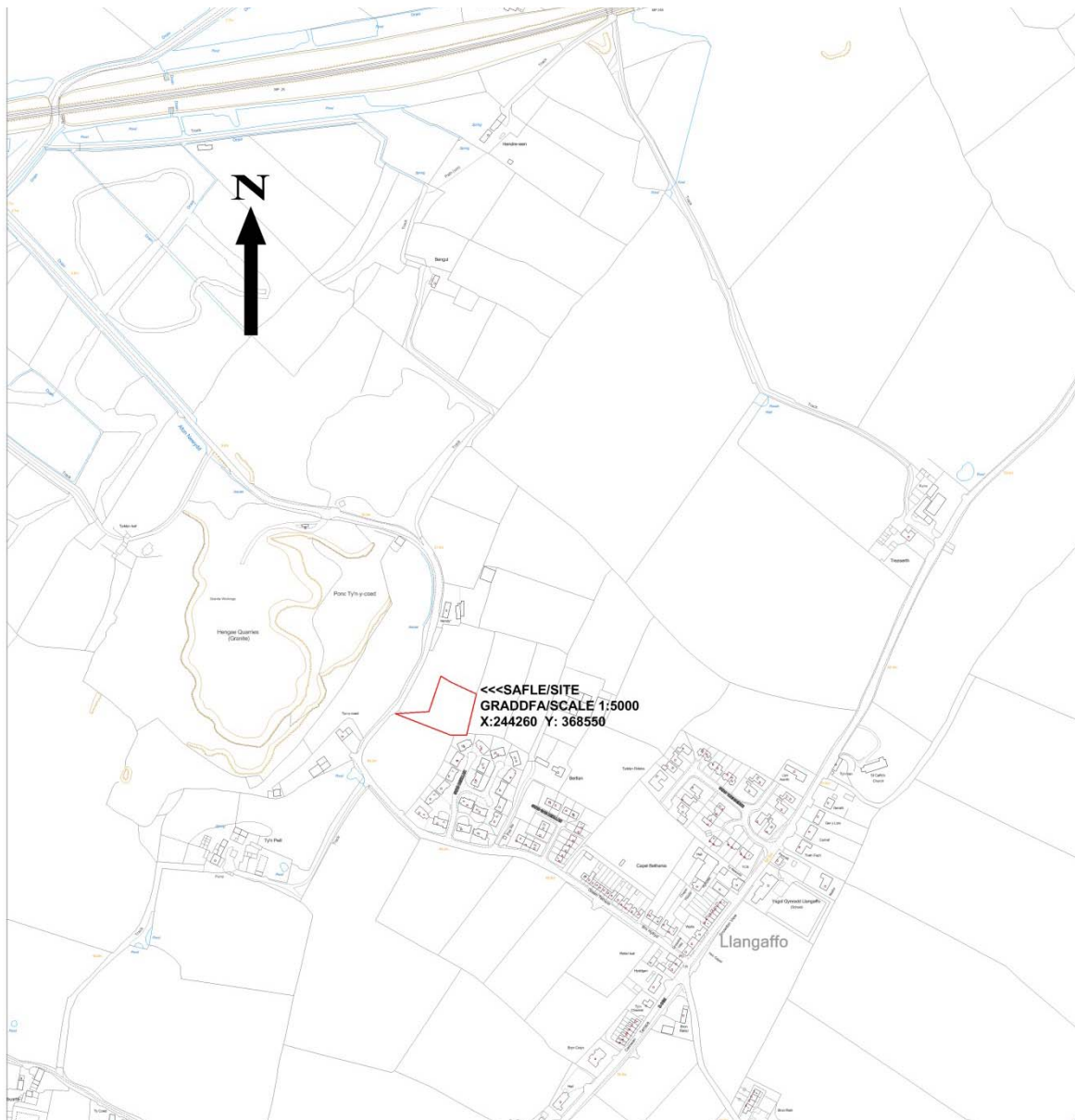
Rhif y Cais: **45C452** Application Number

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: 01/04/2015**

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

#### **Recommendation:**

Refuse

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

The application has been called-in by Cllr Ann Griffith for a Committee decision. The Planning and Orders Committee at its meeting held on 4<sup>th</sup> March 2015 resolved to visit the site prior to making its determination. The site was visited on 18<sup>th</sup> March.

#### **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**

**Town 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** – Insufficient visibility at the access as shown on the drawings submitted. The applicant has sufficient land to provide adequate access

**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 20<sup>th</sup> 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.

**Highways:** The access shown on the submitted plans does not provide sufficient visibility. The applicant has sufficient land in his ownership / control to provide a suitable access but amended details have not been requested from the applicant so as not to put him to additional expense when the principle of the development is not supported in policy terms. A revised access arrangement would require removal of roadside hedges which would exacerbate the landscape and visual impacts of the proposal and heighten its incongruity.

**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.

**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.

## 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 (7<sup>th</sup> 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 (7<sup>th</sup> Edition) and Circular 10/99 'Planning requirements in respect of the use of non-mains sewerage, incorporating septic tanks in new development'.



10.1

Ceisiadau'n Tynnu'n Groes

Departure Applications

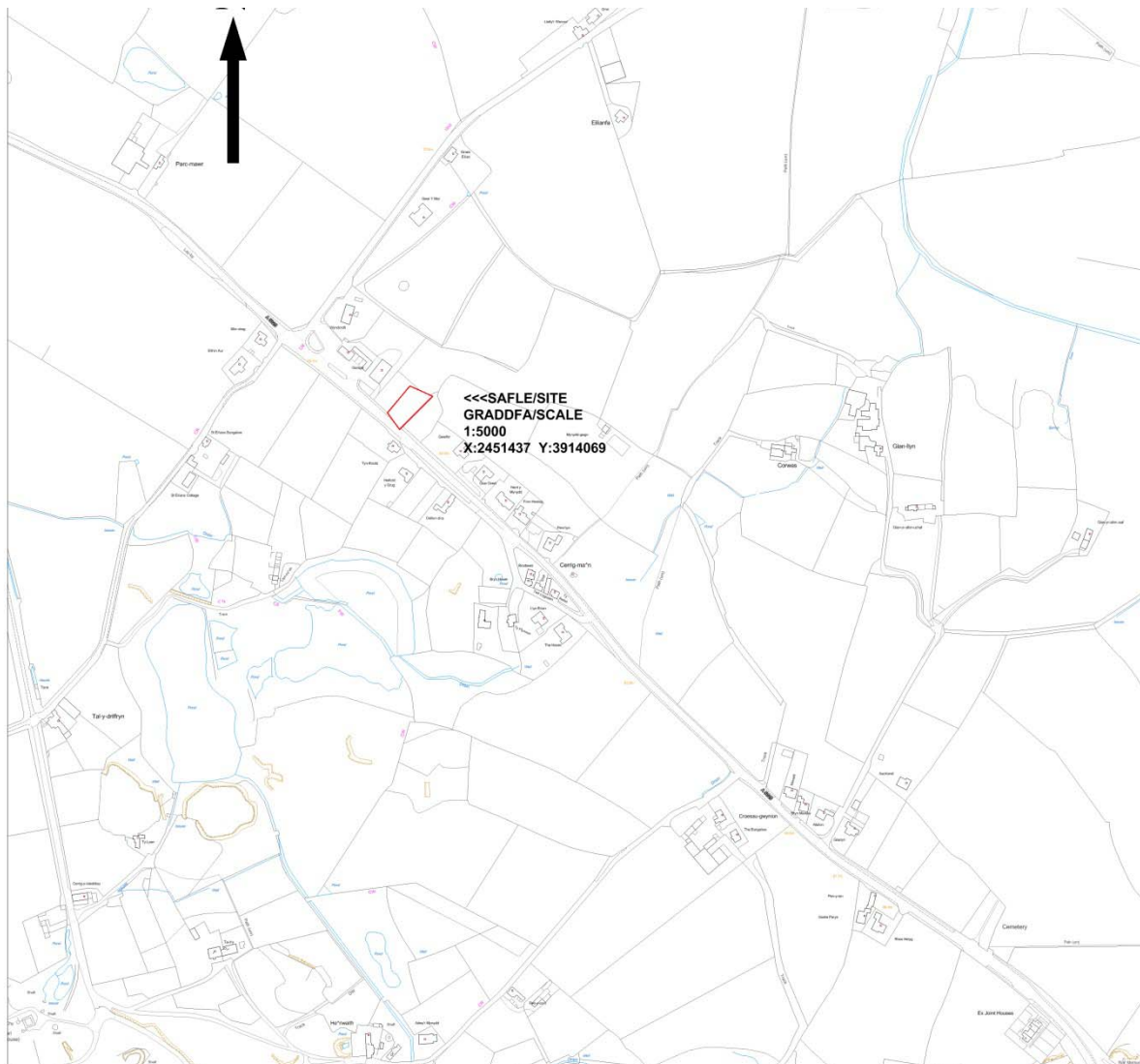
Rhif y Cais: **24C268G/VAR** Application Number

Ymgeisydd Applicant

**Mr & Mrs G Jones**

**Cais o dan Adran 73 i diwygio amod (02) o caniatâd cynllunio rhif 24C268D (adnewyddu cais amlinellol ar gyfer codi annedd) er mwyn galluogi blwyddyn pellach i dderbyn cais manylion llawn yn / Application under Section 73 for the variation of condition (02) from planning permission reference 24C268D (Renewal of outline permission for the erection of a dwelling) so as to allow a further year to submit a reserved matters application at**

**Plot 2, Cerrig Man, Amlwch**



**Planning Committee: 01/04/2015**

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

**Recommendation:**

Permit.

**Reason for Reporting to Committee:**

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

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

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

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

It is proposed to renew the permission previously granted

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

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

### **3. Main Policies**

#### **Gwynedd Structure Plan**

A6 - New Dwellings in the Countryside

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

53 - Housing in the Countryside

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

HP5 - Countryside Hamlets & Clusters

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

**Local Member** - No response at the time of writing report

**Community Council** - No response at the time of writing report

**Highways** - No response at the time of writing report

**Drainage** - Comments

**Welsh Water** – No public sewers in the area.

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

**Response to Publicity**

The application was afforded by three means of publicity, namely the posting of a site notice adjacent to the proposed site, the posting of letters to the owners/occupiers of neighbouring properties and also an advert placed in the local press. The date for the neighbouring notification will not expire until the 02/04/2015, at the time of writing this report no letters of representation have been received at the department.

## **5. Relevant Planning History**

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

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

## **6. Main Planning Considerations**

### **Planning History**

The planning application comprises a renewal of planning application 24C268D.

### **Planning History and Principle of Residential**

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

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

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

### **Highways, Parking and Pedestrian Safety**

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

## **7. Conclusion**

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

## **8. Recommendation**

### **Permit**

To grant delegated powers to approve the application following the expiration of the neighbouring notification and the consideration of any other representations received at that time.

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

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

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

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

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

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

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

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

Reason: The application is for outline planning permission.

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

Reason: To ensure a satisfactory appearance to the development.

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

Reason: To ensure a satisfactory appearance of the development.

**(06) The details to be submitted for approval in writing by the Local Planning Authority in accordance with Condition (1) above shall include details of the proposed slab levels of the**

**building(s) in relation to the existing and proposed levels of the site and the surrounding land. The building(s) shall be constructed with slabs at levels that have been approved in writing by the Local Planning Authority.**

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

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

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

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

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

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

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

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

Reason: To minimise danger and inconvenience to highway users.

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

Reason: To minimise danger and inconvenience to highway users.

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

Reason: To minimise danger and inconvenience to highway users.

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

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

**(14) The car parking accommodation shall be completed in full accordance with the details as**

**submitted before the use hereby permitted is commenced and thereafter retained solely for those purposes.**

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

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

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

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

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

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

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

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

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

## **9. Other Relevant Policies**

### **Gwynedd Structure Plan**

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

### **Ynys Môn Local Plan**

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

### **Stopped Ynys Môn Unitary Development Plan**

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

### **Planning Policy Wales (Edition 7)**

**SGP: Parking Standards (2008)**

**SPG: Design Guide (2008)**

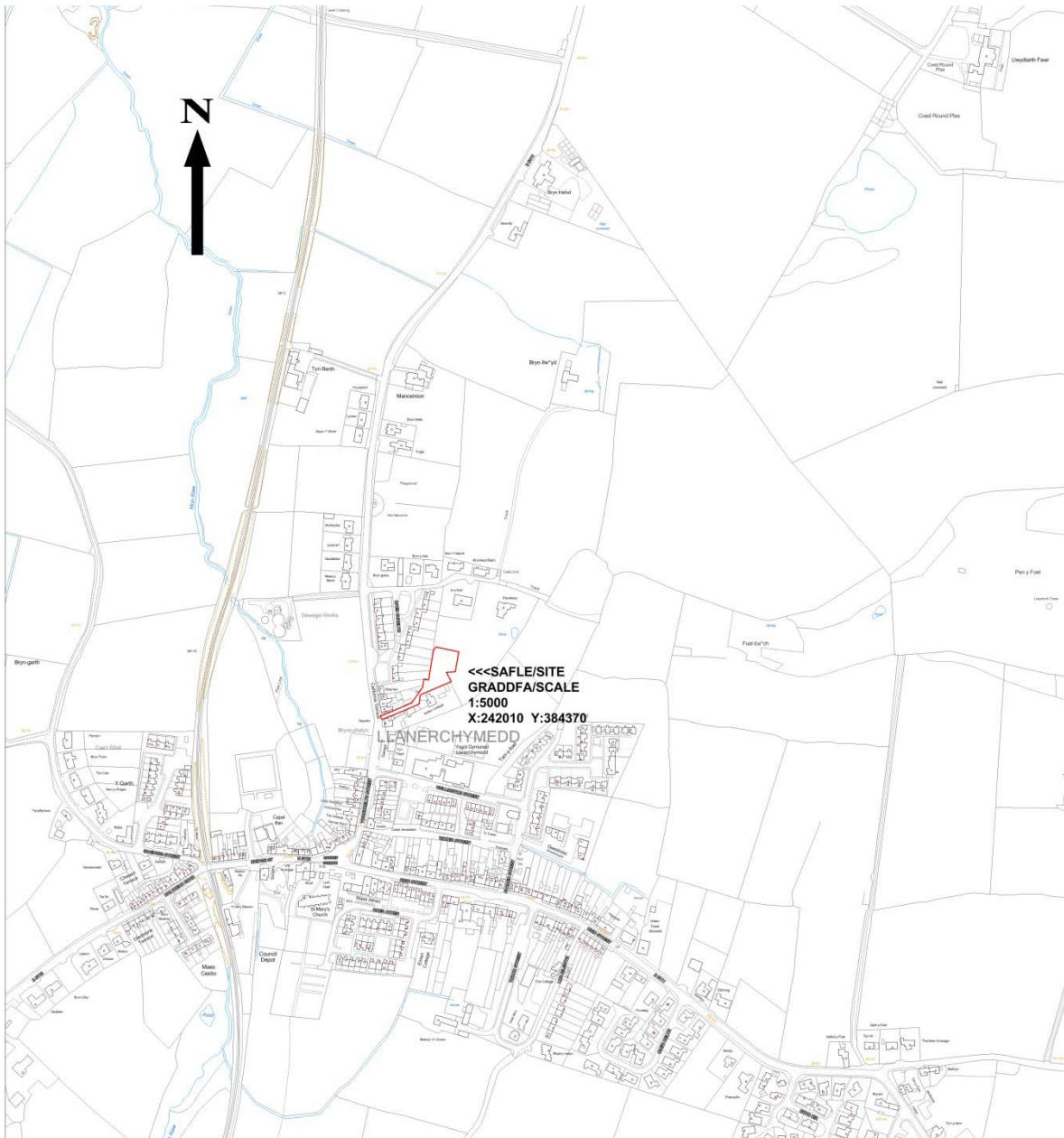
Rhif y Cais: **25C198B** Application Number

Ymgeisydd Applicant

**Mr Geraint W Jones**

**Cais llawn i godi annedd ar dir ger / Full application for the erection of a dwelling on land adjoining**

**Maes Cyhelyn, Llanerchymedd**





**Planning Committee: 01/04/2015**

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

**Recommendation:**

Permit

**Reason for Reporting to Committee:**

The majority of the application site is outside the development boundary of the Ynys Mon Local Plan.

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

The application site comprises part of a joiner's yard and field situated immediately behind and adjoining existing residential properties at Cuhelyn Street. Vehicular access is via a narrow track from Cuhelyn Street, which also serves a number of adjacent residential properties. Planning permission has previously been granted on the site for the erection of a large dormer bungalow in 2009. This application is for the erection of a single storey dwelling on the same plot of land.

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

The key issue is whether the siting, design, landscaping and external appearance are acceptable.

### **3. Main Policies**

#### **Gwynedd Structure Plan**

A3 New housing developments

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

48 Housing development criteria

49 Defined Settlements

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

HP3 New Housing Development

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

**Cllr John Griffith** – No response at time of writing report

**Cllr Kenneth Pritchard** – No response at time of writing report

**Cllr Llinos M Huws** – No response at time of writing report

**Community Council** – No response at time of writing report

**Highways** – Recommended conditional approval.

**Drainage** - No response at time of writing report

## **Response to Publicity**

None received at time of writing report.

## **5. Relevant Planning History**

25C198 – Outline application for the erection of a dormer bungalow – Granted 8.1.09

25C198A/DA - / Detailed plans for the erection of a dormer bungalow. Approved 8.5.09

## **6. Main Planning Considerations**

Llanerchymedd is identified as a Defined Settlement under policy 49 of the Ynys Mon Local Plan and as a Secondary Centre under policy HP3 of the Stopped Unitary Development Plan.

The above mentioned policies allow for the erection of dwellings on suitable sites within the development boundary.

Whilst the majority of the application site is outside the development boundary of the Ynys Mon Local Plan, the settlement boundary for Llanerchymedd has been amended in the Stopped Unitary Development Plan and the application site is substantially within the boundary of the Stopped Unitary Development Plan. In view of the advanced stage reached in the preparation of the UDP weight can be attributed to its provisions such as to outweigh the provisions of the development plan in this instance.

Outline planning permission has been granted on the site on 8.1.09 under planning reference 25C198 and the reserved matters application approved on the 8.5.09 for the erection of a dormer bungalow.

This application seeks full permission for the erection of a single storey dwelling on land to the rear of Maes Cuhelyn, Llanerchymedd.

Five windows are proposed to the West elevation, three of which are bathroom windows and two are bedrooms, both proposed bedroom windows are over 30 meters away from the rear elevation of the existing dwellings at Maes Cuhelyn, the bedroom and living room window to the North elevation are just shy of 50 meters to the boundary of the dwelling known as Is Y Foel. The proposed bedroom window on the South elevation is some 20 meters from the dwelling known as Sefton Cottage. The East elevation overlooks open countryside. All proposed windows to the North, South and West elevations exceed the recommended distances within the Supplementary Planning Guidance for proximity of development.

Policy D4 and D29 of the Gwynedd Structure Plan, policy 42 of the Ynys Mon Local Plan and policy GP2 of the Stopped Unitary Development Plan refer to design and seek to ensure that it fits in with the character of the surrounding area. Further guidance is provided in the Supplementary Planning Guidance: Design Guide for the Urban and Rural Environment.

The highways department have confirmed that they have no objections subject to conditions.

The siting, design and external appearance are considered acceptable and it is not considered that the proposed development will have an unacceptable effect on the amenities of the area.

A condition will be attached requiring that landscaping details be submitted and approved in writing prior to the commencement of the development.

## 7. Conclusion

The proposal is considered acceptable subject to conditions.

## 8. Recommendation

### Permit

To grant delegated powers to permit the application following the expiration of the neighbouring notification and the consideration of any other representations received at that time. 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) Vehicle turning space shall be provided within the curtilage to enable vehicles to enter and leave the highway in a forward gear.**

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

**(03) The turning area shall be completed to the satisfaction of the Local Planning Authority before the use hereby permitted is commenced.**

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

**(04) A car parking space shall be provided within the curtilage for a minimum number of 3 cars.**

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

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

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

**(07) 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.

**(08) No development shall take place (unless otherwise agreed 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.

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

Reason: To ensure a satisfactory appearance of the development.

**(10) No development shall take place until the samples of 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 of the development.

**(11) The permission hereby granted precludes the use of the land outlined in red and blue on the location plan received on the 03/03/2015 as a “joiners’ yard”, or any other purpose as defined in Class B1 (Light Industrial) of the Schedule to the Town and Country Planning (Use Class) Order 1987 (as amended) (or any Order re-vokeing or re-enacting that Order)**

Reason: To ensure that the development is implemented in accord with the assesses details on regulating the number of potential vehicles using the access, for the safety and convenience of the highway user.

**(12) The proposed development site is crossed by a public sewer with the approximate position being marked on the Statutory Public Sewer Record. Under the Water Industry Act 1991 Dwr Cymru Welsh Water has right of access to its apparatus at all times. No part of the building will be permitted within 3 meters of the line of the public sewer.**

Reason: To protect the integrity of the public sewer and avoid damage thereto.

**(13) The development permitted by this consent shall be carried out strictly in accordance with the plan(s) submitted on the 3.3.15 under planning application reference 25C198B**

Reason: For the avoidance of doubt.

## **9. Other Relevant Policies**

### **Gwynedd Structure Plan**

A2 Settlements

A6 Dwellings in Open Countryside

D3 Landscape Conservation Areas

D28 Natural Slates

D29 Design

FF11 Traffic

FF12 Parking  
FF15 Pedestrian Requirements

**Ynys Mon Local Plan**

1 General Policy  
26 Car Parking  
42 Design  
53 Housing in the Countryside

**Stopped Unitary Development Plan**

GP1 Development Control Guidance  
GP2 Design  
TR10 Parking Standards  
EN1 Landscape  
HP6 Dwellings in Open Countryside.

**Planning Policy Wales (March 2002)**

**Ministerial Interim Planning Policy Statement (MIPPS) Housing 06/2007**

**Ministerial Interim Planning Policy Statement 01/2008 – Good Design**

**SPG:** Parking Standards

**SGP:** Design Guide for the Urban and Rural Environment.

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12.1

Gweddill y Ceisiadau

Remainder Applications

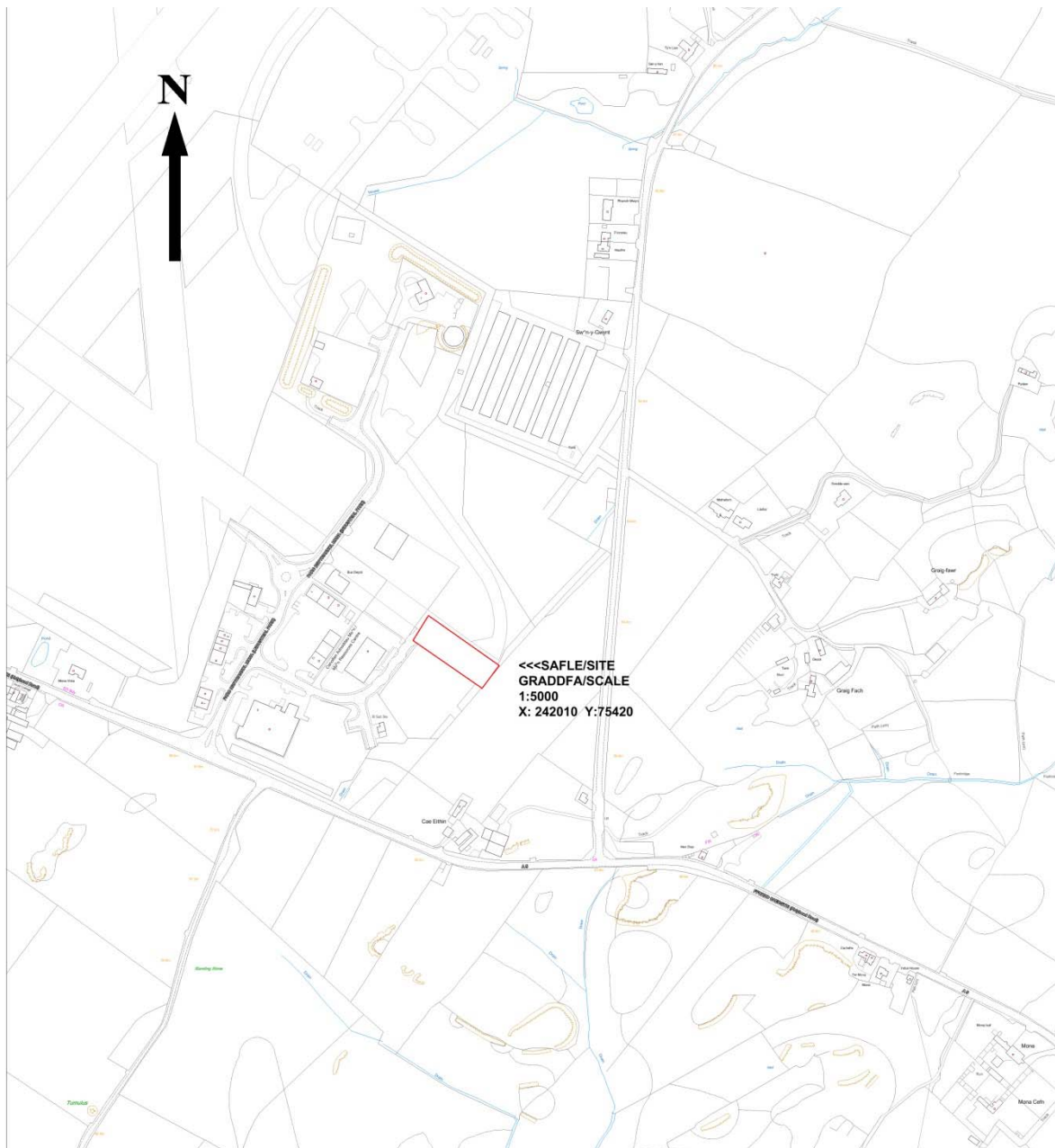
Rhif y Cais: 14LPA1011/CC Application Number

Ymgeisydd Applicant

Head of Service Highways & Technical

Cais llawn i godi adeilad cyfleuster storio/warws yn / Full application for the erection of a storage facility/warehouse building at

Plot 12, Mona Industrial Estate



**Planning Committee: 01/04/2015**

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

**Recommendation:**

Permit

**Reason for Reporting to Committee:**

The application is made by the Council and involves land owned by the Council.

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

The application within Mona Industrial Estate.

The proposal entails the erection of a storage/ facility/warehouse building on Plot 12 at Mona Industrial Estate.

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

The key issue is whether the proposed use and appearance of the building is acceptable at this location.

### **3. Main Policies**

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

Policy 1 – General Policy

Policy 5 – Design

Policy 42 - Design

#### **Gwynedd Structure Plan**

Policy D4 – Location, Siting and Design

Policy D29 - Design

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

Policy GP1 – General Control Guidance

Policy GP2 – Design

#### **Planning Policy Wales (7th Edition), July 2014**

#### **Technical Advice Note 12 – Design**

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

**Councillor Nicola Roberts** – No response received at the time of writing this report.

**Councillor Bob Parry** - No response received at the time of writing this report

**Councillor Dylan Rees** - No response received at the time of writing this report



**Community Council** – No objection

**Highways** - Comments

**Ministry of Defence** - No safeguarding objection

**Public Consultation** – The application was afforded two means of publicity. These were by the placing of a notice near the site and serving of personal notifications on the owners of neighbouring properties. The latest date for the receipt of representations was the 16/03/2015. At the time of writing this report, no letters of representations had been received.

## **5. Relevant Planning History**

No site history on this plot.

## **6. Main Planning Considerations**

The proposed entails the erection of a warehouse for storage facility to house new plastic recycling household's bins and maritime equipment.

The design and colour of the proposed warehouse is acceptable and is similar to the other buildings in the industrial estate; therefore would not look out of place.

The height, width and length of the building is 7.5 metres x 18.6 metres x 30 metres.

Foul sewage will be disposed by main sewers. There is sufficient parking space and turning space within the plot.

It is not considered that the proposed scheme will have a detrimental impact the surrounding units/businesses.

## **7. Conclusion**

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

## **8. Recommendation**

### **Permit**

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 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.

**(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 sites boundary with the adjoining highway and nothing exceeding this height erected within 2 metre of the said wall.**

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

**(05) 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.

**(06) No surface water from within the curtilage of the site to discharge onto the county Highway. No development shall commence until full design details for the drainage of the site have been submitted to and approved by the Local Planning Authority. No dwelling shall be occupied until the approved scheme has been implemented in full and to the written satisfaction of the Local Planning Authority.**

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

**(07) 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.

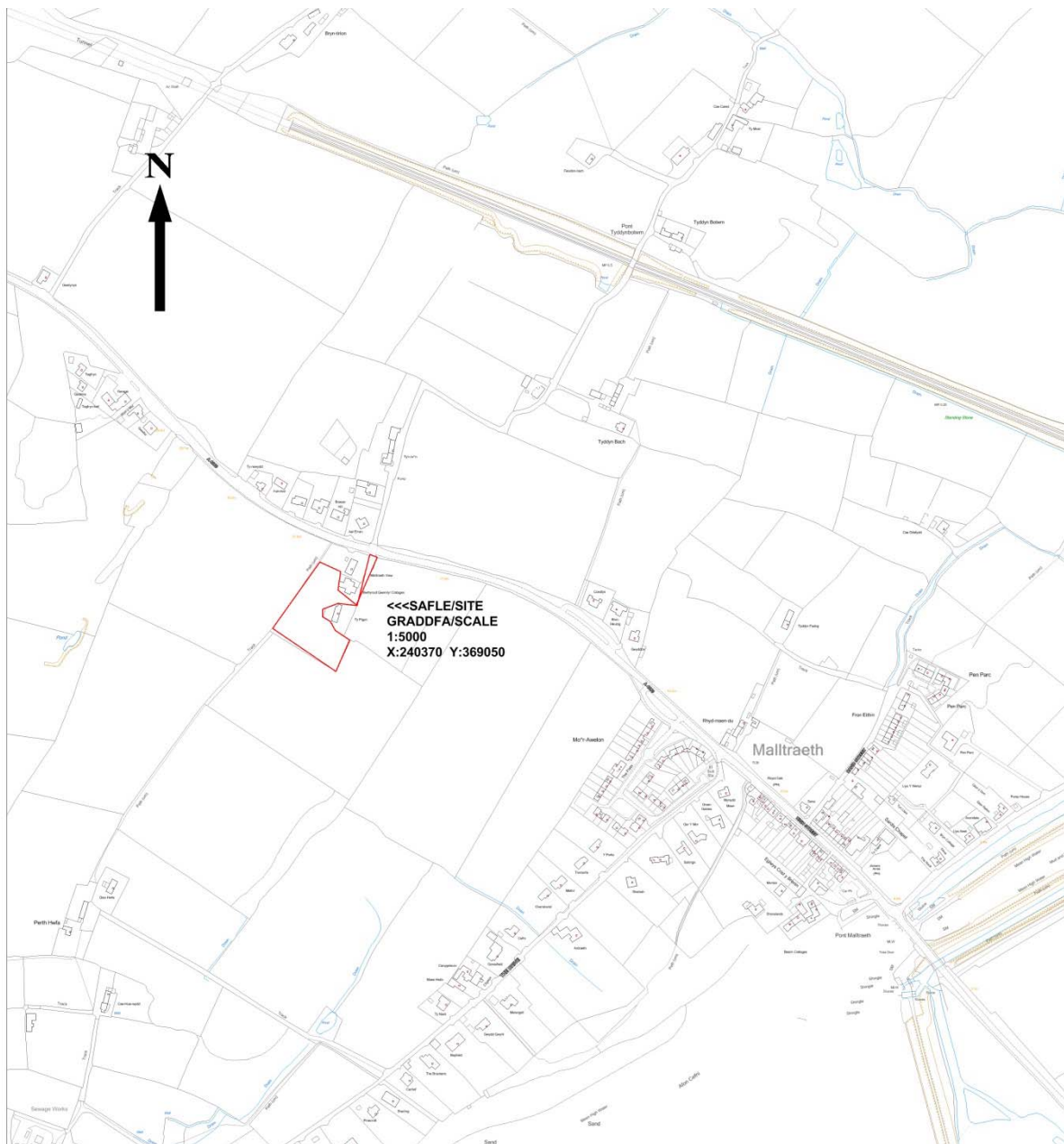
Rhif y Cais: 15C116G Application Number

Ymgeisydd Applicant

Mr Walter & Mrs Eleri Hughes

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

5 Bythynnod Gwenllyr, Malltraeth



## **Planning Committee: 01/04/2015**

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

#### **Recommendation:**

Refuse

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

The application has been called-in by Local Member.

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

The proposal lies to the west of Malltraeth village. The site lies outside the settlement of Malltraeth and is situated in open countryside. The building has been converted into a single bedroom dwelling.

The proposal entails alterations and extension at the rear of the building.

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

The key issue is whether or not the proposed extension undermines the provisions of the Council's Approved policies on rural conversions.

#### **3. Main Policies**

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

Policy 1 – General Policy

Policy 5 – Design

Policy 30 - Landscape

Policy 42 – Design

Policy 55 – Conversion

Policy 58 - Extensions

##### **Gwynedd Structure Plan**

Policy D1 – Area of Outstanding Natural Beauty

Policy D4 – Location, Siting and Design

Policy D29 - Design

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

Policy GP1 – General Control Guidance

Policy GP2 – Design

Policy EN2 – Area of Outstanding Natural Beauty

Policy EN13 – Conservation of Buildings

Policy HP7a - Extensions

Policy HP8 – Rural Conversion

#### **Planning Policy Wales (7th Edition), July 2014**

#### **Supplementary Planning Guidance: Design in the Urban and Rural Built Environment : Form Scale and Proportion**

## **Supplementary Planning Guidance: Design in the Urban and Rural Built Environment: Conversions in Rural Areas**

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

**Local Member Ann Griffith** – Call in

**Local Member Peter Rogers** – No response

**Community Council** – No response

**Footpath Officer** – Comments

**Public Consultation** – The application was afforded three means of publicity. These were by the placing of a notice near the site, serving of personal notifications on the owners of neighbouring properties and placing an advert in the local newspaper. The latest date for the receipt of representations was the 16/03/2015. At the time of writing this report, three letters of support had been received from adjoining occupiers.

### **5. Relevant Planning History**

15C116 – Alterations and extensions at Ty Pigyn, Malltraeth Approved 16/08/2001

15C116A - Demolition of existing steel framed barn. Extension and alterations to existing holiday cottage together with the conversion of existing outbuildings to 2 holiday cottages and one dwelling at Ty Pigyn, Malltraeth Refused 25/05/2004

15C116B – Full plans for the demolition of the existing steel framed barn, extension and alterations to the existing holiday cottages, together with the conversion of existing outbuilding to 2no. holiday cottages and 1no. dwelling at Ty Pigyn, Malltraeth Approved 09/08/2004

15C116C – Deletion of conditions (09) (10) (11) and (12) from planning consent 15C116B so as to allow the units to be occupied as permanent residential units at Ty Pigyn Outbuildings, Malltraeth Approved 10/12/2007

15C116D – Full application for alterations and extensions at 5 Bythynod Gwenllyr, Malltraeth Withdrawn 13/02/14

15C116E – Full application for alterations and extensions at 5 Bythynod Gwenllyr, Malltraeth Refused 08/05/2014

15C166F - Full application for alterations and extensions at 5 Bythynod Gwenllyr, Malltraeth Refused 03/10/2014

### **6. Main Planning Considerations**

The main planning considerations are whether the scale and design of the proposal extension would affect the character of the original building as well as the converted buildings in the vicinity and the Area of Outstanding Natural Beauty. The building has been converted under planning reference 15C116B.

All of the converted buildings in the vicinity have a similar design being simple and do not harm the Area of Outstanding Natural Beauty. The primary objective for an AONB designation is the

conservation and enhancement of their natural beauty. Local authorities have a statutory duty to have regard to AONB purposes and development control decisions affecting AONB's should in the first instance favour conservation of natural beauty.

It is considered that the design and scale of the proposed extension would determinately impact the character of the surrounding amenities and the Area of Outstanding Natural Beauty; therefore the proposed design is out of proportion to the other converted outbuildings and as a result, would harm the Area of Outstanding Natural Beauty.

The scale of the current building is 100.7 square metres. The overall scale of the proposed extension is approximately 113.94; forming an increase of at least 100%; doubling the size of the existing building. The scale of this application is even larger than the previously refused by the Committee on the 03/10/2014 application.

Criteria (iii) of Policy 55 requires that; the conversion scheme respects the character, scale and setting of the existing building, and involves only minor external alterations, unless it can be demonstrated that significant enhancement of the appearance of the building will be secured.

In terms of the current application, the scale of the extension is larger than that previous refused. (application 15C116F) Whilst the garage has now been removed; the extensions still represent a 100% increase.

It is considered that the design and scale of the extension would harm the character of the original building as well as the other converted buildings in the vicinity. Policy 58 of the Ynys Môn Local Plan states that 'alterations and extensions to houses will normally be Approved provided that the appearance of the house and surrounding area is not adversely affected'. Given the fact that the scale of the extension is 100% increase of the original; it is considered that the design of the extension would affect the appearance of the house and the surrounding areas. Under Supplementary Planning Guidance: Design in the Urban and Rural Built Environment: Form Scale and Proportion states that 'the form and proportion of a development should respect the character of the surrounding built environment and landscape.' It is considered that the scale and form of the proposed extension would not achieve this and would not comply with by Policy 58 of the Ynys Môn Local Plan.

## **7. Conclusion**

The proposal does not fully comply with Policy 55 of the Ynys Môn Local Plan and Policy HP8 of the stopped Unitary Development Plan due to the scale and design of the works proposed as part of the scheme.

## **8. Recommendation**

### **Refuse**

(01) The Local Planning Authority considers that the proposal does not respect the character, scale and setting of the existing building due to the amount of external alteration and extensions and therefore does not accord with the provisions of Policy 55 and Policy 58 of the Ynys Môn Local Plan, Policy HP8 of the Stopped Unitary Development Plan and the advice contained within the Council's Supplementary Planning Guidance 'Design Guide for the Urban and Rural Environment' and Technical Advice Note (Wales) 6 Agricultural and Rural Development.

(02) The Local Planning Authority considers that the proposal by reason of its design would be out of character with the existing dwelling and the surrounding converted dwellings and would have an adverse effect on the designated Area of Outstanding Natural Beauty. The proposal is therefore

contrary to Policy D1, D4 and D29 of the Gwynedd Structure Plan, Policies 1, 30, 42, and 58 of the Ynys Môn Local Plan, Policies GP1, GP2 and EN2 of the Stopped Unitary Development Plan and the guidance contained within Planning Policy Wales (7th Edition).

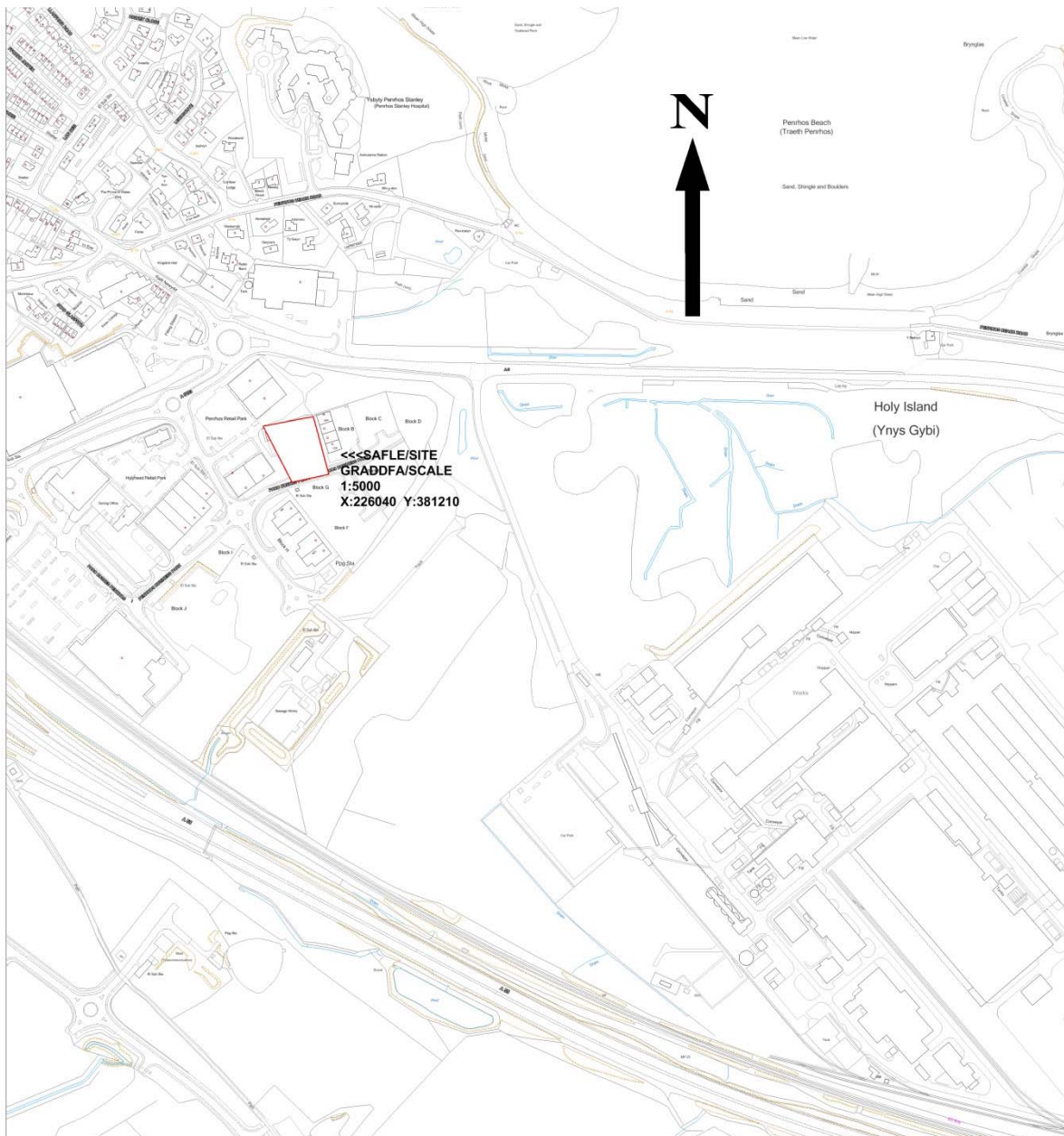
Rhif y Cais: 19LPA1014/CC Application Number

Ymgeisydd Applicant

Head Economic & Community Regeneration

Cais llawn i newid gorchudd allanol y waliau a'r to a chodi storfa yn / Full application to change external wall and roof cladding together with the erection of a storage building at

Penrhos Industrial Estate, Holyhead





**Planning Committee: 01/04/2015**

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

**Recommendation:**

Permit

**Reason for Reporting to Committee:**

The application is made by the Council and involves land owned by the Council.

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

The application within Penrhos Industrial Estate in Holyhead.

The proposal entails the change of appearance of the Industrial units together with the erection of a storage unit.

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

The key issue is whether the proposed use and appearance of the building is acceptable at this location.

### **3. Main Policies**

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

Policy 1 – General Policy

Policy 5 – Design

Policy 42 - Design

#### **Gwynedd Structure Plan**

Policy D4 – Location, Siting and Design

Policy D29 - Design

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

Policy GP1 – General Control Guidance

Policy GP2 – Design

#### **Planning Policy Wales (7th Edition), July 2014**

#### **Technical Advice Note 12 – Design**

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

**Councillor Raymond Jones** – No response received at the time of writing this report.

**Councillor Robert Llewelyn Jones** - No response received at the time of writing this report

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

**Town Council** – No objection

**Public Consultation** – The application was afforded two means of publicity. These were by the placing of a notice near the site and serving of personal notifications on the owners of neighbouring properties. The latest date for the receipt of representations was the 02/04/2015. At the time of writing this report, no letters of representations had been received.

## **5. Relevant Planning History**

No site history on this plot.

## **6. Main Planning Considerations**

The proposed entails the changing the appearance of 8 units at Penrhos Industrial estate so that the buildings will appear more modern. The design and colour of the proposed changes to the units is acceptable and are similar to the other units in the industrial estate and would therefore not look out of place.

The proposal also incorporates the erection of a storage unit. It will be located at the corner of the units, and cannot be seen from the public highway road. It is not considered that the proposed storage unit would impact the industrial estate or the surrounding units/businesses.

It is not considered that the overall proposed scheme will have a detrimental impact the surrounding units/businesses.

## **7. Conclusion**

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

## **8. Recommendation**

### **Permit**

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 05/03/2015 and on the 18/03/2015 for the appearance of the units under planning application reference 19LPA1014/CC.**

Reason: For the avoidance of doubt.

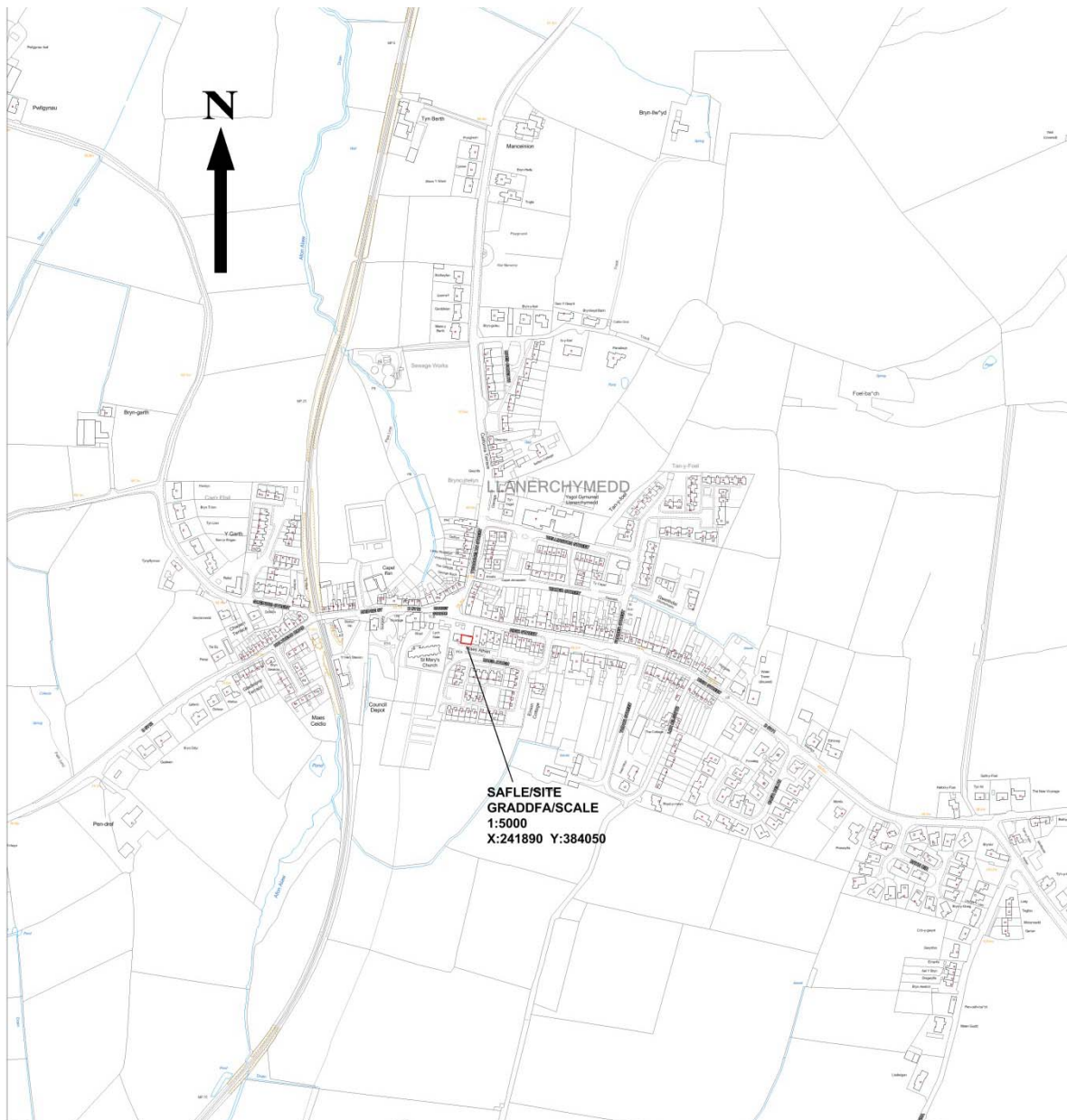
Rhif y Cais: **25C248** Application Number

Ymgeisydd Applicant

**Mr Norman Murray**

**Cais llawn i newid defnydd yr adeilad presennol o marchnasu i golchdy yn / Full application for the change of use of building from retail to launderette at**

**Uned 1, Maes Athen, Llanerchymedd**



**Planning Committee: 01/04/2015**

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

**Recommendation:**

Permit.

**Reason for Reporting to Committee:**

The application is on council owned land.

**1. Proposal and Site**

The property is sited between an existing commercial units within the village of Llannerch-y-medd. The property is currently vacant with its last known use being a shop.

The application is for full planning permission for the change of use of shop to laundrette. No external alterations are proposed.

**2. Key Issue(s)**

The key issues to consider are whether or not the proposal is acceptable in policy terms, and whether the proposal will affect the amenities of the occupants of neighbouring properties.

**3. Main Policies**

**Gwynedd Structure Plan**

B1 – People and Jobs  
B2 – People and Jobs  
D4 – Environment  
D25 - Environment  
D29 – Environment  
E1 - Retailing

**Ynys Mon Local Plan**

01 – General  
05 – Design  
18 – Shopping  
40 – Conservation of Building

**Stopped Unitary Development Plan**

GP1 – Development Control Guidance  
GP2 – Design  
EP6 – Reuse of building  
EN13 – Conservation of building

**4. Response to Consultation and Publicity**

**Cllr John Griffith** – No response at time of writing report

**Cllr Kenneth Pritchard** – No response at time of writing report

**Cllr Llinos M Huws** – No response at time of writing report

**Community Council** – No response at time of writing report

**Environmental Health** - No response at time of writing report

The application was afforded by three means of publicity, namely the posting of a site notice adjacent to the proposed site, the posting of letters to the owners/occupiers of neighbouring properties and also an advert placed in the local press. The date for the neighbouring notification will not expire until the 02/04/2015, at the time of writing this report no letters of representation have been received at the department.

### **5. Relevant Planning History**

None.

### **6. Main Planning Considerations**

The property is currently vacant and has been since 2012. Its last known use being a retail unit. There are no external alterations to the buildings.

It is not considered that the proposed will have an unacceptable effect on neighbouring properties.

Polisy EP6 of the Stopped Unitary Development plan states that proposals for change of use or redevelopment of existing buildings for employment purposes will be permitted providing that the building is suitable for the reuse intended they are capable of conversion without major or complete reconstruction and they have no significant adverse impact on the character of the building or the amenity of the area.

### **7. Conclusion**

No land use objections to the change of use.

### **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 06/02/2015 under planning application reference 25C268.**

## **9. Other Relevant Policies**

**Technical Advice Note 12: Design**

**Supplementary Planning Guidance: Design Guide for the Urban and Rural Environment.**

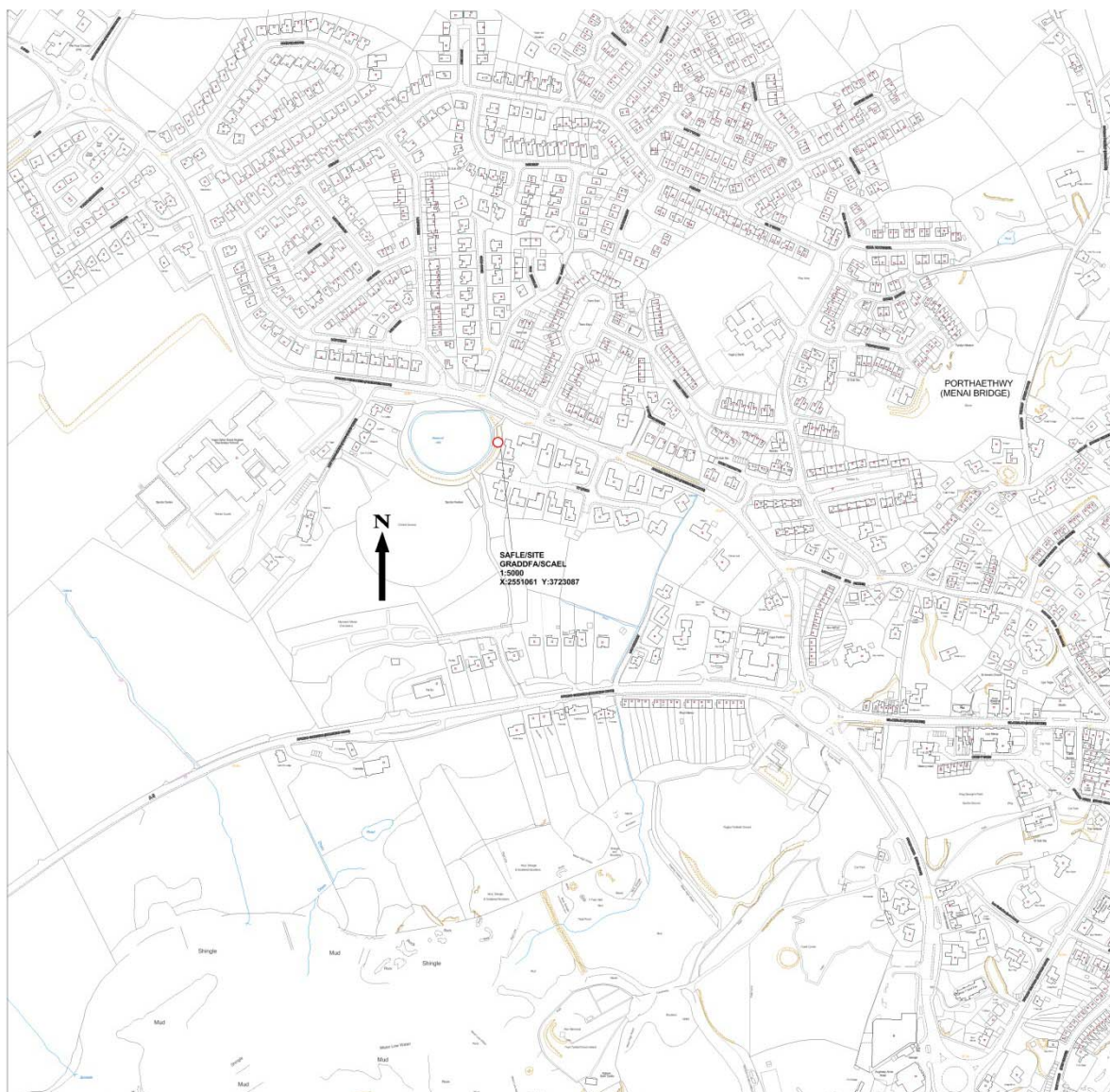
Rhif y Cais: 39LPA1012/TPO/CC Application Number

Ymgeisydd Applicant

Head of Service (Environment and Technical)

Cais i dorri 1 coeden onnen, gostwng uchder 1 coeden onnen ynghyd a gwaith i 1 coeden sycamorwydden sydd wedi eu diogelu gan Orchymyn Diogelu Coed yn / Application to remove 1 ash tree, reduce 1 ash tree and works to 1 sycamore tree which are protected by a Tree Preservation Order at

Old Reservoir, Menai Bridge



**Planning Committee: 01/04/2015**

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

**Recommendation:**

Permit

**Reason for Reporting to Committee:**

The application is on Council owned land.

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

The application is to remove 1 ash tree, reduce 1 ash tree and works to 1 sycamore tree which are protected by a Tree Preservation Order at The Old Reservoir, Menai Bridge.

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

The key issue is to assess the amenity value of the trees and the likely impact of the proposal on the amenity of the area.

### **3. Main Policies**

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

Policy 1 – General Policy

Policy 31 – Landscape

#### **Gwynedd Structure Plan**

Policy D4 – Location, siting and design

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

Policy GP1 – Development Control Guidance

Policy EN1 – Landscape Character

Policy EN14 – Tree Preservation Orders and Hedgerows

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

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

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

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

**Community Council** – No comments

**Highways Department** – No response at the time of writing the report

**Footpath Officer** – No response at the time of writing the report

The application was afforded by two means of publicity. These were by the posting of a site notice near the site and neighbouring properties were also notified of the application. A notice was also



placed in the local newspaper. The expiry date to receive representations was the 18/03/2015, at the time of writing the report no letters were received.

## **5. Relevant Planning History**

None

## **6. Main Planning Considerations**

The proposed works are required following the collapse of part of the retaining wall; in order to repair the wall, the removal of one tree is required. Other works at the site are proposed to deal with minor obstruction to the public footpath and to improve adjoining residential amenity.

The works proposed are as follows:-

- T4: Sycamore – Crown Lift
- T7: Ash – Reduce by 20%
- T9: Ash - Remove

### **Effects on amenity**

In assessing applications it is required to:-

- Assess the amenity value of the tree or woodland and the likely impact of the proposal on the amenity of the area, and
- In the light of the assessment above, to consider whether or not the proposal is justified, having regard to the reasons put forward in support of it.

## **7. Conclusion**

It is considered that the proposed works to T7 will have minor visual effects on the appearance of the TPO. The other works will have negligible visual effects only.

## **8. Recommendation**

### **Permit**

Works are done to British Standard 3998:2010 Tree Work. Recommendations

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.

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Other Matters

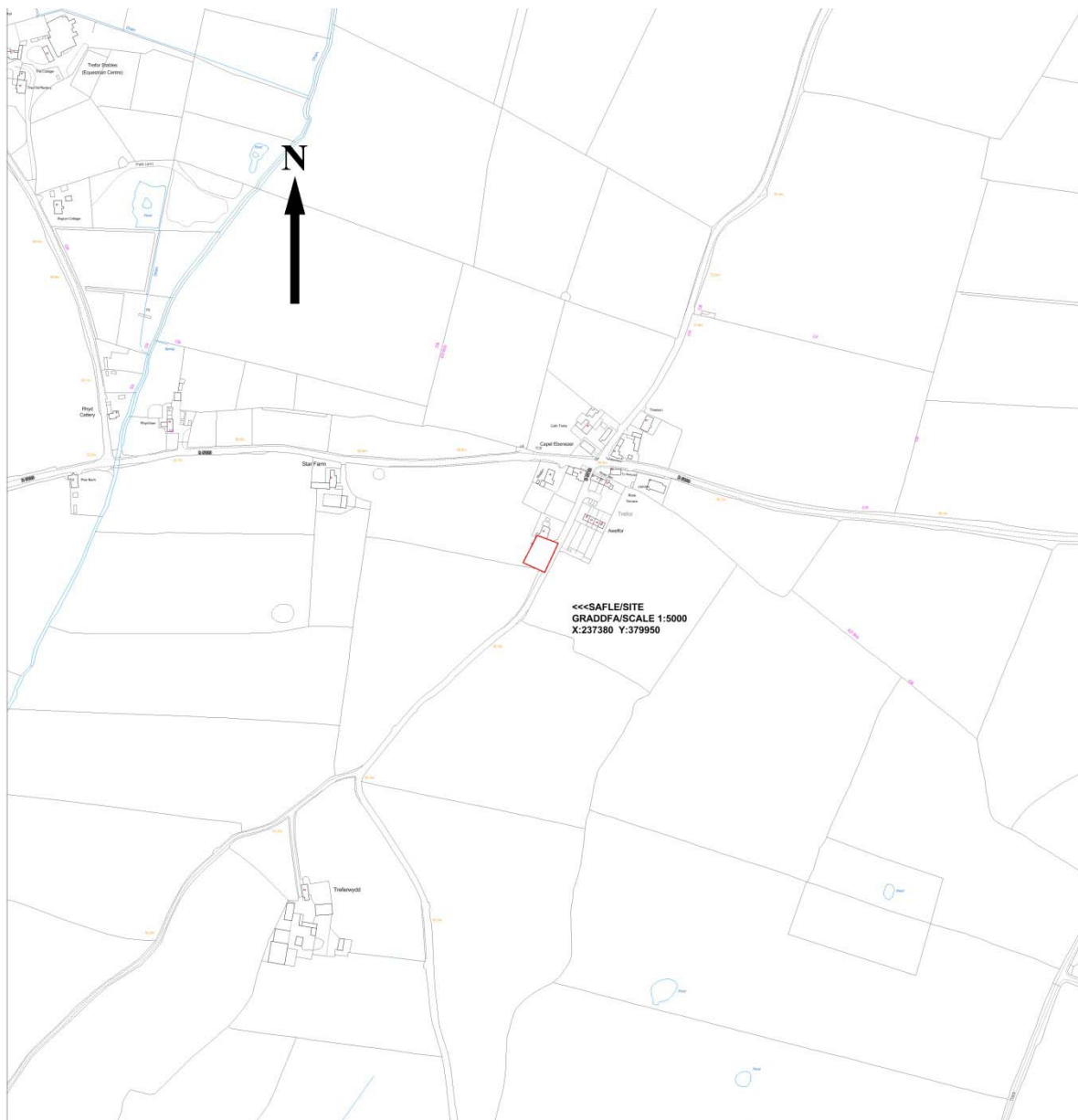
Rhif y Cais: **14C164E** Application Number

Ymgeisydd Applicant

**Mr Ian Edwards**

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

**Tryfan, Trefor**



## **Planning Committee: 01/04/2015**

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

#### **Recommendation:**

Permit

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

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

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

Members will recall that at its meeting held on the 4<sup>th</sup> February, 2015 it was resolved to approve the application subject to drainage matters being resolved. Additional drainage details have been received and the Drainage Section have confirmed that the scheme is acceptable.

However additional correspondence have been received from members of the public and in order that their concerns are given due consideration the application is being referred to the Planning and Orders Committee for determination.

No changes have been made to the previously approved scheme and the only matter to be considered is the additional issues raised by the occupiers of the neighbouring property.

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

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

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

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

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

#### **3. Main Policies**

##### **Ynys Môn Local Plan**

Policy 1 – General Policy

Policy 42 – Design

Policy 50 – Listed Settlement

##### **Gwynedd Structure Plan**

Policy A2 – Housing

Policy D4 – Location, Siting and Design

Policy D28 – Design

Policy D29 – Design

**Stopped Unitary Development Plan**

Policy GP1 – Development Control Guidance Policy GP2 – Design

Policy HP5 – Countryside Hamlets and Clusters

**Technical Advice Note 12: Design**

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

**4. Response to Consultation and Publicity**

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

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

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

**Community Council** – No objection

**Highways** – No response to date

**Drainage** – Drainage details satisfactory

**Welsh Water** – Standard comments

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

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

plot would give maximum distances

vii) Loss of light from the proposed dwellings

viii) Can the hours of construction works be conditioned

ix) The car parking facilities have been amended since the original submission and this will result in noise and pollution to the adjoining property. Preferred the parking to be situated to the front of the properties.

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

In response to these comments I would state:

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

ii) A condition will be imposed on the permission requesting that the proposed fencing be retained.

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

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

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

vi) There is a distance of nine metres between the side of the proposed dwelling and the adjoining property. These measurements comply with the recommendations of the document titled Supplementary Planning Guidance – Design Guide for the Urban and Rural Environment in terms of proximity between developments.

vii) Due to the distances between the properties the proposal should not result in the loss of light to the neighbouring property to such a degree as to warrant the refusal of the application.

viii) The planning authority is unable to include conditions on the permission to regulate the hours of

construction works as this matter is regulated by a different act under Environmental Health. Following the receipt of these concerns the applicant has confirmed verbally that they will be operating under normal working hours.

ix) Whilst dealing with the previous applications a number of representations were received by the correspondent citing that the proposal would be detrimental to highway safety.

The current application has been amended due to the proposed parking being located at the front of the units with no turning areas for vehicles within the site and therefore the scheme did not comply with the requirements of the Highway Authority as the vehicles would need to reverse onto the highway and would be detrimental to highway safety.

Parking provision for one of the dwellings will be located to the side of the dwelling which lies immediately adjoining the property known as Tryfan. However a 1.8 metre high fence will be erected along the boundary between both properties and therefore it is not considered that the parking area will detrimentally affect the amenities of the occupants of Tryfan to such a degree as to warrant the refusal of the application.

## **5. Relevant Planning History**

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

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

14C164D – Outline application with some matters reserved for the erection of a pair of semi-detached dwellings and the creation of a vehicular access on land adjacent to Tryfan, Trefor – Approved 04/09/2014

### **Site history of neighbouring land**

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

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

## **6. Main Planning Considerations**

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

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

**Effects on neighbouring properties** – The proposed dwellings are situated at a distance of between 10 and 9 metres away from the side elevation of the immediate adjoining property (Tryfan) and

therefore the proposal complies with the guidance contained within the document 'Supplementary Planning Guidance – Design Guide for the Urban and Rural Environment.

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

Concerns have been raised by the occupants of the adjoining property that the provision of parking facilities to the side of the proposed dwelling which lies adjoining their boundary as it will result in more noise and pollution to their property. The scheme has been amended to provide parking facilities to the side of the dwellings in order that cars may drive onto and exit the site in forward gear in order to ensure that the scheme complies with the requirements of the Highways and will not have a detrimental impact on existing highway users. The provision of parking facilities for two cars to the side of the dwelling will not have a detrimental impact on the occupants of the adjoining property due to the fact that a 1.8 metre high fence will be erected along the boundary of the site

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

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

## **7. Conclusion**

The scheme has not been amended since the Members resolved to approved the application at the meeting that was held on the 4<sup>th</sup> February, 2015. As stated above the reason for reporting the application to the Planning and Orders Committee is in order that the additional concerns raised by members of the public are taken into account.

In this instance I have considered the substance of representations made by the public, the applicant and their agent together with the statutory consultees alike and have balanced these against the advice contained within the relevant policy documents.

The objections received to this proposal are restricted to the adjoining property only. These objections are nevertheless material planning considerations of significance which have been addressed within the representations section of this report. Although careful consideration has been given to the matters raised by the objectors it is considered that the objections raised carry insufficient weight to warrant the refusal of the application.



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

Reason: In the interests of visual amenity.

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

Reason: In the interests of residential and visual amenity.

**(04) The fencing hereby approved, as outlined in red on the attached drawing (drawing reference 94514/02/D) shall not be removed at any time. If the fencing needs to be replaced/changed for whatever reason the replacement shall be of the same height and type and in the same position unless otherwise agreed in writing by the local planning authority.**

Reason: In the interest of amenity

**(05) 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.

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