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CYNGOR SIR  
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ISLE OF ANGLESEY  
COUNTY COUNCIL

Dr Gwynne Jones  
Prif Weithredwr – Chief Executive

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

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

<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, 2 MEDI, 2015 ➔ 1.00 o'r gloch y pryhawn ←</b>	<b>WEDNESDAY, 2 SEPTEMBER 2015 ➔ 1.00 pm ←</b>
<b>SIAMBR Y CYNGOR, SWYDDFEYDD Y CYNGOR, LLANGFNI</b>	<b>COUNCIL CHAMBER, COUNCIL OFFICES, LLANGFNI</b>
Swyddog Pwyllgor	<b>Mrs. Mairwen Hughes</b> 01248 752516/518 Committee Officer

## **AELODAU / MEMBERS**

Cynghorwyr / Councillors:

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

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

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

Members are reminded that background papers referred to within committee reports are available for inspection in electronic format on the day of the meeting at the Council Chamber from 12.30 p.m. onwards; alternatively these may be inspected at the Development 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**

#### **3 MINUTES\_(Pages 1 - 12)**

To submit, for confirmation and signature, the minutes of the Planning and Orders Committee held on 29 July, 2015.

#### **4 SITE VISITS\_(Pages 13 - 14)**

To submit the minutes of the Site Visits held on 19 August, 2015.

#### **5 PUBLIC SPEAKING**

#### **6 APPLICATIONS THAT WILL BE DEFERRED\_(Pages 15 - 20)**

- 6.1 24C300A/ECON – Tyn Rhos Fawr, Dulas
- 6.2 29LPA1008A/ECON – Rhos Ty Mawr, Llanfaethlu
- 6.3 42C127B/RUR – Ty Fry Farm, Rhoscefnhir

#### **7 APPLICATIONS ARISING\_(Pages 21 - 64)**

- 7.1 19C1145 – Harbour View Bungalow, Turkey Shore Road, Holyhead
- 7.2 25C28C – The Bull Inn, Llanerchymedd
- 7.3 25C250 – Tregarwen, Coedana, Llanerchymedd
- 7.4 34LPA1013/FR/EIA/CC – Link Road, Llangefni
- 7.5 34C304F/1/ECON – Coleg Menai, Llangefni
- 7.6 36C338 – Henblas School, Llangristiolus
- 7.7 40C323B – Bryn Hyfryd, Bryn Refail

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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**

None to be considered by this meeting.

## **11 DEVELOPMENT PROPOSALS SUBMITTED BY COUNCILLORS AND OFFICERS\_(Pages 65 - 68)**

11.1 42C195A – 8 Maes yr Efail, Rhoscefnhir

## **12 REMAINDER OF APPLICATIONS\_(Pages 69 - 94)**

12.1 20LPA1022/CC – Fron Heulog, Cemaes

12.2 43C197 – Môr Awel, Four Mile Bridge

12.3 45C89B – Rhos yr Eithin, Newborough

12.4 45LPA605A/CC – Dwryd, Newborough

12.5 46C42B – Glasfryn, Ravenspoint Road, Trearddur Bay

## **13 OTHER MATTERS\_(Pages 95 - 100)**

13.1 14C28T/1/SCR – Mona Industrial Park, Gwalchmai

13.2 46C427K/TR/EIA/ECON – Penrhos Coastal Park, Cae Glas & Kingsland,  
Holyhead

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## PLANNING AND ORDERS COMMITTEE

### Minutes of the meeting held on 29 July, 2015

- PRESENT:** Councillor W.T.Hughes (Chair)  
Councillor Ann Griffith (Vice-Chair)
- Councillors Jeff Evans, John Griffith, Kenneth Hughes, Vaughan Hughes, Victor Hughes, Raymond Jones, Richard Owain Jones, Nicola Roberts
- IN ATTENDANCE:** Chief Planning Officer (for application 13.1)  
Lead Planning Case Officer (DPJ) (for application 13.1)  
Planning Development Manager  
Planning Assistants  
Chief Engineer (Highways) (HP)  
Highways Officer (JAR)  
Legal Services Manager  
Committee Officer (ATH)
- APOLOGIES:** Councillor Lewis Davies
- ALSO PRESENT:** Local Members: Councillors R.Llewelyn Jones (applications 12.2 and 13.1), R.Meirion Jones (application 12.3), Ieuan Williams (application 12.4), Mr Gary Soloman (Burgess Salmon) (for application 13.1)
- 

#### 1. APOLOGIES

The apology for absence was noted as indicated above.

#### 2. DECLARATION OF INTEREST

Declarations of interest were made as follows:

Councillor John Griffith declared a personal but not prejudicial interest with regard to application 13.1 and said that he would be participating in the discussion thereon.

Mr Huw Percy, Chief Engineer (Highways) declared an interest with regard to application 6.3.

Mr D.F.Jones, Planning Development Manager declared an interest with regard to application 6.5.

#### 3. MINUTES OF THE 1 JULY, 2015 MEETING

The minutes of the previous meeting of the Planning and Orders Committee held on 1<sup>st</sup> July, 2015 were submitted and confirmed as correct.

#### 4. SITE VISITS

No site visits were held in the period since the previous meeting of the Committee.

#### 5. PUBLIC SPEAKING

The Chair announced that there were public speakers in relation to applications 7.1 and 12.4

## **6. APPLICATIONS THAT WILL BE DEFERRED**

**6.1 24C300A/ECON – Formation of lakes for fishing and recreation use, erection of a shop and café and a storage building together with associated access roads and parking areas and the installation of a new septic tank on land forming part of Tyn Rhos Fawr, Dulas**

It was resolved to undertake a site visit in accordance with the Officer's recommendation in order to appreciate the scale and context of the proposal prior to determining the application.

**6.2 25C28C – Full application for the demolition of existing public house and associated buildings at The Bull Inn, Llanerchymedd**

It was resolved to defer consideration of the application in accordance with the Officer's recommendation pending the receipt of a response/direction from CADW in respect of listing the building.

**6.3 34LPA1013/FR/EIA/CC – Full application for the construction of a link road comprising of a new roundabout on the A5114, highway improvements between the A5114 and the existing roundabout at the southern end of the Industrial Estate Road and construction of a new road between this point and Bryn Cefni Business Park and from the north of Bryn Cefni Business Park to Coleg Menai via the B5420, Penmynydd Road together with associated work on land to the east of Bryn Cefni Industrial Estate, Llangefnï**

It was resolved to undertake a site visit in accordance with the Officer's recommendation in order to appreciate the scale and context of the proposal prior to determining the application.

**6.4 34C304F/1/ECON – Outline application for an extension to the existing campus comprising of the erection of three, three storey units with 250 associated car parking spaces, a separate unit comprising of a gym and fitness studio with 60 associated car parking spaces together with an all-weather outside football pitch, and sustainable drainage system with all matters reserved on land at Coleg Menai**

It was resolved to undertake a site visit in accordance with the Officer's recommendation to appreciate the scale and context of the proposal prior to determining the application.

**6.5 36C338 – Outline application for the erection of a dwelling with all matters reserved on land opposite to Ysgol Henblas, Llangristiolus**

*Having declared an interest in the application, the Planning Development Manager withdrew from the meeting during the consideration thereof.*

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

**6.6 42C127B/RUR – Full application for the erection of an agricultural dwelling together with the installation of a private treatment plant on land at Ty Fry Farm, Rhoscefnhir**

The Planning Development Manager informed the Committee that the recommendation to carry out a site visit is made on the grounds that historic gardens are located near the farm at Ty Fry so it is considered necessary that Members see how the proposal relates to the context and surroundings as well as to assess the proximity of the application site to the farm buildings.

It was resolved to undertake a site visit in accordance with the Officer's recommendation for the reasons given.

## **7. APPLICATIONS ARISING**

**7.1 19C1145 – Full application for the erection of an annexe at Harbour View Bungalow, Turkey Shore Road, Holyhead**

The application is reported to the Planning and Orders Committee as it has been called in by a Local Member.

The Planning Development Manager informed the Committee that a Local Member had requested via e-mail that the Committee undertake a site visit because of concerns regarding the effects of the proposal on properties at the rear of the site due to potential loss of light .

Councillor Raymond Jones said that he would like the Committee to see the application site to better understand local concerns and he proposed to that effect. Councillor Victor Hughes seconded the proposal.

Councillor Jeff Evans said that he did not believe a site visit was necessary as taking all things into account from the report he did not believe there was any light infringement and that visiting the site would only delay determining the matter. He proposed that no site visit be carried out and that the application be considered directly. Councillor Nicola Roberts seconded the proposal. In the subsequent vote, Councillors John Griffith, Kenneth Hughes, Victor Hughes, Raymond Jones and Richard Owain Jones voted in favour of undertaking a site visit and Councillors Jeff Evans, Ann Griffith, Vaughan Hughes and Nicola Roberts voted against a site visit. The vote for a site visit was therefore carried.

**It was resolved to visit the application site in accordance with a Local Member's request to assess potential loss of light issues.**

#### **7.2 19LPA37B/CC – Full application for demolition of part of the existing building, alterations and extensions so as to create a new primary school together with the formation of a car park at Cybi Site, Holyhead High School, Holyhead**

The application is reported to the Planning and Orders Committee as it is made by the Council on Council owned land. At its meeting held on 1<sup>st</sup> July, 2015 consideration of the application was deferred because of an error in the consultation process relating to Local Members which has since been rectified.

The Planning Development Manager reported that the application site was until recent years used as part of the Holyhead High School campus. It has since become vacant and has fallen into a state of disrepair. The alterations proposed as part of the development will preserve a listed building that is of importance to the community and will ensure that it remains in educational use. Its location next to the High School and Millbank sports fields will add to the educational focus of the locality. Given that the school site has been in use for educational purposes since it was first built and will continue in such use as a result of the proposal, it was the Officer's view that although schools will be amalgamated on the site, any intensification of the use as a result of the proposal will not entail any unacceptable impacts on the amenities of local residents to the extent that permission should be withheld. It should be noted that only one letter of objection to the proposal has been received. The recommendation is therefore one of approval subject to no new matters being raised as a result of undertaking additional publicity regarding amended details to address design concerns, in which case a further report will be presented to the Committee.

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

**It was resolved to approve the application in accordance with the Officer's recommendation subject to the expiry of neighbour notifications and consultations, and the conditions listed within 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 25C250 – Outline application for the erection of a dwelling and installation of a package treatment plant together with full details of the vehicular access on land adjacent to Tregarwen, Coedana, Llanerchymedd

The application is reported to the Planning and Orders Committee as an application which is contrary to the adopted Ynys Môn Local Plan but which can be supported under the provisions of the stopped Unitary Development Plan.

The Planning Development Manager informed the Committee that the application is now being recommended for deferral on account of a planning appeal in the locality which raises issues which Planning Officers wish to consider prior to issuing a recommendation and determining the matter.

Councillor Victor Hughes proposed that consideration of the application be deferred and the proposal was seconded by Councillor Richard Owain Jones.

**It was resolved to defer consideration of the application in accordance with the Officer's recommendation for the reason given.**

## 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 19C845H – Full application for the siting of a Porto cabin on the site for use as a football club merchandise shop at Holyhead Hotspurs, Holyhead

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

Councillor Raymond Jones proposed that the application be approved and the proposal was seconded by Councillor Nicola Roberts.

**It was resolved to approve the application in accordance with the Officer's recommendation subject to the condition set out in the written report.**

### 12.2 19C587C – Full application for the erection of 1 bungalow and 2 semi-detached dwellings together with the formation of a vehicular access on land adjacent to Parc Felin Dwr, Holyhead

The application is reported to the Planning and Orders Committee as it has been called in by a Local Member.

The Planning Development Manager reported that the application site is located within the development boundary of Holyhead as designated under Policy 49 of the Local Plan. The whole field enclosure is specifically allocated for housing development under the Local Plan. The principle of the development is therefore established in policy terms. Moreover, the site already has the benefit of planning permission for two dwellings. The scheme as originally submitted under the application was for 4 dwellings as two pairs of semi-detached units, and has been amended following discussions to address amenity concerns in relation to the adjoining property. In design terms the proposal reflects surrounding development and is not considered out of keeping with the residential estate development in the vicinity. The recommendation is therefore one of approval.

Councillor R.Llewelyn Jones speaking as a Local Member voiced concerns about the effects of the proposal in relation to the playing field which will be overshadowed by the proposed pair of semi-detached two storey buildings and which will also detract from the open aspect of the field – two bungalows would be better suited to the area and would have less of an immediate impact. He asked the Committee to refuse the application as presented in favour of amending the scheme to allow the erection of two bungalows which would sit better within the confines of the plot.



The Committee sought clarification of the plot site relative to the playing field and the neighbouring properties as well as the distance between the playing field and the proposed development.

The Committee was shown illustrations of the plot area and how the proposal would sit within the area. The Planning Development Manager confirmed that the plot remains the same in size and that the only change is that the application is now for a bungalow and a pair of semi-detached two storey units where previously it had been for two pairs of semi-detached two storey units. All the housing in the immediate area overlooks the playing field. In response to a question whether there is a sufficient buffer between the plot and the playing field, the Officer said that from the rear of the property to the rear of the plot there was judged to be a distance of 7 to 8m. Taking all matters into consideration, the proposal is not deemed unreasonable.

Councillor Jeff Evans said he could not see what the loss of amenity was in this instance given that the proposal would not have a direct effect on the football field or playing area, and he proposed that the application be approved. The proposal was seconded by Councillor Nicola Roberts.

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

*The Legal Services Manager advised at this juncture that as the Committee had now been in session for three hours (application 13.1 having been brought forward for consideration earlier in the Committee's order of business and applications 7.1 and 12.4 having been considered under Item 5 – Public Speaking), under the provisions of paragraph 4.1.10 of the Council's Constitution, a resolution was required by the majority of those Members of the Committee present to agree to continue with the meeting. It was resolved that the meeting should continue.*

### **12.3 39C18Q/1/VAR – Application under Section 73 for the variation of condition (09) from planning permission reference 39C18H/DA (erection of 21 dwellings) so as to change the designs at Plot 22, Ty Mawr, Menai Bridge**

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

The Planning Development Manager reported that the application is for a change of design from that of the scheme approved under application 39C18H/DA in 1996 for 21 dwellings on land at Ty Mawr. The development originally proposed to raise the level of Plot 22 but the proposal was amended subsequent to the receipt of objections and the call-in and now entails the erection of a dwelling with a detached single garage (as opposed to the original approval under the aforementioned application in 1996 for dwellings with an integrated garage). The floor level has reverted to the original level as approved under the scheme in 1996. The material palette will match that of neighbouring Plot 23 which was approved recently under an application to amend the external appearance of the development on Plot 23. The change in design is not considered unacceptable since the Ty Mawr estate consists of properties of various sizes, designs and layouts and the development will continue the material palette as approved for Plot 23. The recommendation is therefore one of approval.

Councillor R.Meirion Jones gave his perspective as a Local Member and said that the Ty Mawr estate has been established since twenty years and that its character is consistent and the properties which make up the estate form a family of properties having the same appearance and characteristics. He said that he thought the proposed development would have an impact on the estate in having a separate rather than integrated garage which is out of keeping with the remainder. An amendment to the design and appearance of Plot 23 has already been granted and a further amendment to the design and appearance of Plot 22 will continue the piecemeal changes that are being made to the original approved plans thus undermining the unity of the whole. Councillor Jones asked the Committee to carefully weigh the application against the objections to it or alternatively, consider a site visit.

The Planning Development Manager said that the perception of design can be subjective and that the estate has evolved over time in such a way as is reflective of the use of new materials. Whilst what is proposed is slightly different to that approved originally, it is the Officer's view that the proposal is not unacceptable in its context.

Councillor Kenneth Hughes proposed that the application be approved and the proposal was seconded by Councillor Jeff Evans.

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

**12.4 40C323B – Full application for the erection of a dwelling, installation of a sewerage treatment plant together with the construction of a vehicular access on land opposite Bryn Hyfryd, Brynrefail**

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

The Chair invited Ffiona Hughes to address the meeting as an objector to the application.

Miss Hughes highlighted the following points of objection with regard to the application –

- That local residents are disappointed that an outline application for a dwelling on the site was granted in the first place.
- That the proposal will front the neighbouring properties instead of the A5025 highway and in so doing, will have a negative impact on privacy and will overshadow Bryn Hyfryd. If the proposal was to face the A5025 it would continue the natural flow of the village.
- Whilst accepting that there is no right to a view, it is disheartening to be living in a recognised area of natural beauty and to have paid for a property advertised as one with a view, and then not to be able to see the natural greenery whilst relaxing at home. The proposed new dwelling as applied for will face Bryn Hyfryd and will completely obscure the view it currently enjoys.
- The Officer's report notes that there is sufficient distance from the A5025 to the access to the proposed dwelling. However it is the residents' view that that distance needs to be more than 11m. It is a matter of concern to residents that the siting of the access is so close to the highway as there have been several accidents in the area. A recent accident resulted in two being taken to Ysbyty Gwynedd.
- A petition in support of the proposal is based on the erection of a cottage on the site, but the application presented to the Council is for a two storey dwelling.
- For reasons of loss of privacy, loss of natural light and loss of view and due to concerns around road safety, residents are opposed to the application and the Committee is asked to consider those concerns and the effects the proposal will have on Bryn Hyfryd and on the neighbouring properties.

The Committee questioned Miss Hughes on the original intention with regard to the erection of a cottage. Miss Hughes said she understood that the intention originally was to erect a single storey bungalow but that she now understood that the scheme involves a two storey dwelling. A smaller scale dwelling of lesser height which would allow continued access to the views from Bryn Hyfryd would have been more acceptable. As it is, the proposal along its whole length will face Bryn Hyfryd, whereas it would be more natural, would make more sense and would be in keeping with the existing pattern of development in the area were it to face the A5025.

Mr Geoff Brown, as the architectural designer of the proposed property and agent to the applicant spoke to the Committee in support of the application as follows:.

- The application has full Officer support and is fully compliant with the existing outline permission on the site which was for a house and not a bungalow.
- Access arrangements remain the same as those approved in the outline permission.
- The proposal is lower in height and has a smaller footprint than that approved under the outline consent. It is smaller in scale than what it could have been to minimise the impact on the neighbouring properties. The property is aligned to present the smallest possible area towards the surrounding properties.
- The closest neighbouring property is Bryn Hyfryd which at 35m minimum distance is far in excess of the minimum standard of separating distances between dwellings. The house is offset to the West so it is not directly overlooked from any windows in the proposed house.
- Due to the orientation of Bryn Hyfryd, the direct line of vision skirts the frontage of the proposal so there is no impact as regards natural light or privacy.

- The proposal is designed as regards materials used, to blend in with surrounding properties and those details have been agreed with Planning Officers.
- The petition submitted in favour of the proposal include signatories from among the residents of the three properties situated directly opposite the application site.

The Committee sought clarification of the dimensions of the proposal in comparison with those approved at outline stage and was informed by Mr Brown that the proposal is now for a dwelling which measures 7.3m to ridge height (as opposed to 7.75m under the outline permission) and has a total footprint of 130m sq. (as opposed to 144m sq. under the outline permission) and upon request, it was shown the plan of the site.

The Planning Development Manager reported that the proposal is smaller in scale than the two storey dwelling for which outline planning permission was granted in 2013 under delegated authority. Four letters of objection have been received, three of which are by the same person and the only new matter raised therein is a reference to a road traffic accident in the village. The principal planning considerations that apply in this instance are the proposal's compliance with policy and its impacts in terms of matters of acknowledged importance i.e. on the amenities of the surrounding properties, on the AONB and highway safety. It is the Officer's view that the proposal is compliant with the requirements of Policy 50 of the Ynys Môn Local Plan and Policy HP5 of the Stopped Unitary Development Plan as outlined in the report and that it will not harm the amenities of adjoining properties; it will not look out of place at the corner of the road junction and nor will it erode the wider landscape quality of the area to such a degree as to warrant refusal. The Highways Authority does not have any objections to the proposal on road safety grounds. The proposal is therefore recommended for approval.

The Highways Officer confirmed that the Highways Authority had not received a Police accident report with regard to the reported traffic accident in the village, but understands that driver error was a factor rather than the junction itself.

Councillor Ieuan Williams (a Local Member) said that this was a matter of amenity and consistency and that he could not understand, when the written report states that the properties in the area face the A5025 or to the North East towards Moelfre, how the proposal is being recommended for approval when its orientation is contrary to that of those properties. It will be incongruous within the area. It is a case of splitting hairs to say that the proposal would be so situated so as to only partly front Bryn Hyfryd, when it clearly does so thus raising issues of privacy and amenity. He asked the Committee to refuse the application and to ask the applicant to re-submit the application so that the proposal faces the A5025 or in the direction of Moelfre consistent with the existing cluster of properties in the area.

The Planning Development Manager clarified that the written reports states that properties in the area front a highway, but do not all necessarily front the A5025 highway. With regard to privacy and amenity, it is a matter for the Committee to weigh the considerations as reported and to come to a conclusion thereon.

The Committee was divided as to the merits of the application; some Members were in favour of approval based on the extant outline planning permission on the application site whilst other Members expressed doubts on the basis of what they interpreted as non-compliance with Policy 50 and the criteria therein given that the application site is within an open field in an Area of Outstanding Natural Beauty. Still other Members thought further information was required ahead of determination.

Councillor Jeff Evans pointed out that outline permission had already been granted and proposed that the application be approved in accordance with the Officer's recommendation. The proposal was seconded by Councillor Kenneth Hughes who although sympathetic to the argument about loss of natural views, said that that was not a planning consideration.

Councillor Nicola Roberts proposed that the application be deferred to allow the Committee to obtain further information prior to determination and the proposal was seconded by Councillor Richard Owain Jones

Councillor Victor Hughes proposed that the application be refused contrary to the Officer's recommendation because he was not satisfied that the application meets Policy 50 criteria and the proposal was seconded by Councillor Ann Griffith.

The Legal Services Manager advised that a refusal for reason of non-compliance with Policy 50 would be difficult to support as outline permission already exists on the application site.

In the subsequent vote, Councillors Jeff Evans and Kenneth Hughes voted to approve the application; Councillors Nicola Roberts and Richard Owain Jones voted for a deferral and Councillors Victor Hughes, Ann Griffith, John Griffith, Raymond Jones and W.T.Hughes voted to refuse the application contrary to the Officer's recommendation. The reason cited for refusing the application was that the development by virtue of its proposed orientation, will have a detrimental effect on the amenities of the neighbouring properties, and visually on the AONB.

**It was resolved to refuse the application contrary to the Officer's recommendation for the reason set out.**

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

### **13. OTHER MATTERS**

**13.1 46C427K/TR/EIA/ECON - A hybrid planning application proposing: Outline with all matters reserved except for means of access, for –**

**A leisure village at Penrhos Coastal Park, London Road, Holyhead comprising : up to 500 new leisure units including new lodges and cottages; Central new hub building comprising reception with leisure facilities including indoor sub-tropical water park, indoor sports hall, and cafes, bars, restaurants and retail; central new Farmer's Market building; Central new spa and leisure building; A new café and water sports centre at the site of the former Boathouse; demolition of the Bathing House and the construction of a restaurant at its former location; Demolition of other existing buildings including three agricultural barns and three residential dwellings; Providing and maintaining 29 hectares of publicly accessible areas with public car parking and enhancements to the Coastal Path, including: Managed walkways within 15 hectares of woodland, the retention and enhancement of Grace's pond, Lily pond, Scout's pond with viewing platforms, the Pet Cemetery, War Memorial, the Pump House and picnic area with bird feeding stations and hides with educational and bilingual interpretation signage created throughout; Creation of a new woodland sculpture trail and boardwalks and enhanced connection to the Coastal Path. The beach will continue to be accessible to the public providing safe access to the shallow shelving water; A Combined Heat and Power Centre.**

**Land at Cae Glas: The erection of leisure village accommodation and facilities which have been designed to be used initially as a temporary construction workers accommodation complex for Wylfa B at land at Cae Glas, Parc Cybi, Holyhead comprising : Up to 315 lodges which will be initially sub-divided for nuclear workers accommodation; Central hub building providing reception and canteen ancillary to accommodation; A Park and Ride facility comprising up to 700 car parking spaces; a new hotel; A lakeside hub comprising restaurant, café, retail and bar; New grass football pitch and cricket pitch; and a Combined Heat and Power centre. To be subsequently converted (post Wylfa B construction) into an extension to the Penrhos Coastal Park Leisure Village comprising: Refurbished lodges and facility buildings to create high quality holiday accommodation (up to 315 family lodges); A Visitor centre and Nature Reserve allowing controlled public access; and Heritage Centre with visitor parking.**

**Land at Kingsland: the erection of a residential development which has been designed to be used initially as temporary construction workers accommodation at land at Kingsland, Kingsland Road, Holyhead comprising: Up to 320 new houses to be initially used as temporary construction workers accommodation. To be subsequently converted (post Wylfa B construction) into a residential development comprising: Up to 320 residential dwellings set in high quality landscaping and open spaces. Each phase of development will have ancillary development comprising car parking, servicing areas, open spaced and plant. Full detail for the change of use of the existing Estate buildings at Penrhos Coastal Path, London Road, Holyhead including the change of use for: The Bailiffs Tower and outbuildings at Penrhos Home Farm from the a cricket clubhouse to a visitors information centre, restaurant, café, bars and retail; Home Farm Barn and Cart Buildings from farm**

**buildings to cycle and sports hire centre; the Tower from residential to a Managers accommodation and ancillary office; and Beddmanarch House from residential to a visitors' centre.**

The report of the Head of Planning Service detailing the outcome of further discussions with regard to the application, subsequent to the Planning and Orders Committee's 3<sup>rd</sup> June, 2015 meeting was presented for the Committee's consideration.

The Chief Planning Officer reported that the report above follows on from the report presented to the 3 June, 2015 meeting of the Planning and Orders Committee where it was resolved that the terms of the Section 106 Agreement related to the Land and Lakes proposals be brought back to the Committee prior to completion of the Agreement. The Officer said that whilst a small number of issues remain to be finalised before the Agreement can be completed, matters have progressed and consequently, there is now more detail available in relation to each area of provision and this is reflected in the report. Concerns raised at the June Committee meeting were relayed back to the developer which has resulted in some areas being revisited, including the key concern of ensuring that sufficient safeguards are put in place to only allow development of the legacy uses if the site is first used as accommodation for nuclear workers.

Mr Gary Soloman, Burges Salmon proceeded to update the Committee on progress made with regard to negotiations and/ or agreement on specific heads of terms since the 3 June meeting and the publication of the report as follows –

- Education (1) – the developer and the Council have agreed a contribution of £1.604m which now includes pre-school provision and placements at Welsh Language centres.
- Medical Care (2) – the Council proposes a maximum financial capital contribution of £600k towards accommodation needed to meet the demand for additional GP services and £178k for the demand on dentists. BCUHB's assessment is that £1m is required leaving a difference of approximately £200k. There is also an outstanding issue with regard to a revenue contribution – the BCUHB deems that such a contribution may properly be requested and is looking into the matter before issuing a figure as to the amount. Mr Gary Solomon read out an e-mail from BCUHB summarising its position.
- Leisure(3)/Swimming(4)/Library(5) – as per reported previously to the 3 June meeting.
- Police (6) - £2.759m is now an agreed contribution between the Council, the developer and the Police with a contingency of almost £700k.
- Ambulance/Fire (7) – The Fire and Ambulance Services have assessed the level of provision required as £676,740 and £1.1m respectively. Those figures and the methodology on which they are based are subject to verification.
- Child Social Services (8) - Funding for a Consultant Social Worker has been agreed for £56k to £58k per annum for a period of 5 years in relation to nuclear worker impact. However, following concerns raised at the June meeting in relation to the timing and duration of the appointment, the provision will commence within 12 months prior to the first occupation of the development by nuclear workers and shall be extended for up to five more years if the Council assesses that a continuing need for such an officer exists.
- Heads of Terms (9) to (15) inclusive – as per reported previously to the 3 June meeting.
- Green Travel Plan (16) and Public Transport (17) – A public transport capital contribution of £200k together with an annual contribution thereafter of £200k for the duration of occupation by nuclear workers towards the provision of a shuttle bus service between Holyhead Town Centre, Kingsland and the London Road wards have been agreed.
- Heads of Terms (18) to (32) inclusive - as per reported previously to the 3 June meeting.

The Committee considered the report and the information provided verbally with regard to the Heads of Terms, and in the ensuing discussion thereon the following issues were raised as areas regarding which the Committee deemed further clarification and assurance were necessary –

- With reference to the agreement that the developer must provide 50% of the housing at Kingsland as affordable housing (which will be market dwellings discounted at 30% of their open market value), the Committee questioned the alternative provision put forward that the developer can elect to pay a commuted sum to the Council in lieu which represents the equivalent of the 30% reduction, on the basis that if the provision is to be offered as affordable housing with a 30% reduction in open market value then the reduction should

be for the individual or else it is a gain to the Council and not to the purchaser. Mr Gary Soloman said that it would be a 30% gain to the Council in order to provide affordable housing elsewhere.

- The Committee noted that the Police contingency sum of £689k is in order to provide a custody suite in Holyhead if such a provision is deemed necessary, and noted also that no information was available as to the likely/estimated number this provision would cater for. Mention was made in this context of the potential loss to Holyhead of its magistrates' court as part of a Ministry of Justice proposed closure process and the Officers were asked to raise the matter as a risk in their discussions with North Wales Police. The Chief Planning Officer said that the concern expressed can be forwarded to the Police but that it cannot be included in the Section 106 Agreement as it is beyond its remit.
- The Committee noted that Head of Terms (8) Children's Social Services makes reference to vulnerable adults but that there is no separate section head to specifically address provision for vulnerable adults. Mr Gary Soloman said that at the time of approval it was only Children's Social Services that was considered to be an issue. It has been deemed appropriate that a Code of Practice be established which could include vulnerable adults notwithstanding vulnerable adults do not form part of the Head of Term.
- With reference to Head of Terms (8) also, the Committee questioned the choice of a Consultant Social Worker as opposed to an Establishment Social Worker on the basis that the engagement of consultants has been discouraged.
- With reference to Head of Terms (2) Medical Care, the Committee noted that BCUHB had only latterly become involved in discussions and sought assurance that the level of contribution which it has assessed as required is based on a sound methodology and is robust and defensible. Mr Gary Soloman confirmed that BCUHB is now fully engaged and has provided an indicative figure based on initial assessment for this meeting. The details are awaited and the figure will not be agreed until there is assurance that it is robust. The Chief Planning Officer said that there have been extensive consultations with BCUHB during the preceding two months and that he had confidence in those discussions and that they will come to fruition shortly.
- The Committee noted that many of the participating consultee bodies are regional organisations and sought assurance that expenditure of the funding agreed should apply to Anglesey and should not be directed to those organisations' central funds. Mr Gary Soloman confirmed that monies agreed are to be applied locally.
- The Committee sought assurance given the magnitude of the contributions involved and the project's time scale, that the monies for which a commitment has been made will be forthcoming. The Committee noted that under Head of Terms (28), General Provisions, there will be a requirement to provide bonds in relation to the various requirements within the Agreement to help ensure delivery but deemed that a much greater level of detail was required in order for the Committee to appreciate how the bonds would be set up and how they would work in practice. Mr Gary Soloman said bonds are a standard way of securing Section 106 obligations and the mechanism by which bonds usually work is that a bond is set up ahead of a particular stage of the development depending on when a payment is due; occasionally with large scale projects a bond can be established at a level that covers the lifetime of the development – what type of bonds will be provided remains to be determined. Bonds will be put in place as a safeguard to ensure that development will stop if monies due at a specific trigger point are not paid.

Councillor R.Llewelyn Jones was given the opportunity to speak to the Committee as a Local Member. Councillor Jones urged the Committee to deliberate carefully before accepting the Heads of Terms as presented and to be wholly satisfied that the terms of the Section 106 Agreement are credible and achievable. He pointed out to the lack of clarity around how the development would proceed, and said that it had not been pinned down to a specific timescale or sequence of events. He highlighted the absence of information regarding overall costings and regarding how the commitments would be met. He suggested that more background information is necessary particularly in terms of an understanding on the part of Horizon that it will be making use of those elements of the development proposed for Cae Glas and Kingsland. He asked the Committee not to accept the recommendations because of unanswered questions or else to defer acceptance pending affirmation by the Economic Regeneration Service as to feasibility.

The Chief Planning Officer said that the merits of the application had been addressed at the time of its approval in November, 2013. Much time and effort have since been spent on formulating and crafting the Section 106 Agreement and that he did not accept therefore that it was not credible. He confirmed that there is no contract currently between Horizon and the applicant, Land and Lakes Ltd. Should a contract not be forthcoming then those parts of the development relating to Cae Glas and Kingsland will not proceed. The Economic and Regeneration Department has been involved in the discussions and has been keen to ensure the benefits deriving from the scheme are maximised and that impacts are mitigated through planning conditions and a legal agreement.

Mr Gary Soloman said that some of the issues raised by the Local Member are covered by the detailed restrictions proposed in the legal agreement which are set out in the report from paragraph 1.1 through to paragraph 5.1.

The Committee considered the proposed restrictions as presented and commented as follows thereon –

- The Committee was concerned about the terms in relation to the occupation of the nuclear workers' accommodation as per paragraph 2.2 and suggested that the 50% occupancy level stipulated for Cae Glas provides insufficient assurance.
- The Committee expressed concern also regarding the qualifying criteria for legacy use as set out under paragraph 3.2 and suggested that the "occupation by 2 nuclear workers for at least a 2 year period" criterion be revisited.
- The Committee reiterated its concerns regarding the lack of detail in relation to establishing the extent of the contamination of land at Cae Glas, the measures needed to deal with it and the costs thereof.

The Lead Planning Case Officer confirmed that two planning conditions have been put in place to address the issue of contamination as reported to the Committee's 3 June meeting. Condition (36) stipulates that a remediation strategy and long term monitoring and maintenance plan for contaminants must be submitted to the Planning Authority for its approval, and Condition (37) stipulates that no use of any part of the development affected by contaminants shall occur until measures in the remediation strategy have been submitted to and approved by the Planning Authority. The Chief Planning Officer also confirmed that the Authority's Environmental Health Section is satisfied with those conditions.

Whilst noting the additional information provided to the meeting and the position reached as regards the Heads of Terms, the majority of the Committee's Members felt they were not in a position at today's meeting to be able to assent to the finalisation of the Section 106 Agreement without the receipt of further information and assurances regarding the specific issues raised in relation to the Heads of Terms and restrictions, which were –

- Clarification on contamination issues at Cae Glas and proposed requirements
- How monies received will be applied/spent
- Restriction on carrying out the legacy uses
- Delivery/occupation of Cae Glas vis-à-vis Penrhos
- Bonds
- Emergency Service provision
- Social Services provision

Councillor Jeff Evans proposed that a decision be deferred pending the receipt of further clarification of the matters raised at this meeting as listed above. Councillor Ann Griffith seconded the proposal. Members indicated that they would find it helpful if those matters could be discussed in an informal session with Officers ahead of the submission of a further report to the Committee.

**It was resolved to defer a decision on the matter pending the receipt of a further report by the Officers in clarification of the specific issues raised.**

**Councillor W.T.Hughes  
Chair**



## PLANNING SITE VISITS

### Minutes of the meeting held on 19 August 2015

- PRESENT:** Councillor W.T. Hughes (Chair)  
Councillors Jeff M. Evans, John Griffith, K P Hughes, Richard Owain Jones.
- IN ATTENDANCE:** Planning Development Manager (DFJ),  
Development Management Team Leader (MTD).
- APOLOGIES:** Councillors Ann Griffith, T. Victor Hughes, Raymond Jones.
- ALSO PRESENT:** Councillor Dylan Rees (Local Member for applications 1 & 2)
- 

- 1. 34LPA1013/FR/EIA/CC – Full application for the construction of a link road comprising of a new roundabout on the A5114, highway improvements between the A5114 and the existing roundabout at the southern end of the Industrial Estate road and construction of a new road between this point and Bryn Cefni Business Park to Coleg Menai via the B5420, Penmynydd road together with associate work on land to the east of Bryn Cefni Industrial Estate**

The Officer explained the route of the link road and its purpose, the various sections and junctions were visited and their relationship with other parts of the road network and landscape explained.

- 2. 34C304F/1/ECON – Outline application for an extension to the existing campus comprising of the erection of three, three-storey units with 250 associated car park spaces, separate unit comprising a gym and fitness studio with 60 associated car parking spaces together with an all-weather outside football pitch, and sustainable drainage system with all matters reserved on land at Coleg Menai, Llangefni**

The Officer indicated the site of the application, attention was drawn to the various aspect of the proposal and how it will be accessed via the proposed link road.

- 3. 42C127B/RUR – Full application for the erection of an agricultural dwelling together with the installation of a private treatment plant on land at Ty Fry Farm, Rhoscefnhir**

The Officer indicated the site of the application, its nature and its relationship with the adjoining farm complex and nearby properties.

The Members also viewed the application site and it's setting from a raised viewing platform located in the garden of Ty Fry which is listed by CADW in the Register of Landscapes, Parks and Gardens of Special Historic Interest in Wales.

- 4. 24C300A/ECON – Formation of lakes for fishing and recreation use, erection of a shop and café and a storage building together with associated access roads and parking areas and the installation of a new septic tank on land forming part of Tyn Rhos Fawr, Dulas**

The Officer indicated the extent of the site and explained the position and size of the proposed lakes along with the location of the associated buildings and parking areas.

**5. 19C1145 – Full application for the erection of an annexe at Harbour View Bungalows, Turkey Shore Road, Holyhead**

The Officer indicated the site of the application, its nature and its relationship with adjoining properties and drew particular attention to the location of the proposed annexe in relation to those properties immediately adjoining.

**COUNCILLOR W.T. HUGHES  
CHAIR**

6.1

Gweddill y Ceisiadau

Remainder Applications

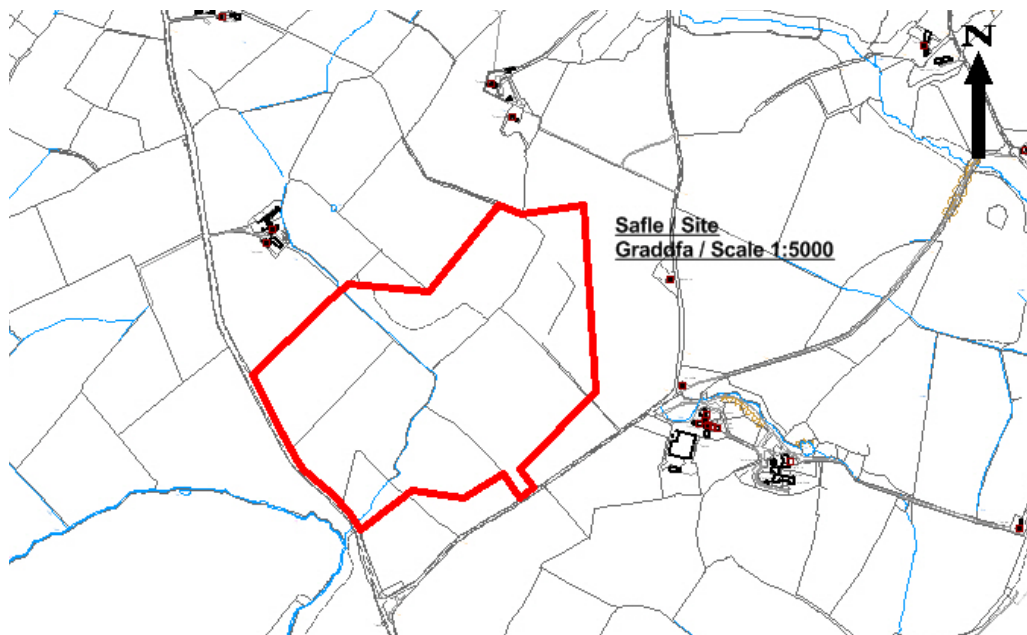
Rhif y Cais: **24C300A/ECON** Application Number

Ymgeisydd Applicant

**Llys Dulas Estate Co**

**Creu llynoedd ar gyfer defnydd pysgota a hamdden, codi siop a caffi a adeilad storfa ynghyd a ffyrdd mynedfa a manau parcio cysylltiedig a gosod tanc septig newydd ar dir yn ffurfio rhan o / Formation of lakes for fishing and recreation use, erection of a shop and cafe and a storage building together with associated access roads and parking areas and the installation of a new septic tank on land forming part of**

**Tyn Rhos Fawr, Dulas**



**Planning Committee: 02/09/2015**

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

**Recommendation:**

Defer.

**Reason for Reporting to Committee:**

Details of the submission need to be clarified before the matter can be formally considered by the Planning Committee.

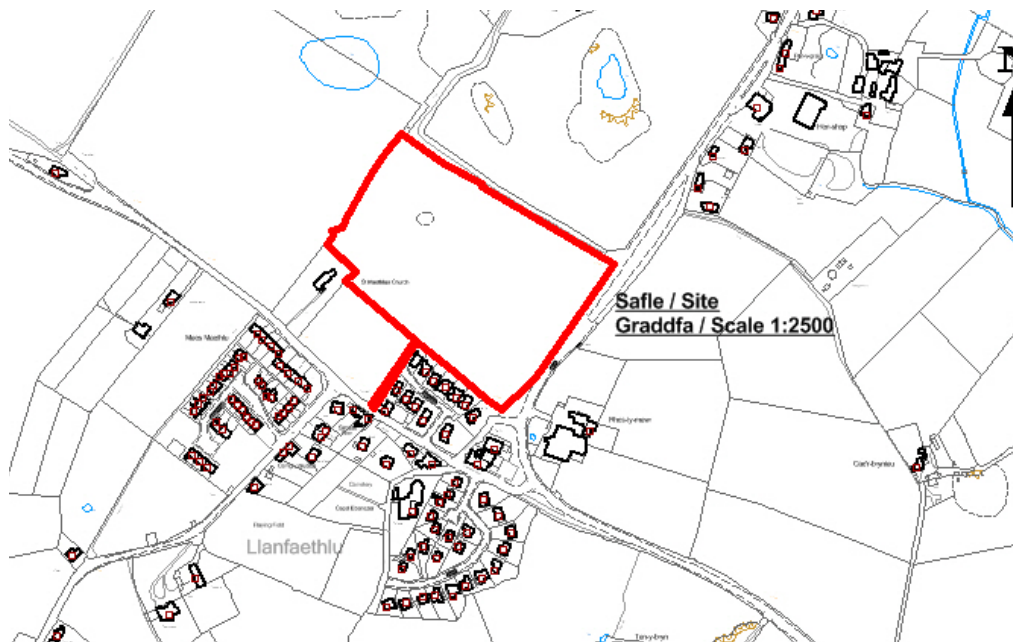
Rhif y Cais: **29LPA1008A/CC** Application Number

Ymgeisydd Applicant

**Cyngor Sir Ynys Môn**

**Cais llawn i godi ysgol gynradd newydd ynghyd a chreu llwybr cerdded newydd wrth Stad Bryn Llwyd a chreu mynedfa newydd i gerbydau i'r A5025 ar dir gyferbyn a / Full application for the erection of a new primary school together with the creation of a new pedestrian access near Bryn Llwyd Estate and a new vehicular access onto the A5025 opposite**

**Rhos Ty Mawr, Llanfaethlu**



**Planning Committee: 02/09/2015**

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

**Recommendation:**

Site Visit.

**Reason for Reporting to Committee:**

As this is a significant development located at the edge of a village situated in a sensitive area it is considered that a site visit will aid members in appreciating the impact of the proposal on its surroundings.

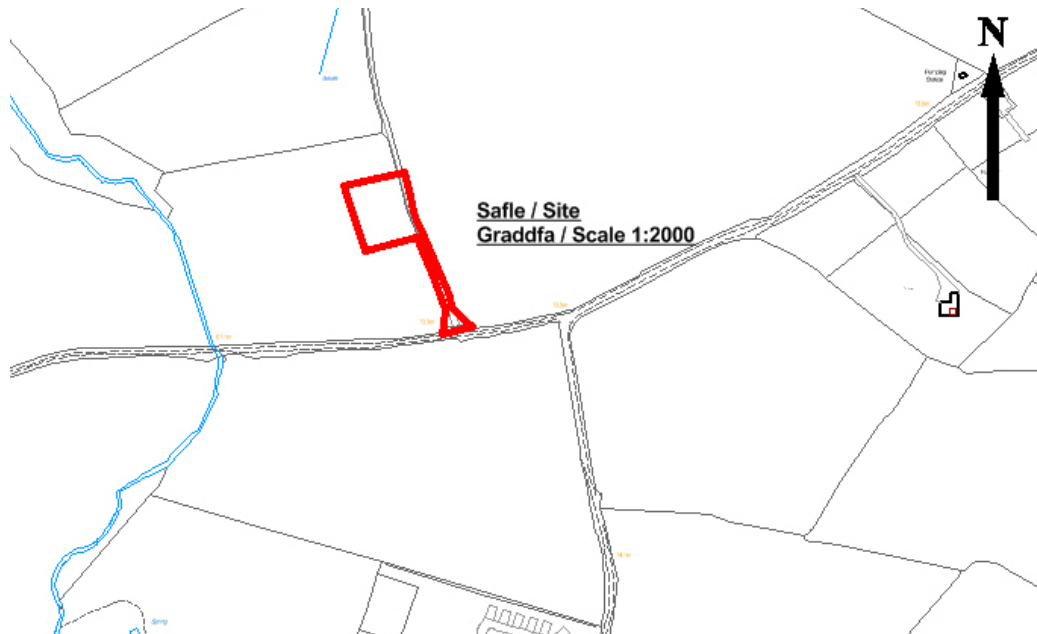
Rhif y Cais: **42C127B/RUR** Application Number

Ymgeisydd Applicant

**Mr G Jones**

**Cais llawn ar gyfer codi annedd amaethyddol ynghyd a gosod system trin carthffosiaeth ar dir yn / Full application for the erection of an agricultural dwelling together with the installation of a private treatment plant on land at**

**Fferm Ty Fry/Ty Fry Farm, Rhoscefnhir**



**Planning Committee: 02/09/2015**

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

**Recommendation:**

Defer

At its meeting held on the 29<sup>th</sup> July 2015 the Planning & Orders Committee resolved to defer the determination of the planning application in order to undertake a site visit.

This site visit was undertaken on the 19<sup>th</sup> August 2015 and members will now be familiar with the site and its setting.

However, in the interim additional information has been submitted which will need to be analysed and subject to further publicity and consultation.



7.1

Gweddill y Ceisiadau

Remainder Applications

Rhif y Cais: **19C1145** Application Number

Ymgeisydd Applicant

**Mr Trevor Baker**

**Cais llawn ar gyfer codi anecs yn / Full application for the erection of an annexe at  
Harbour View Bungalow, Turkey Shore Road, Holyhead**



**Planning Committee: 02/09/2015**

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

**Recommendation:**

Permit

**Reason for Reporting to Committee:**

The application has been called in by a local member.

At its meeting that was held on the 3<sup>rd</sup> June, 2015 the Planning and Orders Committee resolved to defer the determining of the application in order to await a confirmation regarding the ownership of the access road to the dwelling.

Confirmation has now been received that the access track from Turkey Shore Road to the site is owned by the Council over which the applicant has a right of access. The track immediately adjoining the dwelling is owned by the applicant and it is understood that other properties have a right of way.

At its meeting held on the 29<sup>th</sup> July, 2015 the Members resolved to undertake a site visit prior to determining the application. The site was visited on the 19<sup>th</sup> August, 2015 and the Members will now be familiar with the site and its setting.

**1. Proposal and Site**

The application lies at Turkey Shore Road in Holyhead. The Holyhead port lies opposite the dwelling entrance.

The proposal entails alterations and extension to form a self-contained annexe.

**2. Key Issue(s)**

The key issue is whether the proposed scheme is acceptable.

**3. Main Policies**

**Ynys Mon Local Plan**

Policy 1 – General Policy

Policy 5 – Design

Policy 42 – Design

**Gwynedd Structure Plan**

Policy D4 – Location, Siting and Design

Policy D29 - Design

**Stopped Unitary Development Plan**

Policy GP1 – General Control Guidance

Policy GP2 – Design

Policy HP 7a – Extension

**Technical Advice Note 12 – Design**

**4. Response to Consultation and Publicity**

**Councillor Arwel Roberts** – Call-in – concerns regarding overshadowing, loss of light, privacy issues and possible increase in traffic.

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

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

**Town Council** – No objection

**Public Consultation** – The application was afforded three means of publicity. These were by the placing of a notice near the site, placing an advert in the local newspaper and serving of personal notifications on the owners of neighbouring properties. The latest date for the receipt of representations was the 05/05/2015. At the time of writing this report, the department have received 8 letters of objection and 2 petitions.

Their concerns are:

- 1) The closure/disruption of Turkey Shore lane during construction
- 2) Loss of privacy / overlooking to dwelling known as Cae Mawr.
- 3) Overshadow/Loss of light to the dwelling known as Cae Mawr.
- 4) Height of the annexe and will be out of character with the surrounding properties.
- 5) Loss of value to the dwelling known as Cae Mawr.
- 6) The proposal would damage the access road which is private and maintained by various properties.
- 7) Council now state that they own part of the lane, however have not been maintaining the land in the past. Correspondent has a copy of a letter from the Highway Authority stating it wouldn't be safe and that the land shouldn't be used. The lane is used by members of the public and adjoining properties and proposal will be detrimental to Highway Safety.

Other issues were also raised however these are not material planning considerations.

In relation to the concerns above, I would comment as follows:

- 1) A condition will be placed on the decision notice regarding the means of access on Turkey Shore Road in the interest of the public footpath.
- 2) No overlooking/loss of privacy to the dwelling known as Cae Mawr as no new windows will face towards the dwelling. All new windows will face towards the applicant garden and lane.
- 3) The height of the annexe is lower than the main dwelling, therefore it is not considered that the proposed annexe will look out of place or form an adverse loss of light to the dwelling known as Cae Mawr.
- 4) The height of the proposed annexe is lower than that of the existing dwelling. There is a mixture of house types in the vicinity, these being single and two storey units of the application site and therefore the proposal will not be out of character with the surrounding area.
- 5) Loss of value to dwelling is not a planning consideration
- 6) It has been confirmed that the access road from the dwelling to the highway road is part private

owned by the applicant and the Council, therefore it is maintained by both applicant and the Council.

7) At the time of writing this report no response had been received by the Highway Authority and their response will be reported verbally at the meeting.

## **5. Relevant Planning History**

No site history

## **6. Main Planning Considerations**

The proposed entails alterations and extension to the rear of the dwelling to form a self-contained annexe at Harbour View Bungalow, Turkey Shore Road.

The proposed extension will be a single storey extension to the side/rear of the dwelling to form a new kitchen/dining room, one bedroom and a bathroom which will be a self-contained annexe. The scale of the annexe measures 67 square metres. There is an inter-connection between the annexe and the main dwelling. Overlooking by the proposed scheme is not an issue as the new windows overlook towards the applicant garden and the road. The height of the proposed annexe measures 3.8 metres which is lower than the main dwelling house.

It is also considered that there is no adverse impact of loss of light to the rear dwelling known as Cae Mawr to warrant a refusal. The proposed materials are considered acceptable.

There are ample parking spaces to the front garden to facilitate vehicles during the construction phase.

It is not considered that the proposed scheme will impact the surrounding amenities or any neighbouring properties to a degree that it should warrant a refusal. The concerns noted in the objection letters are noted and considered during this report.

## **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**

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

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

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

**(02) No development shall commence until a traffic management plan has been submitted to and approved in writing by the local planning authority detailing how construction traffic is to access the site from local roads and to ensure the free flow of traffic and public footpath on and off site; the development shall be implemented in accordance with the details as may be approved.**

Reason: In the interests of amenity and highway safety

**(03) The annexe hereby approved shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling outlined in red on the submitted location plan. At no time shall it be otherwise occupied/let/leased or disposed of.**

Rheswm: Er lles mwynderau

**(04) The development permitted by this consent shall be carried out strictly in accordance with the plan(s) submitted on the 24/12/2015 under planning application reference 19C1145.**

Reason: For the avoidance of doubt.

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

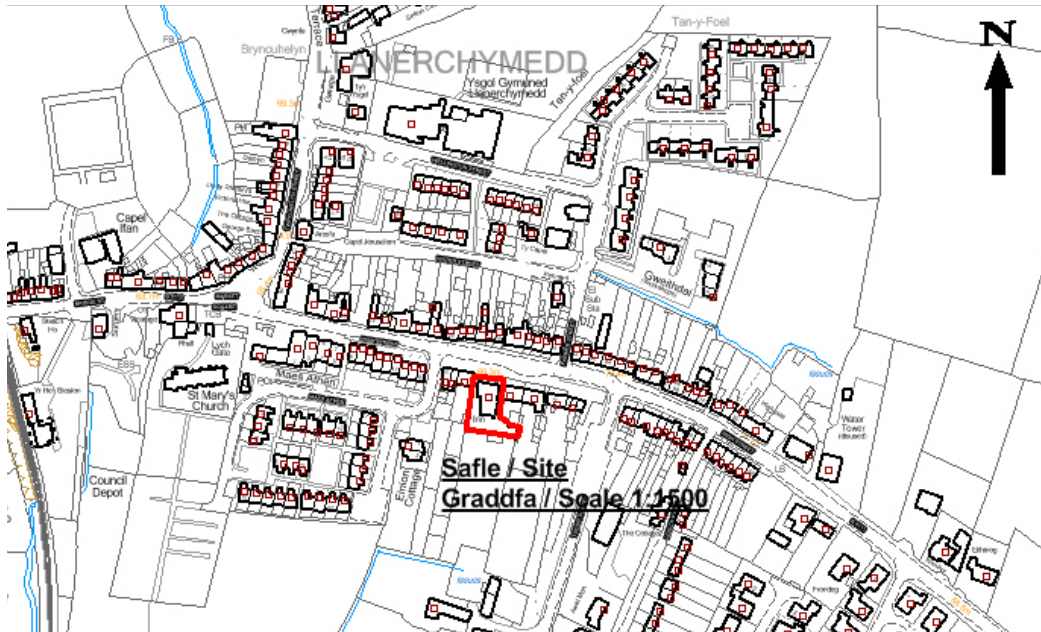
Rhif y Cais: **25C28C** Application Number

Ymgeisydd Applicant

**Tony Doggett**

**Cais llawn i ddyrchwyl y ty tafarn presennol ynghyd a'r adeiladau cysylltiedig yn / Full application for the demolition of existing public house and associated buildings at**

**The Bull Inn, Llanerchymedd**



**Planning Committee: 02/09/2015**

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

**Recommendation:**

Permit

**Reason for Reporting to Committee:**

On request of Local Member John Griffiths

The application was deferred at the July committee meeting pending receipt of a report outlining the history of the building.

This report is included in the planning file.

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

It is proposed to demolish The Bull Public House in Llanerchymedd

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

Under the terms of Schedule 2 Part 31 of the Town and Country planning (Permitted Development) Order 1995 no planning permission is required for the demolition of certain types of building.

The Bull falls within this category.

It is required however, that prior notification is given to the Planning Authority to check whether the council requires the prior approval of the method and details of demolition.

It is this requirement which is the subject of this report.

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

The duty to publicise the prior notification lies with the applicant and this has been carried out in accordance with the relevant statutory requirements. Following this procedure the following responses have been received;

**Local Member John Griffiths** has asked for the matter to be presented to Committee.

**Community Council** unanimously oppose the application and is aware of strong feelings against the demolition. This is a historic building and would prefer a change of use rather than demolition. The town is already dying with small shops closing and there is nowhere for locals. Closing the pub will not attract people. There are 10 houses for sale and 15 undeveloped plots. An individual may come and want to buy the pub.

**Environmental Health:** No objection

**Building Control:** Comments

**CADW:** No Objection

In addition 3 letters have been received points raised include;

It is abhorrent that one of the few historic buildings is to be demolished

The building has been allowed to fall into disrepair

The Bull is an asset and a hub for the community

The 9 houses to be built in its place will not benefit the village

In addition a petition containing over 200 names has been submitted this has been attached to one of the letters submitted

#### **4. Relevant Planning History**

25C28B Application to determine whether prior approval is required for demolition - prior approval required.

#### **5. Main Planning Considerations**

The purpose of the prior approval determination is to allow the planning Authority to require further details not originally submitted showing how the works are to be carried out. In assessing this information the Authority has due regard to the amenities of local residents and protection of businesses during the demolition process. Details will also need to show how the site is to be reinstated.

In respect of the above the applicant has submitted details explaining how a safe working zone with site fencing and all relevant signage will be set up. The methodology of the works has also been submitted and details of how dust pollution will be prevented. Works affecting the property immediately adjacent will be done by hand to prevent damage. Rendering will be done once rubble has been cleared. Works will be carried out during specified times.

The site will be left covered in hardcore with no debris left behind.

Following the last meeting of the planning committee CADW were consulted and have raised no objection

#### **6. Conclusion**

It is considered that the method to be adopted is acceptable having due regard to those properties/occupiers nearby.

#### **7. Recommendation**

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

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

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 details submitted.**



Reason: For the avoidance of doubt.

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

**Informative**

The applicants attention is drawn to the provisions of the wildlife and Countryside Act 1981 in respect of any protected species which may be on the site

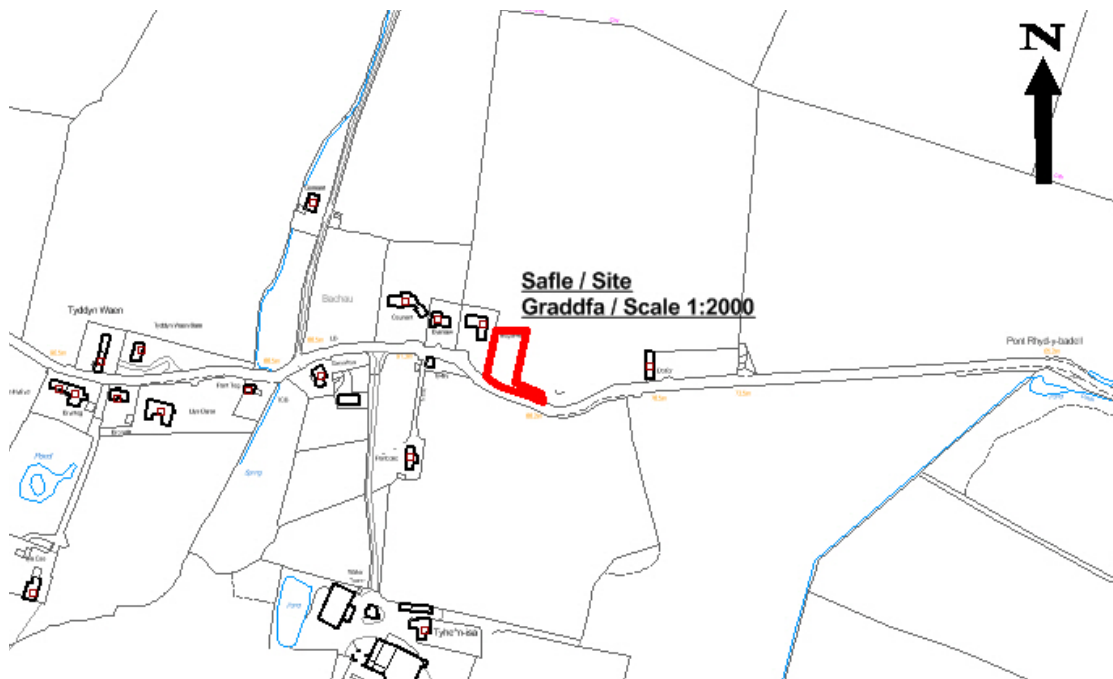
Rhif y Cais: **25C250** Application Number

Ymgeisydd Applicant

**Mr Glyn Lewis Hughes**

**Cais amlinellol ar gyfer codi annedd a gosod system trin carthion yn cynnwys manylion llawn am mynediad i gerbydau ar dir ger / Outline application for the erection of a dwelling and installation of a package treatment plant together with full details of the vehicular access on land adjacent to**

**Tregarwen, Coedana, Llanerchymedd**



**Planning Committee: 02/09/2015**

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

**Recommendation:**

Refuse

**Reason for Reporting to Committee:**

The application was deferred in the last planning committee in order to re-visit the previous recommendation of approval in light of a recent appeal decision in line of locality.

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

The application site is a parcel of land adjoining Tregarwen in the small hamlet of Bachau near Llanerchymedd.

The application is for outline planning permission with some matters reserved for the erection of a dwelling together with the creation of a new vehicular access.

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

The key issues are whether the proposal is acceptable in terms of policy together with the effect on the amenities of neighbouring properties.

### **3. Main Policies**

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

1 – General Policy

48 – Housing development Criteria

53 – Housing in the Countryside

#### **Gwynedd Structure Plan**

A6 – New Dwellings in the Open Countryside

D4 – Location, Setting and Design.

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

GP1 – Development Control Guidance

HP5 – Countryside, Hamlets and Clusters.

#### **Planning Policy Wales (7<sup>th</sup> Edition) 2014**

#### **TAN 12: Design**

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

**Cllr J Griffith** – No response at time of writing the report.

**Cllr K P Hughes** – Called into the planning committee

**Cllr LI M Huws** - No response at time of writing the report.

**Welsh Water** - No response at time of writing the report.

**Highways** - Conditions

**Drainage** – Comments

**Community Council** – Support the application, but expressed concerns regarding highway safety.

**Natural Resources Wales** – Provided general comments.

One letter of objection has been received as a result of the publicity carried out on the application.

The main points within the letter were:

- Highway safety
- Drainage
- Existing well
- Electricity Supply
- Long term plans may include further development on the field.
- Concerns regarding security of his property.
- Rural Community
- Invasion of privacy
- Devaluing property.

In response to the above:

- The Highways Authority have been consulted and have recommended conditional approval.
- The Drainage Section have been consulted upon and are satisfied with the drainage scheme.
- Issues with the well will be investigated at Building Regulation stage.
- Gaining electricity supply is not a planning consideration.
- This application is for a single dwelling only. Should a future planning application be submitted it will be dealt with on its own merit.
- This is not a planning consideration; matters regarding the security of the dwelling would be a matter for the police.
- Bachau consists of a handful of residential properties sited within close proximity to each other. For this reason Bachau is classed as a Countryside Hamlet and Cluster in the Stopped Unitary Development Plan, where single dwellings will be permitted on infill sites or other acceptable sites that are immediately adjacent to the developed part of the rural hamlet and cluster.
- The details of the proposed dwellings' appearance will be dealt at reserved matters stage. Furthermore a dwelling already exists adjacent to the objectors' house where it is anticipated that some degree of overlooking already exists.
- Devaluing a neighboring property is not a planning consideration.

## **5. Relevant Planning History**

None.

## **6. Main Planning Considerations**

The site is not considered suitable for the development of a new dwelling. There are no houses on the

opposite side of the road and it is considered that the proposal would encroach into a countryside location to the detriment of the appearance and character of the locality.

## **7. Conclusion**

The site is not considered suitable for the development of a new dwelling and would give rise to harm to interests of acknowledged importance as outlined.

## **8. Recommendation**

### **Refuse**

The proposal in this form would prejudice the implementation of Policy HP5 of the Stopped Unitary Development Plan by creating a set of circumstances which would make it difficult to resist further development on this field which could purport to be a logical extension of the settlement.

## **9. Other Relevant Policies**

### **Ynys Mon Local Plan**

31 – Landscape

42 – Design

### **Gwynedd Structure Plan**

D3 – Landscape Conservation Area

D28 – Natural Slates

D29 – Design

D32 – Landscaping

### **Stopped Unitary Development Plan**

GP2 – Design

TR10 – Parking Standards

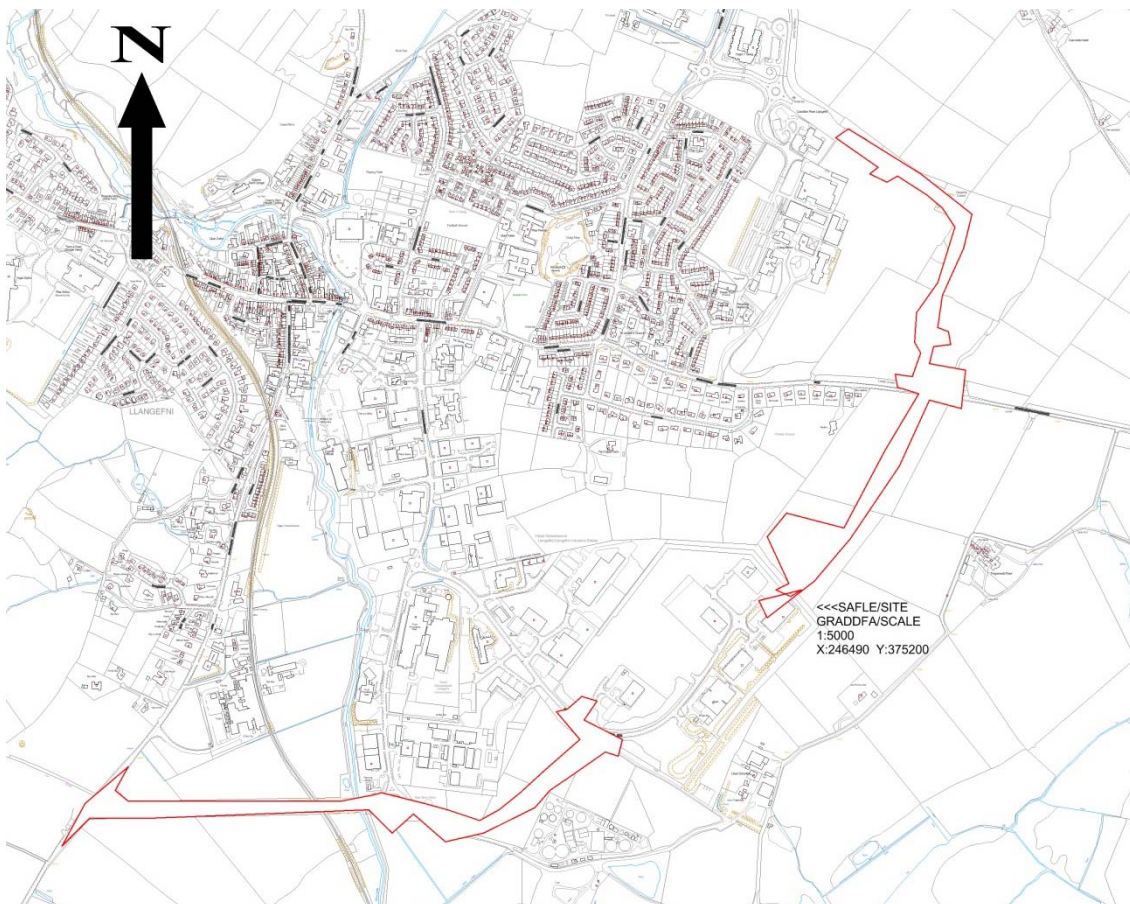
EN1 – Landscaping Character

Rhif y Cais: **34LPA1013/FR/EIA/CC** Application Number

Ymgeisydd Applicant

**Head of Service Environment & Technical**

**Cais llawn i adeiladu ffordd gyswllt a fydd yn cynnwys cylchfan newydd ar yr A5114, gwelliannau i'r briffordd rhwng yr A5114 a'r gyrchfan gyfredol ar ben deheuol Ffordd y Stad Ddiwydiannol ac adeiladu ffordd newydd rhwng y pwynt hwn a Pharc Busnes Bryn Cefni ac o'r gogledd o Barc Busnes Bryn Cefni i Goleg Menai trwy'r B5420, Ffordd Penmynydd ynghyd a gwaith cysylltiedig ar dir i'r dwyrain o / Full application for the construction of a link road comprising of a new roundabout on the A5114, highway improvements between the A5114 and the existing roundabout at the southern end of the Industrial Estate Road and construction of a new road between this point and Bryn Cefni Business Park and from the north of Bryn Cefni Business Park to Coleg Menai via the B5420, Penmynydd Road together with associated work on land to the east of**

**Stad Diwydiannol Bryn Cefni Industrial Estate, Llangefni**

**Planning Committee: 02/09/2015**

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

**Recommendation:**

Permit.

**Reason for Reporting to Committee:**

This is a Council application which is accompanied by an Environmental Impact Assessment.

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

It is proposed to construct a link road approx. 2.5km long comprising a two way single carriageway, with footpaths and cycle ways and runs from the A5114, through the Bryn Cefni Business park, across the B5420 then linking to an existing roundabout adjacent to Canolfan Plant Llangefni off the B5109 at Coleg Menai.

The land is made up of part business park and existing road but predominantly agricultural fields.

#### **Road Section 4**

Junction 1 (A5114) to Junction 2 (Industrial Estate Road)

This section measures approx. 600m. Junction 1 comprises a new four arm roundabout on the A5114 replacing the existing T priority junction. Two arms will run north and south providing connectivity to the A5114 whilst a third will run east to the existing unnamed road linking the A5114 and junction 2. The fourth arm will provide access to the Creamery Land Enterprise Zone. A contractor's compound of approx. 3,500 will be located adjacent.

A shared 2.5m wide footway/cycleway will be introduced along the eastbound carriageway between junctions 1 and 2 with a 1 m grass verge.

#### **Road Section 3**

Junction 2 to Junction 3 (Bryn Cefni Industrial Estate)

Outline consent required. This section measures approx. 530m in length. And will link into the existing junction 2 via a new third arm which will replace the existing currently used to access the Welsh Water site. A new spur will be provided for this.

The new link road will connect into a new roundabout (Junction 3) which will link into the Bryn Cefni Industrial Estate Road. A contractor's compound of approx. 2,050 will be located to the east of the spur. A 2.5m wide footway/cycleway will be provided along the eastbound carriageway and a 2m wide footpath along the westbound carriageway.

#### **Road Section 2**

Bryn Cefni Industrial Estate(existing roundabout) to junction 4 (B5420 Penymynydd Road)

From junction 3 the link road follows the route of the existing internal road. No works are proposed to this road. The next section to be constructed will measure approx. 540m in length connecting into a currently redundant fourth arm on the existing roundabout near Marco Cable Management, the road will then route north eastwards across agricultural land and link in with a new 4 arm roundabout at the B5420 (junction 4)

The western and eastern arms of the roundabout will provide connectivity with the B5420 with the proposed link road continuing northwards. Again a footway/cycleway will be provided. A compound will also be provided.

#### **Road Section 1b Junction 4 to 5 (new roundabout)**

This measures approx. 135m in length with the link road heading north from junction 4 across grazing land and link into a new four arm roundabout. This will serve Coleg Menai and also provide an agricultural access.

#### **Road Section 1a Junction 5 to junction 6 (Coleg Menai)**

This measures approx. 600m in length. From Junction 5 the link road will head north eastwards across grazing land running parallel with the Clegyrdy Covert trees and joining junction 6 at a redundant arm to the roundabout.

A contractor's compound will be provided at this section.

It is estimated that the construction of the link road is likely to take up to 3 years.

As stated Section 3 of the scheme has been made in outline form and as such appropriate conditions have been attached in respect of this.

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

The application is the subject of an Environmental Impact Assessment (EIA) which is a process that involves collecting information about the existing environment and assessing the potential significant effects that new development could have on that environment.

The findings are contained in an Environmental Statement (ES) which the Local Planning Authority use in its decision making process to determine whether or not the proposed development should proceed.

The ES is a lengthy document and is available for Members attention in the planning case file.

Other issues such as need have been included along with the findings of the submitted Transport Assessment

For the purposes of this report, however, the pertinent issues have been identified as follows;

- Need/socio-economics
- Amenity
- Landscape and visual
- Ecology



### **3. Main Policies**

#### **Gwynedd Structure Plan**

D4 Environment  
D7 Environment  
D9 Environment  
D10 Environment  
D15 Environment  
FF2 Transport

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

1 General Policy  
35 Nature Conservation  
39 Archaeology  
2 New Jobs  
28 Flooding  
31 Landscape  
32 Landscape

#### **Ynys Mon Unitary Development Plan (Stopped 2005)**

GP1 Development Control Guidance  
EN4 Biodiversity  
EN7 Local Sites  
EN12 Archaeology/ Historic sites  
EP4 Employment opportunities and rural diversification  
SG2 Development and flooding.  
SG6 Surface Water Run Off.  
SG7 Noise  
SG8 Air quality  
TR2 Improvements to the Highway network  
TR3 Highway design

#### **TAN 6: Planning For Sustainable Rural Communities (2010)**

#### **TAN 11: Noise**

#### **TAN 12: Design**

#### **Calculation of Road Traffic Noise 1998 (DOT and WO)**

#### **Design Manual for Roads and Bridges 2011**

#### **Planning Policy Wales 2014**

Chapter 8 Transport outlines the Welsh Governments objectives:

*“The Welsh Government aims to extend choice in transport and secure accessibility in a way which supports sustainable development and helps tackle the causes of climate change by; encouraging a more effective and efficient transport system”*

Technical Advice Note 18: Transport (2007) states;

An efficient and sustainable transport system is a requirement for a modern, prosperous and inclusive society. However, transport, in particular road traffic, can also have negative impacts on human health and the environment. Road traffic growth is a cause of increased local air pollution, greenhouse gas emissions contributing to global warming and climate change and, in some areas, congestion, which can affect economic competitiveness.

In determining an appropriate development pattern, local planning authorities should seek to maximise relative accessibility rather than ensuring everyone can travel everywhere (mobility). Accessibility is the relative ability to take up services, markets or facilities. Focussing on accessibility is important in addressing social exclusion and for maximising choice in services, employment and recreation opportunities, remembering in most cases transport is a means to an end.

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

**Town Council:** Whilst initially an objection was noted in view of the public comments/concerns regarding damage to the environment, noise, increase in traffic, anti-social behaviour etc, the following month the matter was again discussed and they decided to support the application on the grounds that it would provide the infrastructure required to support the Horizon project within the college thus creating an influx of additional people into the town which in turn will hopefully boost the economy.

**Local Members:** No comments

**Highways:** No objection but recommends conditions.

**Welsh Government Department for Economy, Science and Transport:** Do not issue a direction in respect of the application.

**Welsh Water:** No objection comments regarding services

**CADW:** No objection unlikely that there will be any impact on any ancient monument or its setting.

**Gwynedd Archaeological Planning Service:** No objection recommend condition

**Environmental Health:** No objection conditions in respect of noise and air pollution

**Wales and West Utilities:** Comments informatives

**Network Rail:** No objection / comments

**Natural Resources Wales:** Do not object to the scheme

**Health and Safety Executive:** No objection

**Land Use Planning Unit (Welsh Govt. in respect of loss of agricultural land):** No objection

**Red Squirrel Trust:** No objection subject to landscape condition and comments regarding wider northern corridor would be advantageous. Previous comments raised concerns but following re-consultation the above comments have been made.

In addition to consultees the following has been received:

Coed Cadw Woodland Trust object to the proposal on the following grounds;

Loss of an ancient woodland which is irreplaceable and cannot be mitigated by new tree planting

In letters from the public the following points have been raised;

The public notice referred to an A road not the correct B road;

The consultation process has not been adhered to;

The Non-Technical statement refers to the application being on the Council website. This is not the case;

The scheme assumes that that Traffic between Coleg Menai and the Britannia Bridge will use the road but it is longer than using the B5420 and the addition traffic will use that;

The proposal will involve the felling of a 200+ metre strip of Lodge Covert an ancient woodland. The value of such woodlands are recognized in Planning Policy Wales. Its removal will have an impact on the rural character of the area; Replanting will not mitigate this.

We believe red squirrels use this woodland Dr C Shuttleworth has pointed out that the survey method is inadequate.

There would be serious adverse noise and vibration effects on properties

The road should be moved to the East

The additional traffic using the B5420 will cause hold ups at the proposed roundabouts

The figure for NOx emissions being lower is wishful thinking and will be harmful to residents and wildlife

The roundabout is too close to a residential property.

The road cuts through property that the writer inherited and will make the agricultural use difficult;

The road corridor is too wide;

Object to the holding tank and request that the pond is removed first

The existing roads should be upgraded to cater for the extra traffic at much less cost

Concerns over noise, dirt, vibration and noise pollution;

The road will not benefit the Coleg Menai to any great extent

How can the council consider building this road for a potential student population which may not come to fruition

Roundabout too close to town limits, if the roundabout was further East the traffic would be slower and distance the road from domestic properties

This is a Red Squirrel habitat

The link road would not ease traffic in Llangefni which is mainly comes from the North and West of the town and could shift problems to elsewhere

The area is home to a wide range of wildlife

I want assurances that the fields between the new road and existing houses will not become industrial land

## **5. Relevant Planning History**

None relevant to this application

## **6. Main Planning Considerations**

Main issues identified include;

### **Need/Socio Economic**

The primary purpose of the link road is to provide safe and unconflicted access from the local highway network to the Enterprise Zone sites. The development of these sites would see a significant increase in vehicle movements including heavy vehicles which would affect key junctions in the town centre giving rise to congestion, delays and conflicts with pedestrians. Through clear legibility/signage strategy the efficient use of the link road will be ensured improving way-finding to key employment sites in and around Llangefni.

In addition to the Enterprise Zone demands Grwp Llandrillo Menai Plans to develop the Llangefni campus as its "Technology Centre of Excellence" and this expansion can only be realized with the improvements to accessibility that the road would provide.

Area Post code data for the home addresses of all relevant students on the student registry systems was analysed for the 2014/15 academic year and it was concluded that just over 96% of the relevant student population travelled from the A55 junction to the College [defined as post codes either on the mainland (which account for more than half of relevant Students) plus Anglesey post codes along the A55 / A5 corridor, or beyond the A55 corridor]

## **Amenity**

### Noise/vibration

Construction noise to the main receptors which have been identified as being; Meithrinfa Medra (Nursery School), residences south of Penmynydd Road (B5420), offices on Llangefni Industrial Estate, Offices on Bryn Cefni Industrial Estate, Bryn Cefni Park, Coleg Menai and Ysgol y Graig is considered to be significant. However, given that this is short term and that mitigation measures (ensured by way of condition) will be in place to ensure disturbance is kept to a minimum and at only certain times, it is not considered that this would be unacceptably harmful to amenity.

In respect of the longer term, when the road is in use the findings show that in daytime the operational noise effect of the proposed link road is considered to be not significant to all receptors.

Further to the findings and comments from Environmental Health it is not considered that there would be undue harm in respect of vibration and pollution.

The proposed roundabout on the B5420 will be located near existing residential properties which lie to the south. From the nearest dwelling house itself to the centre of the roundabout it is approximately 80m. In balance and with the existing road in mind along with similar instances elsewhere it is considered that there will not be undue harm to the amenities of that property. Other properties will be able to see the proposed road but this again is not considered to be such a harm to amenity as to warrant the refusal of the application.

## **Landscape**

The ES includes a Landscape and Visual Impact Assessment with relevant appendices and is informed by 10 agreed viewpoints. The receptors have been grouped into residential, recreational and vehicular.

No significant effects are predicted to the recreational receptors ie for users of the public Rights of Way, Cricket Club and Lon Las Cefni Cycle route.

The loss of trees on the Penmynydd access to Llangefni will have an adverse visual amenity effect,

this loss of amenity should however be balanced against the creating of new views of woodland on the perimeter of the woodland site.

The properties along Lon Penymynydd will experience significant effects due to the loss of woodland at Lodge Covert and the inclusion of a new roundabout.

It is considered, however, that mitigation by way of successfully and maintained replanting new trees can address the longer term localized landscape effects. Irrespective of this, the loss of the trees at Covert Lodge will have a significant amenity effect but it is considered that this harm is not such that warrants a refusal of this application.

## **Ecology**

National Resources Wales have been consulted in respect of the application and do not object to the scheme.

In respect of Red Squirrels Dr Craig Shuttleworth of the Red Squirrel Trust has also been consulted and raises no objection subject to suitable replanting taking place.

The Councils Ecology officer reiterates the responses received and raises no objection.

## **Ancient Woodland**

Following research and representations to Natural Resources Wales confirmation has been received from them that the wooded area does not meet the criteria to be considered Ancient Woodland in that it has not been in existence the required length of time (since 1600) and that it should be removed from the Ancient Woodland inventory.

## **Agricultural Land**

In accordance with the provisions of 4.10.1 of Planning Policy Wales and given that the land to be utilized comprises grade 2 and 3a agricultural land the following is of relevance. A large proportion of the link road will utilize the existing road network and this dictates the route of the new sections of the road. No other suitable route is available if the loss of agricultural is to be minimized and given the importance of the scheme it is considered that on balance the loss of the land as proposed is justified in this instance.

## **7. 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) Trees to be removed as proposed in the Arboricultural Implication Assessment should be marked on site by the Consultant Arboriculturist or similar and their identification agreed with the LPA prior to any tree work being carried out.**

Reason: To ensure tree works are within the scope of the planning permission.

**(02) Tree works must be done to British Standard 3998:2010 Tree Works.**

Reason: To ensure tree works are within the scope of the planning permission.

**(03) The site shall be landscaped and trees and shrubs shall be planted in accordance with a scheme to be agreed in writing with the Local Planning Authority before any development works commence on site.**

**(04) The Construction Exclusion Zone (CEZ) fencing shown on the Tree Protection Plans and as indicated in the Arboricultural Implications Assessment must be installed immediately following tree works, and prior to any excavations works hereby consented.**

**(05) The composition of the landscaping scheme, plant numbers and phasing shall be submitted to and agreed with the LPA prior to any development work hereby consented.**

**The planting scheme shall be implemented in line with the timetable agreed above.**

**Trees, shrubs and hedgerows that die, are severely damaged or diseased during a 10 establishment phase shall be replaced to the satisfaction of the LPA.**

Reason: In the interests of amenity.

**(06) Prior to the commencement of the development of each individual phase hereby approved a Construction Phase traffic management plan shall be submitted to the LPA for its written approval. The developer shall ensure that the requirements of the approved plan shall be adhered to throughout the construction of the development.**

Reason: In the interests of highway safety

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

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

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

**(08) Full details to include design, sections, siting and landscaping of the proposed road identified as section 3 shall be submitted to the LPA for its approval not later than the expiration of three years beginning with the date of this permission.**

**(09) The development shall be carried out in accordance with the plans and details submitted and included in the Environmental Statement.**

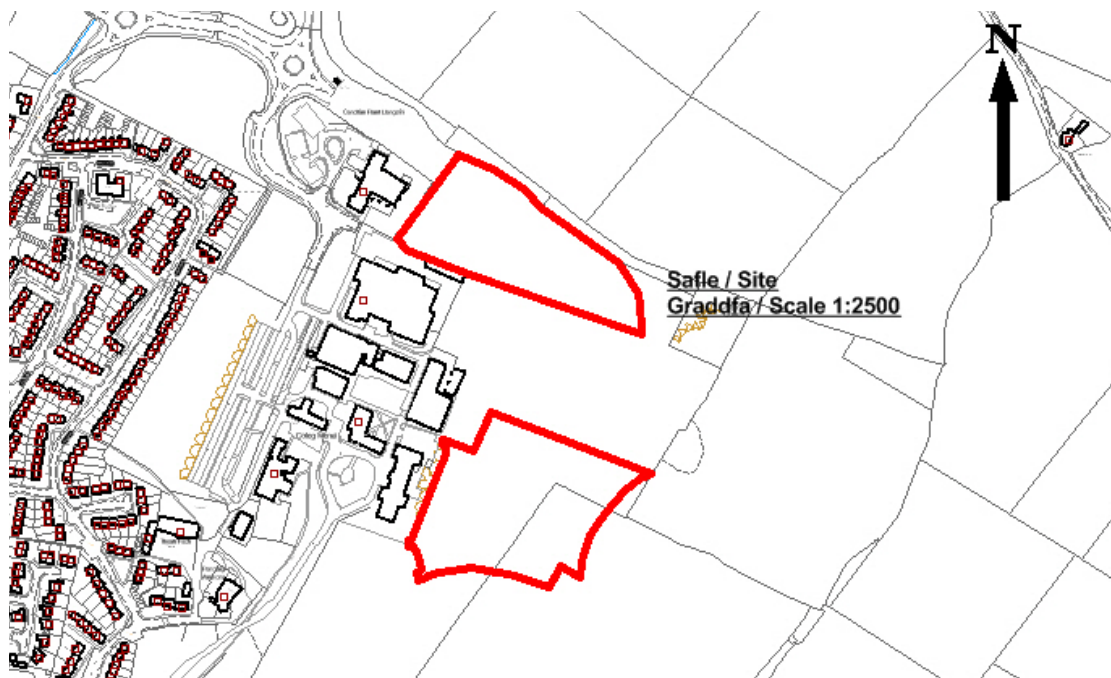
Rhif y Cais: **34C304F/1/ECON** Application Number

Ymgeisydd Applicant

**Mr Wyn Thomas**

**Cais amlinellol ar gyfer estyniad i'r campws presennol yn cynnwys codi tri o unedau tri llawr gyda 250 o lecnynau parcio, uned ar wahân sy'n cynnwys campfa a stiwdio ffitrwydd gyda 60 o lecnynau parcio cysylltiedig ynghyd a chae pêl-droed pob tywydd a system ddraenio gynhaliadwy gyda'r holl faterion wedi eu cadw'n ôl ar dir yn / Outline application for the an extension to the existing campus comprising of the erection of three; three-storey units with 250 associated car parking spaces, a separate unit comprising of a gym and fitness studio with 60 associated car parking spaces together with an all-weather outside football pitch, and sustainable drainage system with all matters reserved on land at**

**Coleg Menai, Llangefni**



**Planning Committee: 02/09/2015**

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

**Recommendation:**

Permit

**Reason for Reporting to Committee:**

This is a major application which should be considered in conjunction with the application for the Llangefni link road which appears elsewhere on this agenda.

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

The site is located on the eastern fringe of Llangefni alongside the existing Coleg Menai complex and comprises a vacant field bordered by woodland. The settlement boundary for Llangefni which is recognized as a main centre in the Local Plan and Unitary Development Plan lies adjacent, with the site being outside.

This is an outline application for the extension to the existing campus comprising three no. three storey units with 250 parking spaces. A separate unit containing a gym and fitness studio with 60 car parking spaces and all weather football pitch.

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

- 1) Principle of proposal
- 2) Landscape/amenity
- 3) Highways

### **3. Main Policies**

#### **Gwynedd Structure Plan**

Strategic policies 2, 3 and 5

Policy D4 - Siting and Design

Policy B1 - Employment Generating Development

Policy F6 - Indoor Facilities

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

Policy 1 – General Policy

Policy 2 - New Jobs

Policy 17 - Recreation and community facilities

Policy 31 - Landscape

Policy 32 - Landscape

Policy 42 – Design

Policy 26 - Car Parking

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

Policy GP1 - Development Control Guidance

Policy GP2 - Design

Policy CC1 - Community Facilities



Policy EP4 - Employment  
Policy EP8 - Vibrant Town, District and Local Centres  
Policy TR10 - Parking  
Policy TO11 - Sports and Leisure Facilities  
Policy EN1 - Landscape  
Policy SG6 - Surface Water Run Off

## **Planning Policy Wales 7<sup>th</sup> Edition 2014**

### **TAN 12: Design**

### **TAN 18: Transport**

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

**Town Council** - concerns in respect of the facilities that are being provided (football pitch etc) and which already exist in Llangefni and which should be utilised.

**Highways** - Conditions

**NRW** - No objection

**Welsh Water** - Conditions

**Gwynedd Archaeological Planning Service** - Condition

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

34C304 -Erection of a new agricultural building at – GRANTED 8/4/93

34C304A - Change of use of land from agricultural to a playing field and car park at – 6/5/94 – GRANTED

34C304B - Erection of a manure and slurry store on land at – GRANTED 15//9/94

34C304C - Extensions to create a boiler room at – GRANTED 20/1/95

34C304D - Erection of an extension on to the existing workshop at GRANTED 6/6/96

34C304E - Erection of new farm buildings along with alterations to the existing buildings at – GRANTED 6/3/97

34C304F - Construction of a new teaching building along with alterations and improvements to the access road serving the site at 5/12/96 – GRANTED

34C304G - Re location of the 3 greenhouses along with the erection of a new potting shed / store at – GRANTED 3/2/96

34C304H - Retention of the 6 mobile classrooms on land at – GRANTED 6/6/97

34C304J - Erection of a food technology unit together with associated car parking on land at 23/3/01 – GRANTED

34C304K - Erection of new farm buildings together with the re-siting of an existing farm building on land at – 13/7/99

34C304L - Erection of an extension on the existing brickwork workshop at – 4/8/99 – GRANTED

34C304M - Removal of existing temporary building and the erection of 2 temporary classrooms at – 14/6/00 – GRANTED

34C304N - Extension to the food technology unit at 23/3/01 – GRANTED

34C304P Demolition of the existing buildings and erection of a two storey teaching unit with associated car parking facilities at – 24/4/02 – GRANTED

34C304R -Alterations and Extensions to engineering workshop at – 6/11/02 – GRANTED

34C304T - Extension to the existing engineering workshop at – GRANTED 8/10/03

34C304W - Erection of an aluminium glazed extension to form lobby at – 9/2/07 – GRANTED

34C304X - Extension to car park at – GRANTED 1/8/08

34C304Y - Construction of a new Education Facility building to provide specialist energy and Fabrication Skills together with the removal of existing temporary tent structure - 23/2/09 -GRANTED

34C304Z - Demolition of three existing buildings, erection of a two storey extension to the Energy and Fabrication Centre together with an extension to the car park – 16/6/10 – GRANTED

34C304A/1 - Erection of a temporary modular building to provide training facility – 14/9/11 – GRANTED

34C304B/1 - Erection of a two storey extension to the food technology centre - 11/4/12 – GRANTED

34C304C/1/SCR - Screening opinion for the provision of heavy plant track ways, construction of hard standing areas, the erection of a security fence around the vehicle storage and the construction of a designated area for fire training equipment – 7/12/12 – EIA NOT REQUIRED

34C304D/1 Full application for the provision of heavy plant track ways, construction of hard standing areas, the erection of a security fence around the vehicle storage and the construction of a designated area for fire training equipment – 14/12/13 – GRANTED

34C304E/1/RE - Full application for the erection of one 5.5kw wind turbine with a maximum mast height of up to 9m, rotor diameter of up to 3.1m, swept area of up to 16 metre square and a maximum upright vertical tip height of up to 15.24m – UNDETERMINED

34C304G/1/SCR - Screening opinion for the an extension to the existing campus comprising of the erection of three; three-storey units with 250 no associated car parking, a separate unit comprising of a gym and fitness studio with 60 no associated car parking together with an all-weather outside football pitch, and sustainable drainage system with all matters reserved – No EIA required

## 6. Main Planning Considerations

### Principle of Proposal

Grwp Llandrillo-Menai Further Education College plans to develop Coleg Menai Campus as its “Technology Centre of Excellence for Anglesey and Gwynedd” This will expand the campus from approx. 3,300 students to between 6000 and 7000 by 2019.

Guidance in national planning policy supports new and existing education and community facilities with paragraph 12.1.1 of Planning Policy Wales (PPW) (7th edition, July 2014) stating that:

*Adequate and efficient infrastructure, including services such as education and health facilities along with water supply, sewers, waste management, electricity and gas (the utilities) and telecommunications, is crucial for the economic, social and environmental sustainability of all parts of Wales. It underpins economic competitiveness and opportunities for households and businesses to achieve more socially and environmentally desirable ways of living and working.*

PPW also states that an effective way to achieve regeneration is to foster integrated communities within the existing settlement pattern by promoting mixed use development, comprising appropriate combinations of housing (including affordable housing), employment, retailing, education, leisure and recreation uses and open space. Paragraph 10.2.9 states that:

*Uses which need to be accessible to a large number of people, including retailing, major leisure uses (such as theatres, multi-2 screen cinemas, bingo halls and bowling alleys), offices of central and local government, commercial offices, hospitals and tertiary education facilities are preferably to be located in town centres.*

Policy 17 of the YMLP and ‘CC1: Community Facilities’ of the stopped UDP states that the council will permit the development of facilities to improve community services within or adjacent to development boundaries. The reasoned justification to the policy states that in order to maintain sustainable communities it is important that community services including education facilities are encouraged and supported. The UDP recognises the importance of education establishments such as Coleg Menai and wishes to maintain the current facilities and encourage future development as they have an integral role to play in the area’s social and economic development.

Policy EP8: Vibrant Town, District and Local Centres of the stopped UDP (2005) promotes the vitality, viability and attractiveness of the centres identified within the plan. The criteria found within the policy most relevant to this application include:

- Ensuring that established centres remain the primary focus for a wide range of retail (A1, A2 and A3), commercial and public offices (B1), community facilities and institutions (D1) and entertainment and leisure (D2);
- Ensuring that all proposals are compatible with scale, character and function of the centre;
- Ensuring that, either individually or cumulatively, proposals within centres are not detrimental to the vitality and viability of any neighbouring centre;
- Promoting, in partnership with outside agencies and developers, a range of environmental and security improvements to ensure that all centres remain attractive as places to visit or live.

The proposed development is acceptable in principle and is generally consistent with national and local policy.

### Landscape/Amenity

Whilst the application is made in outline form; it is considered that given the sites location adjacent to the existing complex the proposals for three storey buildings are acceptable. The site is screened and there is more than adequate land available for extensive planting.

## Highways

The proposals are dependent on the Llangefni link road proceeding. Access to the site will be via the new road with a roundabout serving the entrance to the campus.

As the scale of the project is likely to have a traffic impact on the existing road network within the town it is essential that the link road is in place before the Coleg Menai use commences. Section 1 (That through Coleg Menai land from Ysgol y Graig to Ffordd Penymynydd) is sufficient to allow construction work to commence provided a Construction Phase Traffic Management Plan is produced and approved, which addresses network constraint issues and construction traffic routing.

For the opening of the college extension however, phase 2 the of the link road is required otherwise certain junctions in Llangefni's highway network will fail and the resultant additional queues and delays would be unacceptable.

Such requirements have been dealt with by way of conditions produced at the end of this report.

## 7. Conclusion

The proposals can be supported technically and in policy terms with the expansion of the education facility allowing Llangefni to host this "Centre of Excellence"

## 8. Recommendation

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

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

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

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

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

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

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

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

**site is commenced.**

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

**(05) 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: To ensure that the development is in the interests of amenity.

**(06) The site shall be landscaped and trees and shrubs shall be planted in accordance with a scheme to be agreed in writing with the local planning authority before any development work is commenced on the site. This planting and landscaping work shall be carried out in full to the satisfaction of the local planning authority during the first planting season following the occupation of the building(s) or the completion of the development, whichever is the sooner. The said trees and shrubs shall be maintained for a period of five years from planting and any trees or shrubs that die, or become severely damaged or seriously diseased during this period shall be replaced in the next planting season with others of similar size and species to those originally required to be planted, unless the local planning authority gives written consent to any variation.**

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

**(07) Full details of all drainage and road works shall be submitted with any detailed planning application.**

Reason: In the interests of amenity and to ensure no detriment to the environment.

**(08) Prior to the commencement of the development hereby approved a Construction Phase traffic management plan shall be submitted to the LPA for its written approval. The developer shall ensure that the requirements of the approved plan shall be adhered to throughout the construction of the development.**

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

**(09) Any detailed planning application to be submitted shall include an Operational phase Travel Plan to be agreed in writing with the LPA.**

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

**(10) Prior to the commencement of the development hereby approved phase 1 of the link road which is the subject of planning application 34LPA1013/FR/EIA/CC shall have been brought into use (functional and completed to the written satisfaction of the LPA).**

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

**(11) Prior to any part of the development hereby approved being brought into use all phase 2 of the link road the subject of planning application 34LPA1013/FR/EIA/CC shall have been brought into use (be functional and completed to the written satisfaction of the LPA).**

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

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

Reason (01) To ensure the implementation of an appropriate programme of archaeological mitigation in accordance with the requirements of Planning Policy Wales 2014 and Welsh Office Circular 60/96 Planning and the Historic Environment: Archaeology.

Reason (02) To ensure that the work will comply with Management of Archaeological Projects (MAP2) and the Standards and Guidance of the Chartered Institute for Archaeologists (CIfA).

**(13) Full details of any external lighting shall be submitted to the LPA for its written approval prior to the commencement of works.**

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

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

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

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

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

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

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

**(17) No development shall commence until the developer has prepared a scheme for the comprehensive and integrated drainage of the development showing how foul water, surface water and land drainage will be dealt with and this has been approved by the Local Planning Authority. The scheme submitted shall accord with the drainage principles prescribed by the conditions attached to the outline planning permission granted in respect of the proposed development.**

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

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

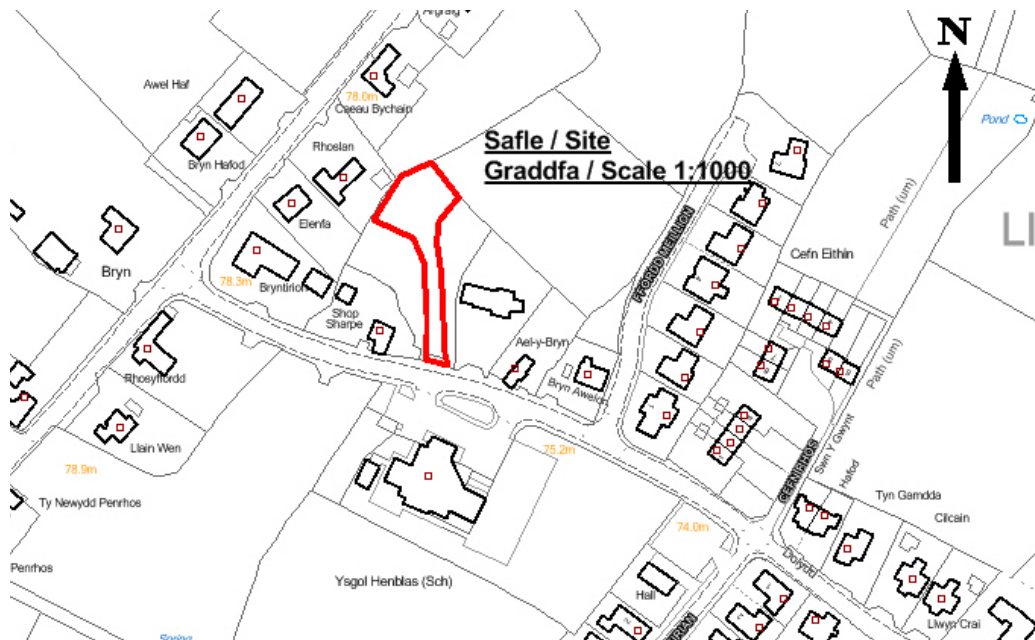
Rhif y Cais: **36C338** Application Number

Ymgeisydd Applicant

**Mr. Steven W. Owen**

**Cais amlinellol ar gyfer codi annedd gyda'r holl faterion wedi'u cadw'n ôl ar dir gyferbyn a /  
Outline application for the erection of a dwelling with all matters reserved on land opposite to**

**Ysgol Henblas, Llangristiolus**



## **Planning Committee: 02/09/2015**

### **Report of Head of Service (JRW)**

#### **Recommendation:**

Permit

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

The applicant works within the Planning and Public Protection Department of the County Council.

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

At its meeting held on 13<sup>th</sup> May, the Members resolved to undertake a site visit prior to determining the application. The site was visited on 20<sup>th</sup> May and the members will be familiar with the site and its setting.

Members will be recall that at it's meeting that was held on the 3<sup>rd</sup> June, 2015 the Planning and Orders Committee resolved to defer the determining of the application in order to await the Planning Inspectorates decision on a nearby appeal (planning application reference 36C336 – Erection of a dwelling on land adjacent to Ffordd Meillion, Llangristiolus) as the appeal raised issues in terms of the implementation of Policy 50 in the settlement of Llangristiolus.

The appeal decision notice was issued by the Planning Inspectorate on the 29<sup>th</sup> July, 2015 and a copy of the decision notice has been forwarded to the Members previously.

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

The site is situated within the settlement of Llangristiolus on a parcel of land directly opposite the local primary school and lies on land next to a detached two storey dwelling which was constructed during 2010 and is known as 'Ty Newydd'. Access to the site is afforded off the B4422 onto a Class III highway which serves as the main route through the settlement. The surrounding properties are a mix of single and two storey units.

The application is an outline application for the erection of a detached two storey dwelling. The existing access is to be utilised for the proposed dwelling.

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

The applications main issues are whether the proposal complies with current policies and whether the proposal will affect the amenities of the surrounding properties.

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

##### **Ynys Môn Local Plan**

Policy 1 – General Policy

Policy 42 – Design

Policy 48 – Housing Development Criteria

Policy 50 – Listed Settlement



## **Gwynedd Structure Plan**

D4 – Location, Siting and Design

D29 – Design

## **Stopped Unitary Development Plan**

Policy GP1 – Development Control Guidance

Policy GP2 – Design

Policy HP4 – Villages

## **Planning Policy Wales, 2014, 7<sup>th</sup> Edition**

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

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

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

**Community Council** – Support

**Local Member, Cllr V Hughes** – Call-in and requested that members visit the site.

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

**Highways Authority** – Recommended conditional approval

**Drainage Section** – Requested additional information. At the time of writing this report the additional information had not been received at the department.

**Welsh Water** – Recommended conditional approval

#### **Response from members of the public**

The proposal was advertised through the posting of a notice on site together with the distribution of personal letters of notification to the occupiers of neighbouring properties. The latest date for the receipt of representations was the 5<sup>th</sup> May, 2015 and at the time of writing this report fifteen letters of representation had been received at the department, being four letters of objection and eleven in support. The main issues raised opposing the application can be summarised as follows -

- i) Outside development boundary of the old and new development plans
- ii) Objected to another application near the current application site as the fields are wet at the rear of the proposed site.
- iii) My application (reference 36C100C) was refused in the past as the proposal was considered to be a 'tandem development' and therefore this application should be the same in order to keep consistency.
- iv) Too close to the adjoining properties and will affect their privacy and amenities.
- v) Llangristiolus has changed in the past few years with modern buildings affecting the character of the old Llangristiolus.

vi) A letter from one of the governors of the primary school stating that pupil safety is one of their priorities and therefore an increase in traffic and access points should be considered.

vii) School is nearly at full capacity and therefore an increase in pupil numbers would make it difficult to the school to accept each applicant.

viii) Number of planning permission for residential properties have been granted and these have not been constructed to date. A number of properties of this scale have been for sale in the village for some time and this shows that there is no need for this type of property.

ix) The village has been overdeveloped in the past without consideration to providing community resources and facilities.

x) The approval of this application will result in the further residential development of the site.

xi) Applications for single dwellings by individuals do not include plans to improve community resources and facilities.

xii) A number of the support letters have been submitted by people who do not live in the village did the Council notify people in the nearby villages of the application?

xiii) Would support proposal if the dwelling was in line with the adjoining property and not located at the rear of the site.

In response to these comments I would state:

i) Llangristiolus is defined as a Listed Settlement under policy 50 of the Ynys Môn Local Plan and as a village under Policy HP4 of the stopped UDP.

Single plot applications within or on the edge of a settlement are considered acceptable under Policy 50 of the Ynys Môn Local Plan. The erection of a dwelling on this site is considered acceptable as the site lies close to the neighbouring properties and lies on agricultural land where part of the field has previously benefitted from residential development.

ii) A copy of the writer's letter has been forwarded to the Drainage Section for comments. At the time of writing this report we are still awaiting receipt of further drainage details. Due to the scale of the development and the distances between the proposed dwelling and neighbouring land I do not consider that the proposal would result in flooding to the surrounding area.

iii) Each application is considered on its own merits; however the application the correspondent is referring to was to be situated to the rear of an existing dwelling and was to share the same vehicular access. The application currently under consideration will be afforded its own access and is not situated immediately to the rear of an adjoining property and therefore the proposal is not considered to be a 'tandem development'.

iv) Although the application is in outline form with all matters reserved for future consideration, an 'illustrative' site plan has been submitted as part of the application which shows that the dwelling will be situated more than 40 metres away from the rear of Caeau Bychain, 20 metres away from the rear of Rhoslan and 20 metres away from the rear of the recently constructed dwelling known as 'Ty Newydd'. Shop Sharpe which lies at the front of the site is located more than 30 metres away from the front of the proposed dwelling. Due to these distances and careful consideration during the design stage 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.

v) A number of new, modern properties have been constructed in the village in recent years however these have not harmed the appearance of the area as there is no distinct pattern of development in the locality.

vi) The proposal is to be served by the existing access. The application has been forwarded to the Highway Authority who have confirmed that the scheme is acceptable.

vii) The proposal may result in an increase in pupil numbers however as stated in the letter the school is only near full capacity and therefore can accept additional pupils at present.

viii) The Planning Inspectorates decision notice for the nearby site found that it had not been demonstrated that the proposal would exceed the housing needs of the settlement or be harmful to the social character of the area.

ix) The village has footways that links the village with the nearby town of Llangefni. There is a local primary school and a village hall and the site is considered to be in a sustainable location on the public network route and close to the A55.

x) We are currently dealing with an application for one residential property. Should further applications be submitted in the future these will be considered on their own merits in line with policies in force at that time.

xi) There is no requirement in the current development plan that schemes for single dwellings should include improvements to existing community facilities.

xii) The publicity process was carried out in accordance with current requirements by way of a site notice and the serving of personal notifications on the occupiers of adjoining properties.

xiii) We are currently dealing with the proposal as submitted by the applicant, having visited the site and measured the distances between the existing properties and proposed dwelling I can confirm that the scheme accords with the guidance contained within the document Supplementary Planning Guidance – Design Guide for the Urban and Rural Environment in terms of distances between properties.

Eleven letters in support of the application have also and raised the following issues in support of the development:

i) Infill development

ii) Proposal will enhance the appearance of the area.

iii) The village is thriving with an excellent primary school, located close to the A55, bus route to Bangor and Llangefni with good pedestrian links and cycle routes.

v) Located within the village boundary and many people who have been raised in the village wish to remain here.

vi) Proposal will give a local family the opportunity to build a quality home in a sustainable location.

vii) Applicant is a local person who is well liked and plays an active role in the community.

- viii) The proposal is located within the village and surrounded by properties.
- ix) Proposal respects the character of the existing developments in the vicinity.
- x) The erection of a dwelling of high quality, by a local person is preferred to a residential estate which would have an impact on the cultural and linguistic make-up of the village.
- xi) Local contractors and businesses will be used by the developer which will contribute to the local economy.
- xii) Proposal will not have an impact on the existing road network or infrastructure as all amenities are in place.

## **5. Relevant Planning History**

None.

### **Site history of adjoining land**

36C283 - Outline application for the erection of a dwelling together with demolition of the existing building on part of O.S enclosure number 9665 adjacent to Ael y Bryn, Llangristiolus – Approved 25/11/08

36C283A – Full application for the erection of a dwelling, construction of a vehicular access together with the demolition of the 'nissen' hut on part of OS enclosure 9665 adjacent to Ael y Bryn, Llangristiolus – Approved 15/05/2009

36C283B – Alterations to the access previously approved under planning permission no. 36C283A adjacent to Ael y Bryn, Llangristiolus – Approved 04/08/2010

## **6. Main Planning Considerations**

**Policy** – Llangristiolus is defined as a Listed Settlement under policy 50 of the Ynys Môn Local Plan and as a village under Policy HP4 of the stopped UDP.

Single plot applications within or on the edge of a settlement are considered acceptable under Policy 50 of the Ynys Môn Local Plan. The erection of a dwelling on this site is considered acceptable as the site lies close to the adjoining properties.

Policy HP4 of the stopped Unitary Development Plan states that residential development within the village boundary will be permitted subject to the listed criteria. The application site lies outside the development boundary of Llangristiolus as defined under Policy HP4 of the stopped Unitary Development Plan.

Although the site lies outside the development boundary of the village as defined under Policy HP4 of the stopped Unitary Development Plan the proposal is for a single dwelling only and therefore greater weight is placed on Policy 50 of the Ynys Mon Local Plan. The proposal is considered as an acceptable 'infill' development.

Members will be aware that the Service has recently undertaken a review of Policy 50. This concluded that refusals based on harm to the social character of these villages would be difficult to justify because of the lack of evidence. Decisions should continue to be based on the impact on the

physical character of the area.

This application was deferred to await the outcome of an appeal decision for a single dwelling on a nearby site. This decision has now been received and a copy of the appeal decision has been forwarded to all Local Members previously.

In the appeal decision the Planning Inspector stated that Policy 50 of the Ynys Mon Local Plan does not specifically relate to local need but requires development to not harm the social character of the area and provides a number of criteria in relation to assessing whether development would exceed the requirements of the settlement for new dwellings.

In response to the evidence submitted as part of the appeal in regards to properties for sale and the housing landbank in the village the Inspector found that there was little evidence before him in relation to the current housing needs of Llangristiolus or whether the existing available housing and landbank addressed that need.

In paragraph 17 of the Appeal Decision the Planning Inspector acknowledged the Council's concerns that Policy 50 was resulting in changes to the social character of the village with most houses being built being financially out of reach of young local couples and that further large houses should not be permitted. However based on the evidence submitted found that it had not been demonstrated that there was no need for the particular proposal.

The Planning Inspector concluded in paragraph 20 of his decision that it had not been demonstrated that the proposal would exceed the housing needs of the settlement or be harmful to the social character of the area and found that the proposal would be in accord with the relevant local plan Policy 50 in this regard.

The Inspector dismissed the appeal on physical grounds and stated "I find the isolated position of the proposed dwelling would result in it being visually segregated from the surrounding development and would appear as an alien intrusion into the field". (paragraph 11).

The physical circumstances of the current application are different as the site is closely integrated into the existing development pattern.

Members should be aware that further development on either side of the application site to "round-off" the settlement would be possible.

#### **Affect on amenities of surrounding properties -**

As stated above in the publicity section the proposal will not harm the amenities of the occupants of neighbouring properties due to the distances between the proposal and existing properties. There is ample space within the site to accommodate the dwelling without resulting in the over-development of the site to the detriment of the locality and surrounding properties. Careful consideration during its design stage will ensure that no overlooking / loss of privacy will occur to the occupants of the existing and proposed dwelling.

#### **7. Conclusion**

The proposal is considered as an acceptable 'infill' development which complies with Policy 50 of the Ynys Môn Local Plan. The proposal will not harm the amenities currently enjoyed by the occupants of neighbouring properties. My recommendation is one of approval subject to the receipt of acceptable drainage details.

## 8. Recommendation

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

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

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

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

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

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

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

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

Reason: In the interests of visual amenity.

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

Reason: In the interests of visual amenity.

**(06) Full details of the existing and proposed ground levels and finished floor levels shall be submitted as part of any full or detailed application.**

Reason : In the interests of amenity

**(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 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.

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

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

**(10) 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.

**(11) 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.

**(12) The development permitted by this consent shall be carried out strictly in accordance with the plans, sections and elevations required to be approved by the local planning authority under the conditions imposed.**

Reason: For the avoidance of doubt.

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

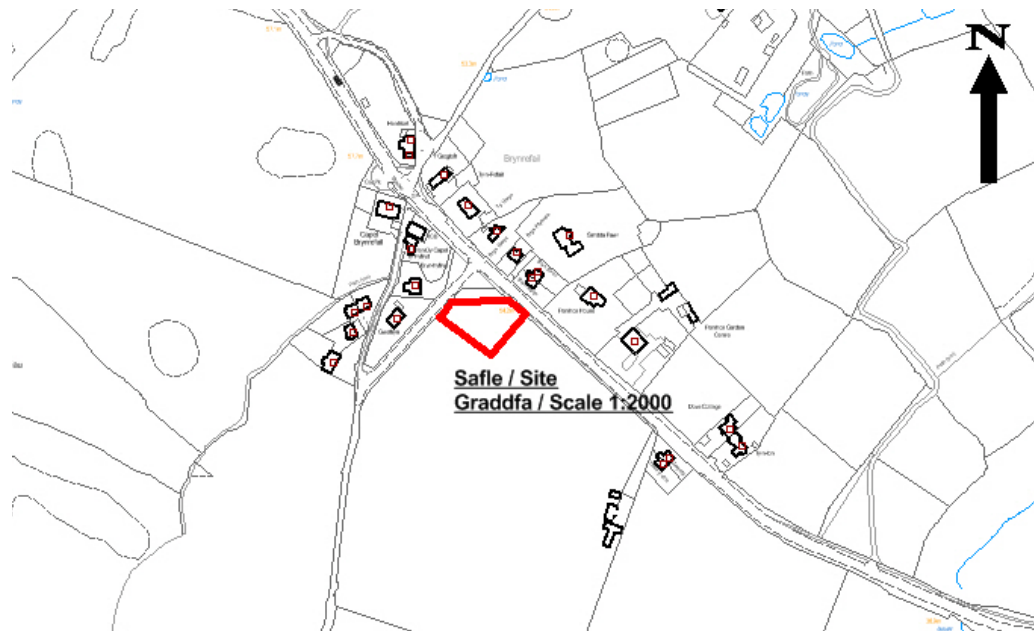
Rhif y Cais: **40C323B** Application Number

Ymgeisydd Applicant

**Mr Frank Gibbons**

**Cais llawn ar gyfer codi annedd, gosod gwaith trin carthion ynghyd a chreu mynedfa i gerbydau ar dir gyferbyn a / Full application for the erection of a dwelling, installation of a sewage treatment plant together with the construction of a vehicular access on land opposite**

**Bryn Hyfryd, Brynrefail**





**Planning Committee: 02/09/2015**

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

**Recommendation:**

Permit

**Reason for Reporting to Committee:**

At the request of the local member.

At its meeting held on the 29<sup>th</sup> July 2015 the Committee resolved to refuse the application contrary to officer recommendation. The recorded reasons being as follows:

That due to the orientation of the dwelling within the application site the proposal would be detrimental to the amenity of nearby dwellings and to the character and amenities of the wider locality.

In such circumstances paragraph 4.6.12.1 of the Council's Constitution requires that:

"Where the Committee are mindful to either approve or refuse a proposed development contrary to an Officer recommendation, the item shall be deferred until the following meeting so as to allow the officers to report further on the matter. The Committee must set out the reasons for wishing to decide against the officer recommendation. Committee members should adhere to these Rules when making planning decisions and take policy guidance from planning officers into due regard and only vote against their recommendations where genuine and material planning reasons can be identified. A detailed minute of the Committee's reason(s) shall be made and a copy placed on the application file. Where deciding the matter contrary to the recommendation may risk costs on appeal the Committee will take a recorded vote when deciding the application irrespective of the requirements of paragraph 4.1.18.5 of the Constitution."

Paragraph 4.6.12.2 requires that;

*"The officer's further report shall detail the reasons put forward by the members, indicate whether such reasons are, in their view, genuine and material planning reasons and discuss the land use planning issues raised."*

This report will therefore give consideration to these matters;

At the outset it is considered useful to clarify the officer understanding of the Committee's concerns in respect of the current proposal.

As an outline planning permission exist at the site it is clear that the Authority have accepted that in principle the erection of a dwelling on the site is acceptable and this is reflected in the Committee's reasons to decide against the officer recommendation. Objections are restricted to the physical impacts of the dwelling by reason of its orientation within the plot.

In this respect the perceived nature of harm caused by this orientation is stated as being twofold;

- To the amenity of nearby dwellings, and;
- The character and amenities of the wider locality.

It is proposed to deal with each issue in turn;

**Harm to the amenity of nearby dwellings:** Previously the officer report to committee dealt in some detail with this matter and considered factors such as loss of light, loss of view and impact on privacy. Whilst it is not necessary to repeat in detail the analysis undertaken in this respect the conclusions reached was that the proposal 'was sufficiently separated from them so that levels of amenity are not reduced to such a degree as to cause demonstrable harm' and that 'the proposal in terms of orientation, scale and its juxtaposition with respect to nearby dwellings is acceptable and not out of character with the existing pattern of development in the settlement'.

It is maintained that this analysis is a fair reflection of the situation. Although not expressly articulated in the Committees reasons for deciding against officer recommendation it is understood that 'amenity' in this respect refers to the aforementioned factors.

In terms of changing the orientation of the dwelling within the plot it is considered that any change in impact on the amenity of nearby dwelling would be neutral. This would naturally be contingent upon the detailed siting of the dwelling but the fact remains that whatever the siting the proposal will be sufficiently separated from nearby properties so that levels of amenity are not reduced to such a degree as to cause demonstrable harm.

**Harm to the character and amenities of the wider locality:** Again the officer report to committee did consider the impact of the proposal in this respect and concluded that: 'On balance it is not considered that a dwelling at the corner of this road junction would look out of place' nor 'erode the wider landscape quality of the area to such a degree so as to warrant refusal'.

The Committee's reasons for deciding against officer recommendation on this issue is again based on the orientation of the dwelling within the plot and consequently it can be inferred that it is the fact that the dwelling runs parallel to the minor highway leading towards Mynydd Bodafon that is the cause of this harm.

Existing dwellings in the village are closely affiliated with the various highways that intersect the settlement and this does help define the pattern of development. These highways comprise the minor road leading to Mynydd Bodafon, the A5025 highway and the 'former' Mynydd Bodafon road (now blocked off from the A5025).

It is true that most, but not all dwellings in the settlement are orientated towards these various highways but there is no one consistent overall pattern. Some dwellings face the highways, others face away, some are at more oblique angles and some are at right angles.

For example, the dwellings closest to the proposed plot can be seen as being orientated as follows:

Gwelfryn: parallel and facing the minor highway leading to Mynydd Bodafon.

Bryn Hyfryd: at an oblique angle facing over the minor highway leading to Mynydd Bodafon and towards the A5025.

Hen Dy Capel & Ty Hyfryd: at right angles to the 'former' Mynydd Bodafon road.

Bryn Gwyn: at a right angle with the gable facing the A5025.

Bryn Ffynnon: parallel and facing the A5025.

Bryn Myfyr: at a right angle with the gable facing the A5025.

Whilst it is entirely possible to re-orientate the dwelling within the plot this would probably entail a re-design as there are constraints that would need to be taken into account e.g: the access point onto the minor road leading to Mynydd Bodafon is fixed and there is a need to ensure that sufficient provision is made for on-site drainage (treatment plant). In addition the frontage of the plot with the A5025 is limited (due to the grassed visibility splay at the junction) and this is a further constraint to be taken into account.

Notwithstanding the above the fact remains that size and location of the plot are fixed and a dwelling is proposed more or less centrally within that plot. The constraints outlined above limit *options for radical change and it is not clear how the impacts of a re-orientated dwelling on the character and amenity of the wider area would be materially different.*

## **7. Conclusion**

It is accepted that each of the reasons put forward are capable of being genuine and material planning reasons. However in considering the facts of this particular case officers note the following:

It is not clearly understood why the dwelling as proposed would by reason of its orientation be detrimental to the amenity of nearby dwellings and to the character and amenities of the wider locality nor is it understood how the re-orientation of the dwelling would overcome this perceived harm.

## **8. Recommendation**

Having considered the aforementioned matters officers remain of the opinion that on balance the proposal is acceptable and does not cause unacceptable harm to matters of acknowledged importance.

Notwithstanding this should members maintain their objection and recommend refusal for the reasons put forward they need to be satisfied that they are clearly able to articulate and identify the harm caused by current proposals as they be required to defend the decision at appeal. Failure to do so may risk costs against the authority and officers are not currently persuaded that a sufficiently robust argument can be sustained.

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**Gweddill y Ceisiadau**

**Remainder Applications**

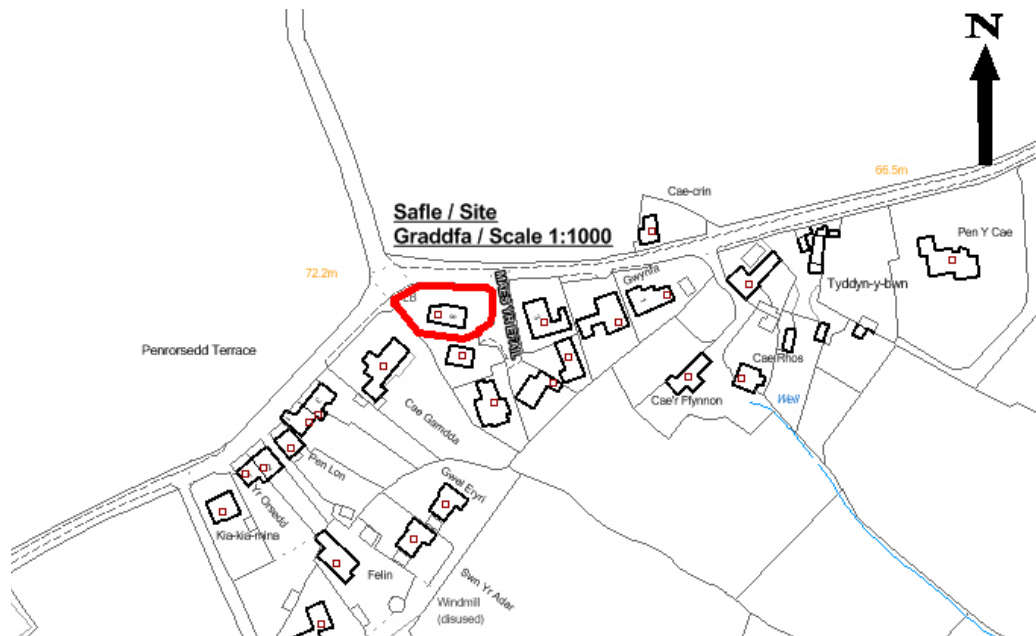
Rhif y Cais: **42C195A** Application Number

Ymgeisydd Applicant

**Mr & Mrs R Roberts**

**Cais llawn i ddymchwel y porth presennol ynghyd â chodi estyniad ochr newydd a chadw yr ystafell wydr bresennol yn/Full application for demolition of the existing porch together with erection of a new side extension and retention of an existing conservatory at**

**8 Maes yr Efail, Rhoscefnhir**



**Planning Committee: 02/09/2015**

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

**Recommendation:**

Permit

**Reason for Reporting to Committee:**

The applicant is a close relation to an elected member.

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

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

The application is made to demolish a side porch, erect a new side extension and retain the existing conservatory.

The site lies within the hamlet of Rhoscefnhir on the outskirts of Pentraeth. The dwelling is located on the entrance to the Maes Yr Efail cul de sac.

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

The key issues to consider are whether the proposed extension and retention of conservatory are acceptable.

### **3. Main Policies**

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

Policy 1 - General Policy

Policy 42 – Design

Policy 31 – Landscape

Policy 58 - Extensions

#### **Gwynedd Structure Plan**

Policy D4 – Siting

Policy D29 – Design

Policy D3 – Landscape

Policy D28 – Natural Slates

Policy D32 - Landscaping

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

Policy GP1 – General Control Guidance

Policy GP2 - Design

Policy EN1 – Landscape Character

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

This application was consulted upon twice, initially on 02/07/2015 expiring 23/07/2015 and again on 05/08/2015 following the receipt of amended plans and description. Only one response was received to the first consultation from Welsh Water. The second consultation will expire 26.08.15, any responses will be reported verbally on day of committee.

**Councillor Vaughan Hughes** – no response at time of writing report.

**Councillor Ieuan Williams** – no response at time of writing report.

**Councillor Derlwyn R Hughes** – no response at time of writing report.

**Community Council** – no response at time of writing report.

**Welsh Water** - response received 30.07.2015 in summary:

‘No development will be permitted within the safety zone which is measured either side of the public sewer main and water main.’

#### **Response to publicity**

At the time of writing this report no letters of objection or support have been received.

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

42C195: Alterations and extensions at Hafod, Rhoscefnhir. Granted - 08/09/2006

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

This is a householder application under the Town and Country Planning Act 1990 for the demolition of a porch, the erection of a side extension and retention of an existing conservatory.

Planning permission has previously been granted at this address for alterations and extensions under application 42C195.

The application is to be determined by the Planning and Orders Committee as the applicant is a close relation to an elected member.

The development proposes to use materials to match the existing, namely smooth render and natural slate.

It is proposed to demolish the small existing porch and erect a new extension measuring 5.6m x 3m comprising a new larger porch and kitchen extension, in addition the application also includes the retention of an existing conservatory that was identified following the initial site visit. The proposal has been assessed in terms of the impact of the alterations on the amenities of neighbouring properties and it was concluded the proposal will not have a detrimental upon the amenities of the neighbouring properties by virtue of overlooking, over shadowing, dominance or loss of privacy. The siting and footprint of the proposed extension and conservatory is considered acceptable and does not overdevelop the site.

The alterations, extension and retention of the conservatory is considered to be acceptable, the Maes Yr Efail cul de sac consist of properties of different sizes, designs and layouts. The development sits

comfortably within the plot.

In addition it is not considered that the proposal will have a detrimental impact upon the amenities of neighbouring properties.

## **7. Conclusion**

Having considered the above and all material considerations it is considered that the proposed side extension and retention of conservatory is acceptable. It is therefore recommended that the application should be approved.

## **8. Recommendation**

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

**(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 30/07/2015 under application 42C195A.**

Reason: For the avoidance of doubt.

In addition the Head of Service be authorised to add to, remove or amend 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.

### **Informative:**

The proposed development site is crossed by a public sewer main and water main with the approximate positions being marked on the attached plans. No development (including the raising or lowering of ground levels) will be permitted within the safety zone which is measured either side of the centre line.

## **9. Other Relevant Policies**

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

#### **TAN 22: Design**

#### **SPG: Design Guide for the Urban and Rural Environment.**



12.1

Gweddill y Ceisiadau

Remainder Applications

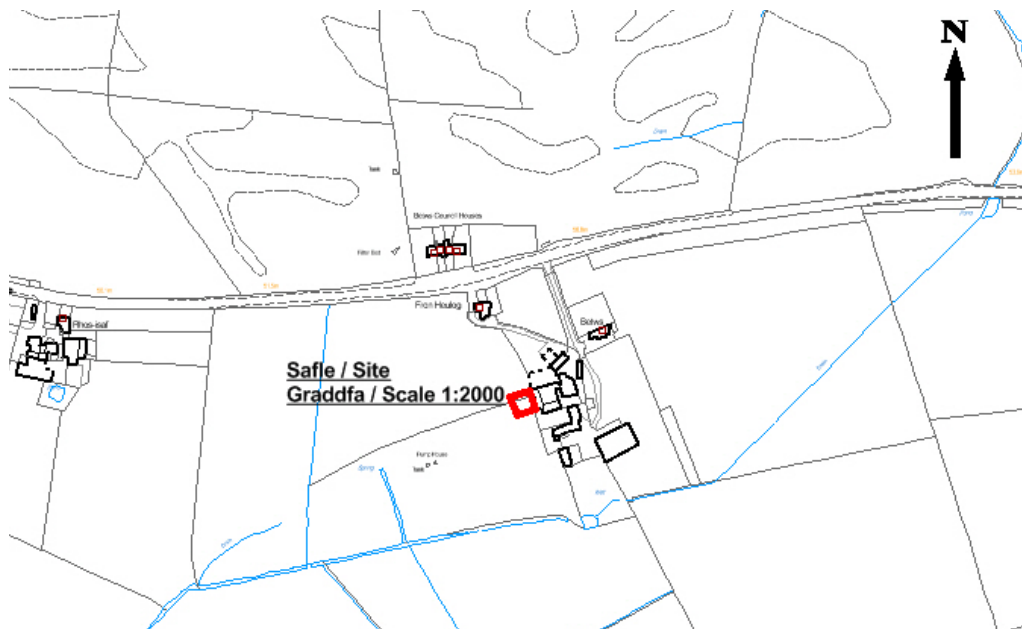
Rhif y Cais: **20LPA1022/CC** Application Number

Ymgeisydd Applicant

Head of Service Highways and Technical

Cais llawn ar gyfer codi adeilad amaethyddol i gadw anifeiliaid ar dir yn / Full application for the erection of an agricultural building for the housing of livestock on land at

Fron Heulog, Cemaes



**Planning Committee: 02/09/2015**

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

**Recommendation:**

Permit

**Reason for Reporting to Committee:**

The application site is on land owned by the Council.

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

The site is to the South of the A5025 between Cemaes and Amlwch. The site can be seen from the highway.

The proposal entails the erection of an agricultural building for the housing of livestock.

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

The application main issues are whether the shed in this location would comply with the current planning policy and whether the proposal will affect the amenities of neighbouring properties.

### **3. Main Policies**

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

Policy 1 – General Policy

Policy 31 – Landscape

Policy 42 – Design

#### **Gwynedd Structure Plan**

Policy D4 - Siting

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 6 – Planning for Sustainable Rural Communities**

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

**Community Council** – No response

**Local Member (Cllr William Hughes)** – No response

**Local Member (Cllr Richard Owain Jones)** – No response

**Local Member (Aled Morris Jones) – No response**

**Environmental Health – Comments**

Public Consultation – The application was afforded two means of publicity. These were by the placing of a notice near the site and the serving of personal notifications on the owners of neighbouring properties. The latest date for the receipt of representations was the 26th August, 2015. No letters of representations had been received at the time of writing this report.

## **5. Relevant Planning History**

None

## **6. Main Planning Considerations**

**Principle of Development** – The principle of development for agricultural purposes is acceptable within local and national planning policies; the acceptability of the proposed development thus depends on detailed development control criteria.

**Setting:** The site lies within an agricultural holding on an established farm.

**Design:** The proposal entails the erection of an agricultural shed for housing of cattle and feed due to the increase number of stock. The shed measures 13.46 metres long, 19.8 metres wide and 6 metres high. The proposed building will be located near other agricultural sheds on the site. The design of the proposed building is fit for an agricultural building and is similar in design to other sheds on the farm. It is considered that the shed has been located in the best possible location and it will not have a negative impact on the landscape.

**Effect on Neighbouring Properties:** It is not considered that the proposal will unacceptably affect the residential amenities of adjoining properties. The proposal lies in excess of 52metres away from the nearest residential dwelling. No adverse representations have been received as a result of the publicity carried out on the application.

## **7. Conclusion**

Having considered all of the above and all other material considerations the recommendation is one of approval.

## **8. Recommendation**

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

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

Reason: For the avoidance of doubt

**(02) The development permitted by this consent shall be carried out strictly in accordance with the plan(s) submitted on the 21/07/15 under planning application reference 20LPA1022/CC.**

Reason: For the avoidance of doubt.

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

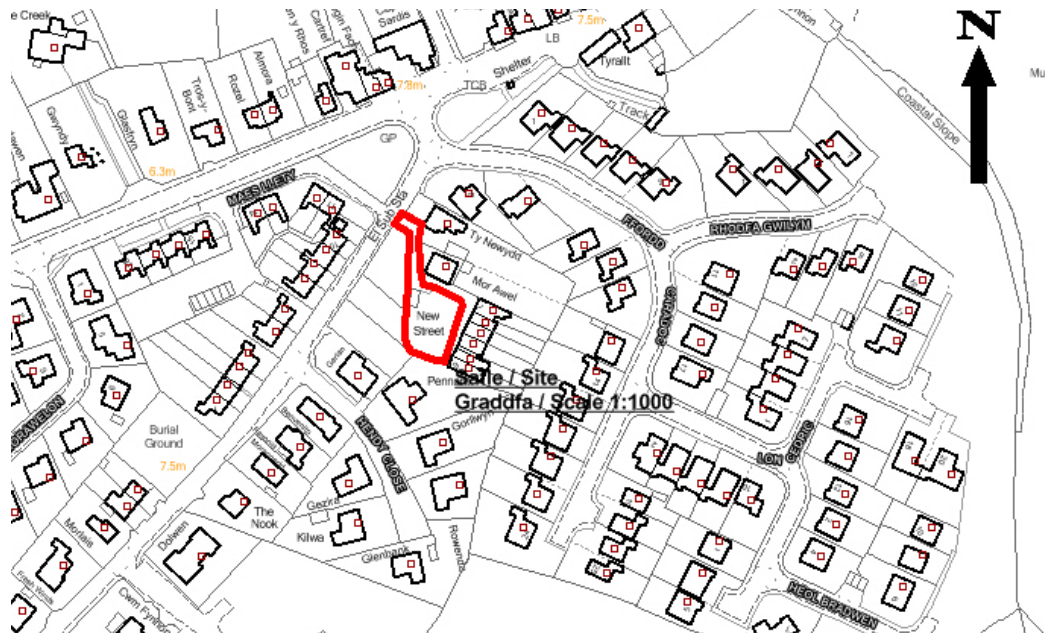
Rhif y Cais: **43C197** Application Number

Ymgeisydd Applicant

**Mr & Mrs Todd**

**Cais llawn ar gyfer dymchwel mordurdy presennol ynghyd a chodi annedd ar dir ger / Full application for demolition of the existing garage together with the erection of a dwelling on land adjacent to**

**Mor Awel, Four Mile Bridge**



**Planning Committee: 02/09/2015**

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

**Recommendation:**

Refusal

**Reason for Reporting to Committee:**

The application has been called-in for a Committee decision by the Local member Councillor Trefor Lloyd Hughes.

**1. Proposal and Site**

The site is the garden area of a property called Mor Awel, currently laid to lawn with a few shrubs and with a single garage structure. The application is a full application for the demolition of the garage and the erection of a single storey dwelling.

**2. Key Issue(s)**

Acceptability of the proposal in its setting.

**3. Main Policies**

**Gwynedd Structure Plan**

Policy A2 - Housing Land

Policy A3 - Housing Development

Policy D1 - Area of Outstanding Natural Beauty

**Ynys Mon Local Plan**

Policy 1 – General Policy

Policy 30 – Area of Outstanding Natural Beauty

Policy 42 - Design

Policy 48 – Housing Development Criteria

Policy 50 – Listed Settlements

**Stopped Unitary Development Plan**

Policy GP1 – Development Control Guidance

Policy GP2 – Design

Policy EN2 – Area of Outstanding Natural Beauty

Policy HP4 – Villages

**Planning Policy Wales (Edition 7)**

**Supplementary Planning Guidance: Design in the Urban and Rural Environment;**

**Parking Standards**

**4. Response to Consultation and Publicity**

**Cllr D R Thomas** – concerns regarding properties on New Street, overdevelopment of the site, traffic issues, flooding and drainage

**Cllr T LL Hughes** – requests that the application be determined by the Committee due to the narrow and dangerous access road, overdevelopment and flooding issues.

**Welsh Water** – standard conditions

**Drainage Section** – additional details requested

A response was awaited from the Built Environment and Landscape Section, Highways Section and Community Council at the time of writing.

9 letters of objection were received to the application publicity undertaken. Objections are based on:  
Impacts on privacy and amenity;

Traffic impacts including concerns that a traffic survey undertaken by the applicant was flawed in as much as the applicant's vehicles were removed from the site for the duration of the survey;

Flooding and drainage concerns;

Concerns regarding bin collection

## **5. Relevant Planning History**

None

## **6. Main Planning Considerations**

The site is a brownfield site located within the development boundary of Four Mile Bridge. Whilst national and local planning policies support the sustainable development of such sites in principle, this must be balanced with the nature of the scheme proposed and its effects on interests of acknowledged importance.

The proposed bungalow will be sited within 4.5m of the closest dwelling at New Street. New Street is a row of traditional cottages with a narrow garden area / path to the front of the properties and which are accessed off the shared access drive with Mor Awel. Mor Awel itself, as well as the garden area proposed for the new dwelling, has a separate enclosed garden to the rear of the dwelling. The proposal includes a parking space allocated to Mor Awel adjoining the front of the bungalow and the access road.

New Street currently has an open aspect across the garden of Mor Awel. The application proposes a 2.1m screen fence (according to the submitted drawing details, although the annotation and Design and Access Statement refer to a 1.8m fence) to the boundaries of the site to screen the development from New Street and the rear of properties at Pine Cones and Pennant. Whilst a screen fence up to 2m in height could be erected under permitted development rights, it is considered that the impact of the screen fence as proposed and the dwelling itself would be unacceptably unneighbourly in respect of New Street properties in particular. The scheme is a tandem development of the site, placing a dwelling on a garden area within 4.5m of the frontage of an existing row of dwellings and within 6m of the boundary with dwellings at the front of the site adjoining the road.

The design of the dwelling itself is acceptable in its context in terms of materials and external appearance and would of itself have no material effect on the Area of Outstanding Natural Beauty.

## **7. Conclusion**

The proposal is a tandem development producing an unneighbourly form of development on the site.

## **8. Recommendation**

### **Refuse**

(01) The proposal is a tandem development producing an unneighbourly form of development affecting the amenities of existing residents and is therefore contrary to Policy 1, 48 and 50 of the Ynys Mon Local Plan, Policy GP1 and GP2 of the Stopped Unitary Development Plan and the advice contained within Planning Policy Wales (Edition 7).

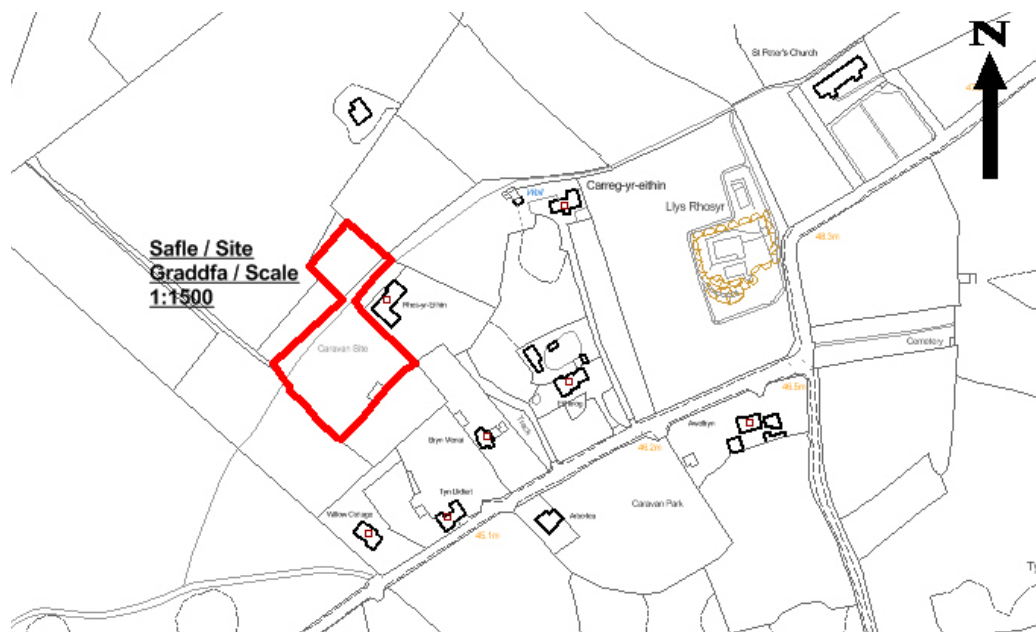


Rhif y Cais: **45C89B** Application Number

Ymgeisydd Applicant

**Mr Malcolm Richard Jones**

Cais ôl weithredol ar gyfer defnydd cymysg o i) storio hyd at 12 o garafannau symudol yn barhaol a ii) defnydd tir fel safle carafannau symudol ar gyfer hyd at 12 o garafannau symudol o 1af Mawrth i 31ain Rhagfyr pob blwyddyn yn / Retrospective application for the mixed use of land for i) the siting of up to 12 permanently stored touring caravans and ii) the use of land as a caravan site for up to 12 touring caravans used between 1st March and 31st December each year at (Retrospective)

**Rhos yr Eithin, Newborough**

**Planning Committee: 02/09/2015**

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

**Recommendation:**

Refuse

**Reason for Reporting to Committee:**

At the request of the Local Member – Councillor Ann Griffith.

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

The proposal is for retrospective planning permission for the mixed use of land for i) the siting of up to 12 permanently stored touring caravans and ii) the use of land as a caravan site for up to 12 touring caravans used between 1<sup>st</sup> March and 31<sup>st</sup> December each year.

The site is located on the outskirts of the village of Newborough, near the Llys Rhosyr archaeological site on the road which leads to Newborough beach and Llanddwyn Island.

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

The key issues are whether or not the development is acceptable in terms of the impact upon the amenities of nearby residential occupiers, the visual impact upon the locality and designated Area of Outstanding Natural Beauty and highway safety.

### **3. Main Policies**

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

Policy 1 – General Policy  
Policy 9 – Static Caravans  
Policy 12 – New Touring Sites  
Policy 23 – Public Transport  
Policy 26 – Car Parking  
Policy 30 – Landscape

#### **Gwynedd Structure Plan**

Policy CH5 – New touring caravan sites  
Policy CH7 – New static caravan sites.

Policy D1 – AONB  
Policy D4 – Location, siting and design  
Policy D9 – Environmentally sensitive areas  
Policy D32 - Landscaping  
Policy FF11 – Traffic

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

Policy GP1 – Development Control Guidance  
Policy TO3 – New Sites  
Policy TO6 – Touring Caravans  
Policy TR10 – Parking Standards

Policy EN2 – Areas of Outstanding Natural Beauty

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

**Councillor Ann Griffith** – Request that the application be referred to the Planning and Orders Committee for determination, although no land use planning reason was given for the call-in request.

**Councillor Peter Rogers** – No response at time of writing report.

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

**Highways** – As per comments made on the previous withdrawn application ref 45C89A - Refusal on the grounds that the access is substandard.

**Environmental Services** – Advisory notes regarding Health and Safety at work and Caravan Site licence and conditions.

**Drainage** – Unable to comment upon the adequacy of the proposal as no foul or surface water drainage details have been provided.

**Ecological and Environmental Adviser** – No comments

**Footpath Officer** – Footpath 29 goes through the site. Comments regarding the unauthorised diversion of the footpath.

**Natural Resources Wales** – Standard advice.

**CADW** – No response received at the time of writing the report, however the following response was received with regard to the previous withdrawn application ref 45C89A and which is equally relevant to the current application. - *The development is located in the vicinity of the scheduled ancient monument known as Llys Rhosyr (AN129). The development will have no direct impact on the designated monument. The impact on the setting of the monument will be limited by the topography, buildings and some vegetation surrounding the area. Thus the proposed more intensive use of the site is likely to have little more impact on the setting of the designated monument than the present use.*

#### **Response to publicity**

4 letters of objection received which are summarised below. Full copies can be found in the letters pack.

- The application is retrospective and appears to be seeking reward for breaching planning laws which should instead be enforced.
- The site is close to designated SSSI's, within a designated AONB with a public footpath running through it which leads to one of Anglesey's most renowned beauty spots and the Llys Rhosyr archaeological site. Such developments should not be located in such sensitive areas, particularly permanently sited touring caravans.
- That there is another caravan/camping park nearby should not be used as a pretext for further degrading the AONB.
- The unauthorised site has been operating without consent for the past 2 - 4 years, with as many as 15 - 20 caravans on the site and there is concern that if permission is granted that any conditions of the permission may continue to be breached in terms of the number of touring caravans on the site.
- The infrastructure is inadequate to cope with any increased traffic and the access to the site is

- poor.
- Objection to an increase in the number of caravans above the 5 permitted under the provision of the Caravan Club Certificate.
- There are existing touring caravan sites in the area and there is no need for additional touring caravan sites in the locality.
- The site will bring little to the local economy as there are already vacancies in other sites and no additional jobs are provided.
- Concern as to whether there is adequate provision for the disposal of foul waste and refuse for up to 12 caravans.

## **5. Relevant Planning History**

45C89 – Erection of a dwelling and private double garage at Rhos Yr Eithin, Newborough – Granted – 22/07/88

45C89A – Retrospective application for the use of land as a touring caravan site for up to 12 touring caravans from 1<sup>st</sup> March to 31<sup>st</sup> December each year together with the provision of winter storage for up to 12 touring caravans at Rhos Yr Eithin, Newborough – Withdrawn – 02/10/14

## **6. Main Planning Considerations**

The application is for retrospective consent for the mixed use of land for i) the siting of up to 12 permanently stored touring caravans and ii) the use of land as a caravan site for up to 12 touring caravans used between 1<sup>st</sup> March and 31<sup>st</sup> December each year.

The application re-submitted following the withdrawal of an earlier similar application (Ref 45C89A) as a result of an enforcement investigation into the matter and the site is currently operating without consent, although it should be noted that part of the site has the benefit of a Caravan Club Certificate which allows up to 5 touring caravans by Caravan Club Members for which no planning permission is required.

As noted above, the application is seeking consent for the permanent, year round siting of up to 12 touring caravans and for their use for holiday purposes between 1<sup>st</sup> March and 31<sup>st</sup> December each year.

Under the provisions of the relevant development plans, the site is regarded as open countryside and is also located within the designated Area of Outstanding Natural Beauty (AONB).

In addition, the site is close to and overlooks the Newborough Forest, which is a designated Site of Special Scientific Interest (SSSI) and is also crossed by a public right of way.

Policy 12 of the Ynys Mon Local Plan relates to new touring caravan or tent sites and states that applications will only be permitted where compliance with the listed criteria can be achieved. Similar policies are also contained within the Stopped Unitary Development Plan and the Gwynedd Structure Plan. The criteria listed in the policy are:

- i. They do not harm the appearance of the area;
- ii. They do not increase pressure on the area's natural resources and environment;
- iii. They do not increase danger or congestion on the road;
- iv. Adequate water and drainage is available;
- v. They do not harm a site or area of ecological, scientific or archaeological interest;

- vi. They do not in themselves, or by reason of the traffic generated, harm residential amenities.

Although the development of touring caravan sites can be supported in principle under the provisions of the above policy, subject to compliance with the listed criteria, it is on the basis that by their very nature, they have transient features which do not impose permanent, year round impacts upon the local environment.

This particular application is seeking consent for the permanent siting of up to 12 touring caravans, consequently it cannot be regarded as a touring caravan site in the usual sense, but rather is tantamount to the development of a new static caravan site.

The application is therefore contrary to policy 9 of the Ynys Mon Local Plan, policy CH7 of the Gwynedd Structure Plan and policy TO3 of the Stopped Unitary Development Plan which relate to new static caravan sites are therefore of relevance in the consideration of this application and which all presume against the development of new static caravan sites on the Island.

Policy 30 of the Ynys Mon Local Plan states that within the Area of Outstanding Natural Beauty, the Council will give priority to the protection and enhancement of the landscape when considering planning applications.

This is also reiterated in the Anglesey AONB Management Plan, the objective of which is to conserve and enhance the special qualities and distinctive features of the natural, historic and cultural elements of the AONB. Policy CCC3.2 of the Management Plan states that all new development and re-development within the AONB should adopt the highest standard of design, materials and landscaping to ensure that they complement the special qualities of the AONB. Proposals that are based on sustainable development and that are of an appropriate scale and nature to the special qualities of the AONB will be supported.

It is considered that the use of the site for the permanent siting of up to 12 touring caravans will have a detrimental, year round, visual impact upon the nearby SSSI contrary to policy 12 of the Ynys Mon Local Plan and upon the designated AONB contrary to policy 30 of the Ynys Mon Local Plan and the objectives of the Ynys Mon AONB Management Plan where priority is given to the protection and enhancement of the designated landscape.

Furthermore, the public right of way which traverses the site is a significant link between the settlement of Newborough and the coast, in particular its connection with the All Wales Coast Path such that the development will be magnified within the AONB.

It is also considered that the use will also have a detrimental impact upon the amenities of nearby residential occupiers by virtue of the inevitable movements, activities and general noise and disturbance associated with such a use.

Furthermore, the application is not supported by the Highways Department, whom have reiterated the comments provided on the previous application (45C89A), that the exit and entry radii either side of the access are considered to be substandard to provide adequate turning movement onto the public highway without crossing onto the opposite side of the carriageway, together with restricted visibility from the access onto the public highway in a South Westerly direction.

Whilst the fact that the caravans are proposed to be permanently sited on the land will likely lead to fewer caravan movements than would be the case with a seasonal touring caravan site, it is reasonable to assume that there would be some caravan movements to and from the site on occasions, for example if a caravan owner wished to remove their caravan from the site, in addition

there would be an increase in traffic using the substandard access during the months when the caravans are being used.

The Highways Department have therefore concluded that the increase in the use of the access by more traffic and touring caravans could be detrimental to highway safety.

## **7. Conclusion**

It is considered that the mixed use of land for i) the siting of up to 12 permanently stored touring caravans and ii) the use of land as a caravan site for up to 12 touring caravans used between 1<sup>st</sup> March and 31<sup>st</sup> December each year is tantamount to the development of a new static caravan site and will have a detrimental impact upon the visual amenities of the designated landscape, the amenities of nearby residential occupiers and highway safety.

## **8. Recommendation**

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

(01) The Local Planning Authority considers that the permanent siting of touring caravans in this location is tantamount to the development of a new static caravan site which would have a detrimental effect upon the visual amenities of the area which is designated as being of Outstanding Natural Beauty contrary to policies 1, 9, 12 and 30 of the Ynys Mon Local Plan, policies CH5, CH7, D1, D4, and D32 of the Gwynedd Structure Plan and policies GP1, TO3, TO6 and EN2 of the Stopped Unitary Development Plan.

(02) The development would adversely affect the amenities of the occupants of nearby dwellings by reason of noise and general disturbance and the increased generation of vehicular and pedestrian activity contrary to policies 1 and 12 of the Ynys Mon Local Plan and policy GP1 of the Stopped Unitary Development Plan.

(03) The exit and entry radii either side of the access are considered to be substandard to provide adequate turning movement onto the public highway without crossing onto the opposite side of the carriageway, together with restricted visibility from the access onto the public highway in a South Westerly direction to the detriment of highway safety contrary to policies 1 and 12 of the Ynys Mon Local Plan, policies CH5 and FF11 of the Gwynedd Structure Plan and policies GP1 and TO6 of the Stopped Unitary Development Plan.

## **9. Other Relevant Policies**

**Planning Policy Wales (Edition 7)**

**Technical Advice Note 13 – Tourism**

**The Anglesey AONB Management Plan 2009-2014**

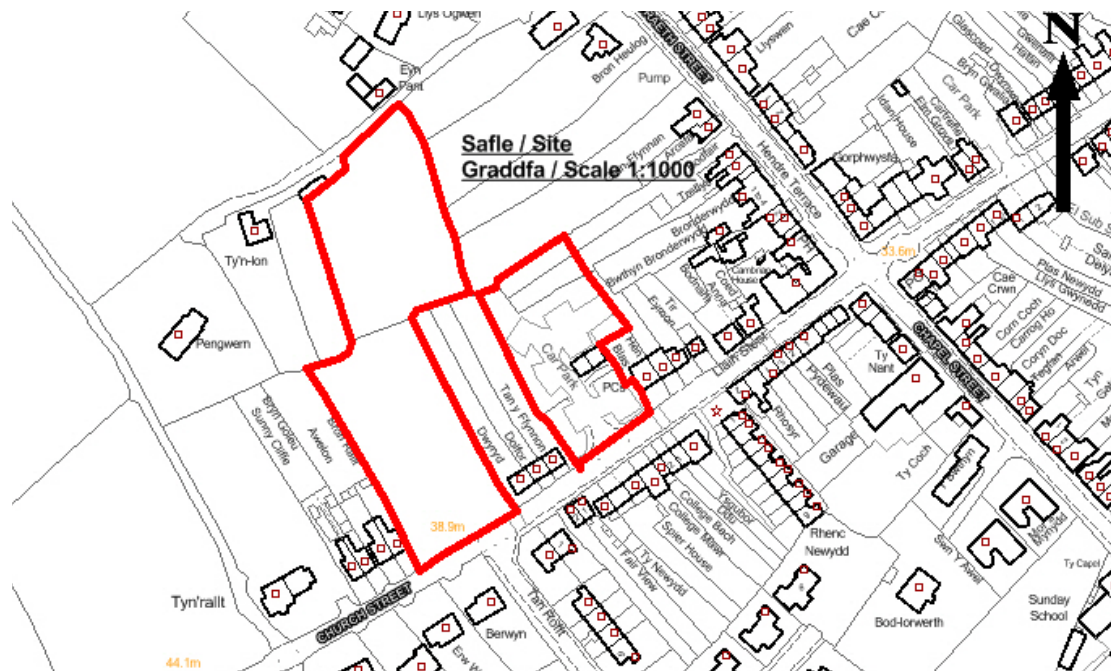
Rhif y Cais: 45LPA605A/CC Application Number

Ymgeisydd Applicant

Head of Service Property

Cais amlinellol gyda holl faterion wedi ei gadw'n ôl ar gyfer codi 17 annedd newydd, dymchwel bloc toiled presennol ynghyd a chreu mynedfa newydd i gerbydau ar dir ger / Outline application with all matters reserved for the erection of 17 new dwellings, demolition of the existing toilet block together with the creation of a new vehicular access on land adjacent to

Dwryd, Newborough



## **Planning Committee: 02/09/2015**

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

#### **Recommendation:**

Permit

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

The application is made by the Council on Council owned land. Both Councillor Ann Griffith and Councillor Peter Rogers have indicated a wish to call in the application for a Committee determination.

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

The application is an outline application with all matters reserved for a housing development of 17 dwellings. Part of the site is accessed off Church Street opposite Tan Rofft in Newborough where it is proposed to create an access road with parking spaces and to erect 9 dwellings. This part of the site is allocated under the Ynys Mon Local plan under proposal FF22 as a bowling green. The land is not allocated for any purpose under the Stopped Unitary Development Plan. The second part of the site is accessed between Tan y Ffynnon and Hen Blas and will involve demolition of the existing public toilet facilities and the erection of 8 dwellings in two terraces with parking and turning facilities. This part of the site will also entail the loss of the existing car park and as part of the scheme public car parking spaces is proposed.

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

Policy considerations, amenity and traffic.

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

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

Policy 1 – General Policy  
Policy 14 - Recreation and Community Facilities  
Policy 30 – AONB  
Policy 39 – Archaeology  
Policy 48 – Housing Development Criteria  
Policy 49 – Defined Settlements  
Policy 51 – Large Sites

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

Policy A2 – Housing Land  
Policy A3 – Scale and Phasing of New Development  
Policy A9 – Affordable Housing  
Policy D1 – AONB  
Policy D15 – Archaeology

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

Policy GP1 – Development Control Guidance  
Policy GP2 – Design  
Policy EN2 – AONB



Policy EN12 – Archaeological Sites  
Policy HP3 – New Housing development – Main and Secondary Centres  
Policy HP7 – Affordable Housing – Housing Need

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

### **TAN 2 – Planning and Affordable Housing**

#### **TAN12 – Design**

Circular 60/96 Planning and the Historic Environment – Archaeology

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

**Cllr A Griffith** – requests that application be determined by the Committee and that the site be visited

**Cllr P Rogers** – requests that the application be determined by the Committee

**Community Council** – objection – there is insufficient parking space available at present and removal of the only public convenience in the village. Insufficient information and overdevelopment

**Gwynedd Archaeological Planning Service** – additional details required for determination. Additional details received and were being assessed at the time of writing

**Ecological Advisor** – recommendations in the Protected Species Report should be followed

**Drainage** – details are satisfactory in principle

**Built Environment and Landscape Section** – comments on layout and archaeological implications, generally supportive; some trees could be retained as part of the layout

**Natural Resources Wales** – proposed condition regarding drainage, no objection to proposal

**Welsh Water** – standard conditions

**Highways** – suggested conditions

**Joint Planning Policy Unit** – development is unlikely to impact upon the Welsh language

12 letters of objection have been received as a result of the publicity undertaken. Objections are based on

Traffic congestion and highway danger;

The existing car park is very popular and well –used – its removal would add to traffic problems;

Loss of coach parking area will mean that coach parties can't visit the area;

Affordable housing units are segregated from the premium houses which does not promote inclusive design;

Development is in the AONB and will be visible from the surrounding countryside;

Errors in the submission including reference to local preferences for the use of the site;

Further archaeological work needs to be done to assess the importance of the site before it is

developed;  
Air ambulance uses the car park during emergencies;  
Light pollution as a result of the development;  
Development will block access to maintain property;  
Concerns regarding access and damage to water supply;  
Concerns regarding rights of way.

## **5. Relevant Planning History**

45LPA605/DC: Formation of a bowling green, pavilion and car park at Dywryd, Church Street, Newborough – no objection 02/07/91

45LPA605B/CC/SCR: Screening opinion for current application – EIA not required 05/11/13

## **6. Main Planning Considerations**

Principle of the development – part of the site is allocated as a bowling green under the Ynys Mon Local Plan. Although a proposal was made by the Council in 1991 to create a bowling green and associated developments, the site has not been developed and remains a vacant parcel of land. The remainder of the proposed site is occupied by a car park and public conveniences. The allocation as a bowling green was not transferred to the stopped UDP and the site under its policies is a vacant site located within the development boundary. It is not considered that the development of the site for housing would prejudice the development plan.

Highway Impacts – concerns have been expressed that the scheme of 17 dwellings would add significant highway congestion to this part of the village not only through the additional domestic traffic but also through the loss of the public car park. Some parking spaces are proposed for public use as part of the scheme. The Highway Authority raises no objection subject to conditions.

Archaeological Impacts – a pre-determination archaeological assessment was requested in order to determine the nature of the site and any mitigation requirements. Some excavation has taken place which has revealed some of the surviving history of the site and the submitted report recommends additional works prior to any development taking place. It is considered that the works and subsequent recording can be secured through planning condition.

Amenity impacts – the application is made in outline form but a layout is submitted in accordance with statutory requirements. It is not considered that the two storey developments proposed are out of character with the area. The scheme provides adequate separation from existing properties. It is not considered that in its context as part of the village that the scheme will detrimentally impact the landscape value of the AONB.

Other matters – drainage details are considered acceptable. No concerns are raised in relation to ecological impacts. It is not considered that the proposal will detrimentally affect the Welsh language. Affordable housing is proposed in accordance with current policy requirements. Drainage details are satisfactory in principle. The objections raised have been considered as part of the recommendation made. Issues in relation to water supplies and rights of way for example are private matters which carry insufficient weight to alter the recommendation made on planning grounds.

## **7. Conclusion**

It is not considered that the scheme would prejudice the development plan by allowing housing on the site in lieu of the current bowling green allocation. Technical consultees have no objection to the

proposal subject to conditions.

## **8. Recommendation**

To **permit** the application subject to conditions:

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

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

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

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

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

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

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

Reason: To ensure the satisfactory appearance of the development

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

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

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

Reason: In the interests of amenity.

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

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

**(08) 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.

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

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

**(10) No development approved by this permission shall be commenced until a scheme for the provision and implementation of surface water regulation system has been approved by and implemented to the reasonable satisfaction of the Local Planning Authority.**

Reason: To prevent the increased risk of flooding.

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

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

**(12) The development shall not begin until details of the arrangements for the provision of 30% of the dwellings on the site as affordable housing have been submitted to and approved in writing by the local planning authority. The affordable housing shall be provided in accordance with the approved details. Such details shall include:**

- i) The type and location on the site of the affordable housing provision to be made;**
- ii) The timing of the construction of the affordable housing;**
- iii) The arrangement to ensure that such provision is affordable for both initial and subsequent occupiers of the affordable housing; and**
- iv) The occupancy criteria to be used in determining the identity of prospective and successive occupiers of the affordable housing, and the means by which such occupancy criteria shall be enforced.**

Reason: To ensure the development meets local needs for affordable housing.

**(13) No development of the site shall take place in the bird breeding season from 1<sup>st</sup> March to 30<sup>th</sup> September inclusive unless the site has been checked for the presence of nesting birds and the results of the survey are submitted to and approved in writing by the local planning authority prior to works commencing.**

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

**(14) No development shall commence until a management plan to secure the future maintenance of the access and estate road hereby approved, which shall include the arrangements for adoption by any public authority or statutory undertaker or other arrangements shall be submitted to and approved in writing by the local planning authority. The development shall proceed thereafter in accordance with the approved details.**

Reason: In the interests of amenity.

**(15) The highway boundary wall / hedge / fence or any new boundary erected fronting the highway shall at no time be higher than 0.6m 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 allow visibility on entering the highway.

**(16) 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: In the interests of amenity and highway safety.

**(17) The access shall be completed with a bitumen surface for the first 5 metres from the nearside edge of the county highway with the surface water drainage system completed and operational before the use hereby permitted is commenced.**

Reason: In the interests of amenity.

**(18) The estate road shall be completed to a base course finish before any work commences on the dwellings which it serves. The estate road shall be kerbed and the carriageway and footways finally surfaced and lighted before the last dwelling on the estate is occupied or within 2 years of the commencement of the work on the site.**

Reason: In the interests of amenity.

**(19) The development hereby approved shall not commence until construction details of the proposed pedestrian footway along the highway frontage of the development has been submitted to and approved in writing by the local planning authority. No dwelling hereby approved shall be occupied until the said footway has been completed and made available for use in accordance with the approved details.**

Reason: In the interests of pedestrian safety.

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

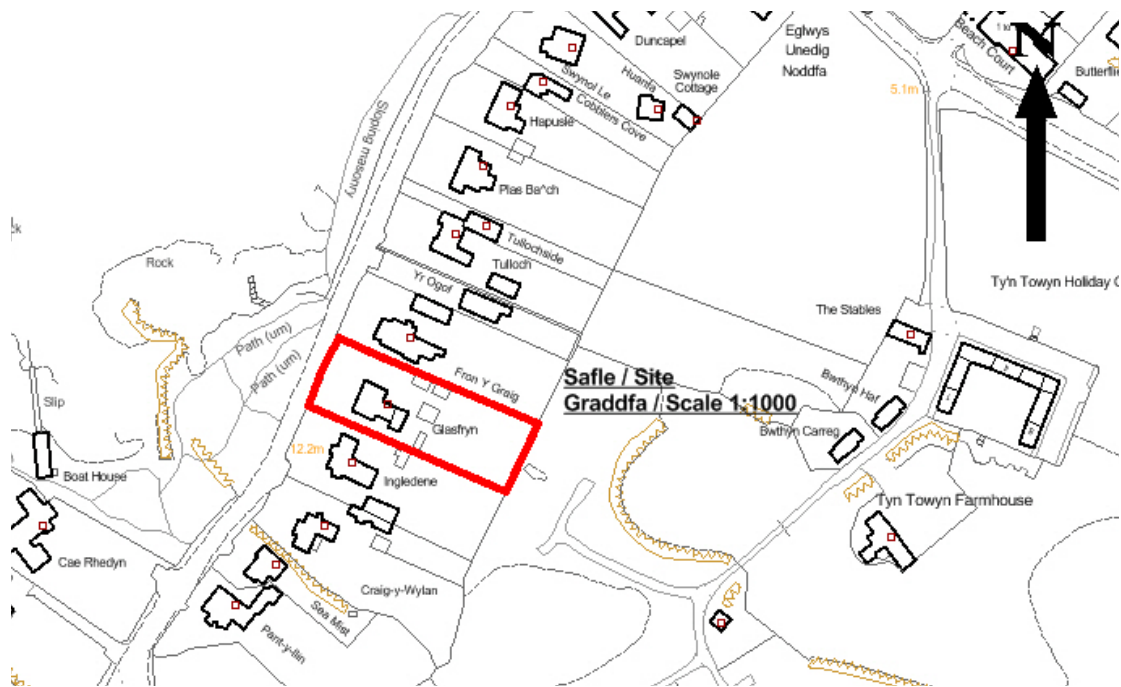
Rhif y Cais: **46C42B** Application Number

Ymgeisydd Applicant

**Mr Kevin Bentley**

**Cais llawn i ddymchwel annedd presennol ynghyd a chodi annedd newydd yn ei le yn / Full application for the demolition of the existing dwelling together with the erection of a new dwelling in its place at**

**Glasfryn, Ravenspoint Road, Trearddur Bay**



**Planning Committee: 02/09/2015**

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

**Recommendation:**

Permit

**Reason for Reporting to Committee:**

At the request of the Local Member.

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

The application is an existing dwelling located on Ravenspoint Road. The application seeks permission to demolish the existing dwelling and to erect a replacement dwelling on the site.

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

Neighbouring amenity and impacts on the locality

### **3. Main Policies**

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

Policy 1 – General Policy

Policy 35 – Nature Conservation

Policy 48 – Housing Development Criteria

Policy 50 – Listed Settlements

Policy 54 – Replacement Dwellings

#### **Gwynedd Structure Plan**

Policy A3 – Scale and Phasing of New Housing Development

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

Policy GP1 – Development Control Guidance

Policy GP2 – Design

Policy HP3 – Trearddur

Policy EN4 – Biodiversity

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

TAN 5 Nature Conservation and Planning

TAN 12 Design

SPG Design in the Urban and Rural Built Environment

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

**Cllr D R Thomas** – requests that the application be determined by the Committee and that the site be visited

**Cllr T LI Hughes** – no objection

**Cllr J Evans** – no response to consultation

**Community Council** – site visit recommended – concerns at effects on neighbouring properties

**Ecological Advisor** – development should be undertaken in accordance with the recommendations in the Protected Species Report. Emergence survey results required.

**Natural Resources Wales** – additional details required regarding bats. Details received and are considered acceptable.

**Welsh Water** – standard conditions

**Highways** – suggested condition regarding car parking

**Drainage** – additional details requested

One letter of objection was received from the owner / occupier of Fron y Graig, Ravenspoint Road, which adjoins the application site. Objections are based on

Inaccurate drawings disguising the impact of the development on the three iconic dwellings at Fron y Graig, Ingledene and Glasfryn;

Proposed new dwelling will be much closer to Fron y Graig and to Ingledene;

Development will alter the look of the major properties in Trearddur Bay;

Confirmed that there is no objection to the principle of a redevelopment of the site given a suitable replacement building;

Concern regarding impacts of works on existing walls and concerns regarding collapse of retaining walls.

A letter of support has been received from the agent in response detailing that:

A gap of 13m exists at present between the side elevations of the two properties within which stands the garage of Galsfryn; a gap of 9m at its narrowest is proposed with the garage removed;

The ridge height remains as existing and there is little difference in the overall footprint;

Applicants are happy to accept a condition specifying frosted glass in relation to the elevation facing Fron y Graig although less windows are proposed than exist currently;

The drive is not being raised in height;

Retaining walls within the curtilage of Glasfryn are proposed as part of the application.

## **5. Relevant Planning History**

46C42 & 46C42A Change of use of the dwelling to a guesthouse – refused – appeal dismissed 20 May 1986.

## **6. Main Planning Considerations**

Principle of the development – The site is occupied by an existing dwelling. The site is part of existing development on Ravenspoint Road which is a Listed Settlement under Policy 50 of the Local Plan. It is located within the development boundary of Trearddur under the Stopped UDP. The principle of developing the site is acceptable in policy terms. The condition of the dwelling is relatively poor and the proposal is to demolish it and replace it with a new dwelling within the plot. Policy 54 of the Local



Plan allows the replacement of existing dwellings.

Design and local amenity: The existing dwelling at Glasfryn is of a traditional design but has been altered over the years with loss of features such as chimney stacks for example. Nevertheless, it is located on rising ground overlooking the bay and together with its neighbouring dwellings forms part of a landmark in this part of the village.

The existing dwelling at Glasfryn has a narrower front elevation than its neighbours. The proposed new dwelling is of approximately the same width as neighbouring properties (some 16m) and maintains a consistent form and height of ridge. It has a single gable elevation to the front reflecting the adjoining dwelling at Ingledene but incorporates more contemporary treatments such as the gable window and balconies to the front. Although wider in the plot than the existing dwelling, the proposal maintains a sense of separation from the adjoining dwellings and given this and the consistent ridge height, it will maintain the appearance of the group in the wider setting. The use of traditional materials will assist in its assimilation.

Residential amenities- concern has been expressed regarding the proximity of the building and stability of the party wall. Although the proposed new dwelling side elevation is closer to Fron y Graig than the original dwelling – approximately 9m between the dwellings as opposed to the existing 13m gap –it is not considered that additional unacceptable amenity effects will occur. The SPG on Design gives a suggested distance of 9m from secondary windows to side elevations but also suggests adding 3m to this distance where there is a difference in levels. The dwelling at Fron y Graig is set on a lower level than Glasfryn and windows to its side elevation are already overlooked from the access drive and existing dwelling. Windows as proposed in the facing elevation at Glasfryn include bedroom windows, stairwells and secondary kitchen windows. It is proposed that these windows be glazed with obscure glazing and it will be necessary to screen part of two first floor balconies – conditions are proposed to this effect. With obscure glazing and screening it is considered that the effects of the development on the adjoining property will be improved.

The scheme now incorporates plans for a retaining wall within the curtilage of the existing dwelling and a condition is proposed that full details are agreed prior to commencement of any development. Works to joint boundaries are a civil matter.

Other matters: The application is supported by details of protected species surveys. The Highway Authority raises no concerns subject to parking areas being maintained within the curtilage – the scheme provides for parking and garaging space. The Drainage Section has requested additional details of the drainage for the site but given that the scheme is a one for one replacement it is considered that this can adequately be dealt with under Building Regulations.

## **7. Conclusion**

The scheme is a one for one replacement, the principle of which is acceptable in policy terms. The scheme respects the context and position of the existing dwelling and maintains its character as part of the wider setting. It is not considered that additional unacceptable amenity effects will occur in relation to neighbouring amenity.

## **8. Recommendation**

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

**(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: To ensure a satisfactory appearance of the development.

**(03) Windows and doors in the north elevation of the dwelling and any new openings made shall be obscure glazed in accordance with a scheme to be submitted to and approved in writing by the local planning authority. Any replacement glazing shall be of the same specification as that approved under this condition.**

Reason: In the interests of residential amenity.

**(04) No occupancy of the dwelling shall take place until a scheme for the screening of the first floor balconies leading off bedroom 1 and bedroom 2 shown on Sunderland Peacock drawing 4659-1 Proposed Plans submitted under planning reference 46C42B has been submitted to and approved in writing by the local planning authority and has subsequently been installed in accordance with the approved details.**

Reason: In the interests of residential amenity

**(05) No development shall take place until full details of the proposed retaining wall shown on Sunderland Peacock drawing 4659 – 02/D submitted under planning reference 46C42B has been submitted to and approved in writing by the local planning authority. The development shall thereafter proceed in accordance with the approved details.**

Reason: In the interests of amenity.

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.

#### **9. Other Relevant Policies**

None

13.1

Materion Eraill

Other Matters

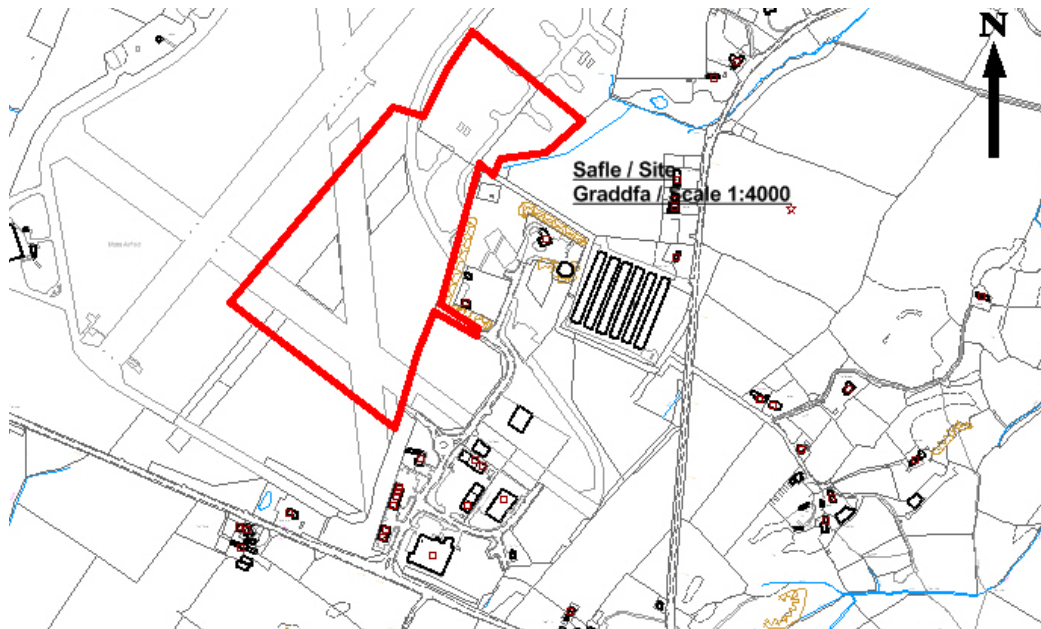
Rhif y Cais: **14C28T/1/SCR** Application Number

Ymgeisydd Applicant

**Martifier Solar UK Ltd**

**Barn sgrinio ar gyfer fferm solar arfaethedig gyda chynhwysedd o 5MW ar dir yn / Screening opinion for a proposed solar farm with a capacity of 5MW on land at**

**Mona Industrial Park, Gwalchmai**



**Planning Committee: 02/09/2015**

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

**Reason for Reporting to Committee:**

A screening opinion was received for a proposed solar farm with a capacity of 5MW on land at Mona Industrial Park, Gwalchmai, the application site is on land owned by the Council.

It has been determined that an Environmental Impact Assessment is not required for the proposal.

Rhif y Cais: **46C427K/TR/EIA/ECON** Application Number

Ymgeisydd Applicant

**Land and Lakes (Anglesey) Ltd**

**Cais cynllunio hybrid sy'n cynnig:**

**Amlinellol gyda'r holl faterion wedi eu cadw'n ôl ac eithrio dull mynediad, ar gyfer :**  
**Pentref Hamdden ym Mharc Arfordirol Penrhos, Ffordd Llundain, Caergybi yn cynnwys: Hyd at 500 o unedau hamdden newydd gan gynnwys porthdai a bythynnod newydd; Adeilad canolbwynt canolog newydd gan gynnwys derbynfa gyda chyfleusterau hamdden gan gynnwys parc dwr isdrofannol dan do, neuadd chwaraeon dan do, caffis, bariau, bwytai ac adwerthu; Adeilad canolog newydd ar gyfer Marchnad Ffermwyr; Adeilad hamdden a sba canolog newydd; Canolfan chwaraeon dwr a chaffi newydd ar safle'r hen Dy Cwch; Dymchwel y Baddondy ac adeiladu bwyty ar ei safle; Dymchwel adeiladau eraill gan gynnwys tair ysgubor amaethyddol a thair annedd; Darparu a chynnal 29 hectar o ardaloedd cyhoeddus gyda maes parcio i'r cyhoedd a gwelliannau i'r llwybr arfordirol gan gynnwys: Rhodfeydd a reolir o fewn 15 hectar i goetir, cadw a gwella Pwll Grace, Pwll Lili, Pwll Sgowtiaid gyda llwyfannau gweld, y Fynwent Anifeiliaid Anwes, y Gofeb, y Ty Pwmp a maes picnic gyda gorsafoedd bwydo adar a chuddfannau gwyllo adar, gydag arwyddion dehongli addysgiadol a dwyieithog trwy'r cyfan; Creu trywydd cerfluniau newydd trwy goetir a llwybrau pren a gwell cysylltiad gyda Llwybr yr Arfordir; Bydd y traeth yn parhau i fod yn hygyrch i'r cyhoedd gan ddarparu mynediad diogel i'r dwr bas; Canolfan Bwer a Gwres gyfun.**

**Tir yn Cae Glas - Codi llety a chyfleusterau pentref hamdden sydd wedi eu dylunio i'w defnyddio yn y lle cyntaf fel llety dros dro i weithwyr adeiladu ar gyfer Wylfa B ar dir Cae Glas, Parc Cybi, Caergybi yn cynnwys: Hyd at 315 o borthdai i'w hisrannu yn y lle cyntaf fel llety ar gyfer gweithwyr niwclear; Adeilad canolbwynt canolog gan gynnwys derbynfa a chantin ar gyfer y llety; Cyfleuster Parcio a Theithio gyda hyd at 700 o lecynnau parcio ceir; Gwesty newydd; Adeilad canolbwynt wrth ochr llyn yn cynnwys bwyty, caffi, adwerthu a bar; Cae pêl-droed glaswellt newydd a chae criced; a Canolfan Bwer a Gwres Gyfun. I'w haddasu wedyn (ar ôl adeiladu Wylfa B) i fod yn estyniad i Bentref Hamdden Parc Arfordirol Penrhos gan gynnwys: Porthdai ac adeiladau cyfleusterau wedi eu hadnewyddu i greu llety gwyliau o safon uchel (hyd at 315 o borthdai i deuluoedd); Canolfan Ymwelwyr a Gwarchodfa Natur sy'n caniatáu mynediad i'r cyhoedd dan reolaeth; a Canolfan Dreftadaeth gyda lle parcio i ymwelwyr.**

**Tir yn Kingsland - Codi datblygiad preswyl a ddyluniwyd i'w ddefnyddio yn y lle cyntaf fel llety i weithwyr adeiladu yn Kingsland, Ffordd Kingsland, Caergybi yn cynnwys: Hyd at 320 o dai newydd i'w defnyddio yn y lle cyntaf fel llety dros dro i weithwyr adeiladu. I'w haddasu wedyn(ar ôl adeiladu Wylfa B) i fod yn ddatblygiad preswyl a fyddai'n cynnwys: Hyd at 320 o anheddau mewn tirwedd o safon uchel a llecynnau agored. Bydd datblygiadau atodol ar gyfer pob cam o'r gwaith datblygu, gan gynnwys darpariaethau ar gyfer parcio, ardaloedd gwasanaeth, llecynnau agored a pheiriannau'gwaith.**

**Manylion llawn ar gyfer newid defnydd yr adeiladau Stad cyfredol ym Mharc Arfordirol Penrhos, Ffordd Llundain, Caergybi gan gynnwys newid defnydd: Twr y Beili ac adeiladau allanol yn Fferm Penrhos o dy clwb criced i fod yn ganolfan wybodaeth i ymwelwyr, bwyty, caffi, bariau ac adwerthu; Ysgubor y Fferm ac Adeiladau Trol o fod yn adeiladau fferm i fod yn ganolfan ar gyfer hurio beiciau ac offer chwaraeon; Y Twr o ddefnydd preswyl i fod yn llety i reolwyr a swyddfa atodol; a Ty Beddmanarch o annedd i fod yn ganolfan i ymwelwyr /**

**A hybrid planning application proposing:**

**Outline with all matters reserved except for means of access, for:**

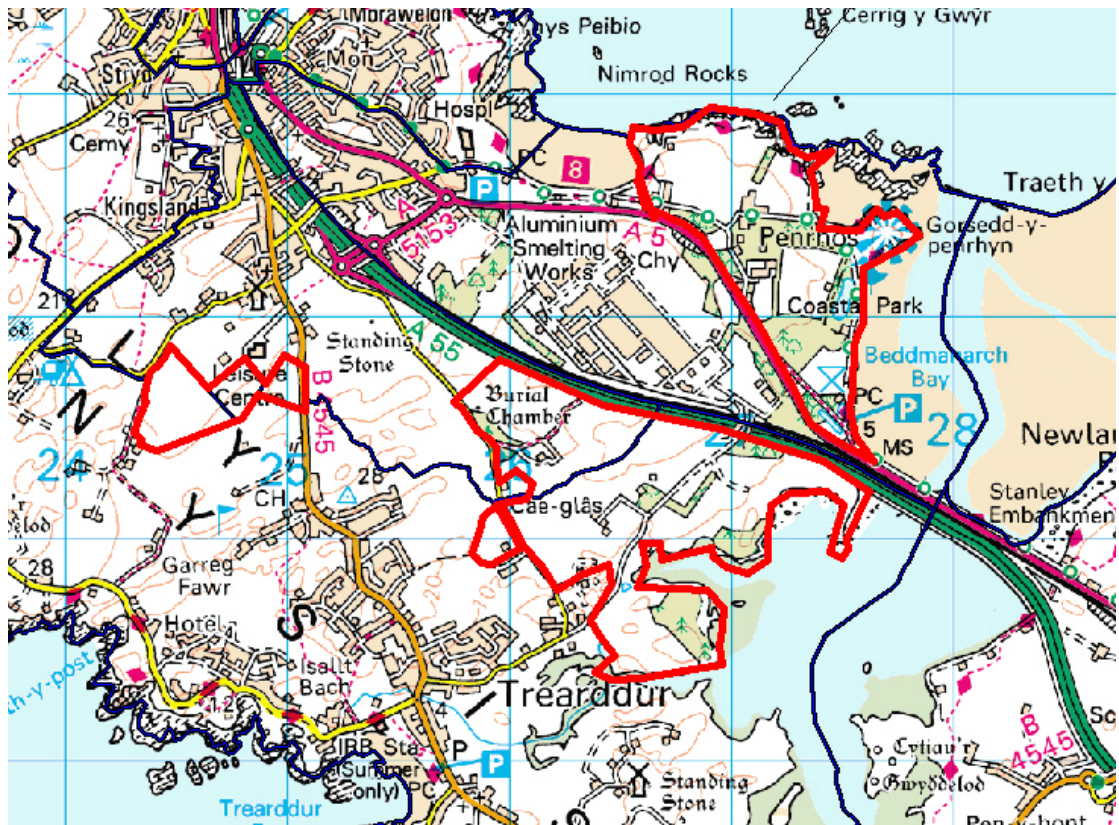
**A leisure village at Penrhos Coastal Park, London Road, Holyhead comprising: up to 500 new leisure units including new lodges and cottages; Central new hub building comprising reception with leisure facilities including indoor sub-tropical water park, indoor sports hall, and cafes, bars, restaurants and retail; Central new Farmer's Market building; Central new spa and leisure building; A new café and watersports centre at the site of the former Boathouse; Demolition of the Bathing House and the construction of a restaurant at its former location; Demolition of other existing buildings including three agricultural barns and three residential dwellings; Providing and maintaining 29 hectares of publicly accessible areas with public car parking and enhancements to the Coastal Path, including: Managed walkways within 15 hectares of woodland, the retention and enhancement of Grace's pond, Lily Pond, Scout's pond with viewing platforms, the Pet Cemetery, War Memorial, the Pump House and picnic area with bird feeding stations and hides with educational and bilingual interpretation signage created throughout; Creation of a new woodland sculpture trail and boardwalks and enhanced connection to the Coastal Path; The beach will continue to be accessible to the public providing safe access to the shallow shelving water; A Combined Heat and Power Centre**

**Land at Cae Glas: The erection of leisure village accommodation and facilities which have been designed to be used initially as a temporary construction workers accommodation complex for Wylfa B at land at Cae Glas, Parc Cybi, Holyhead comprising: Up to 315 lodges which will be initially sub divided for nuclear workers accommodation; Central hub building providing reception and canteen ancillary to accommodation; A Park and Ride facility comprising up to 700 car parking spaces; A new hotel; A lakeside hub comprising restaurant, café, retail and bar; New grass football pitch and cricket pitch; and a Combined Heat and Power Centre. To be subsequently converted (post Wylfa B construction) into an extension to the Penrhos Coastal Park Leisure Village comprising: Refurbished lodges and facility buildings to create high quality holiday accommodation (up to 315 family lodges); A Visitor Centre and Nature Reserve allowing controlled public access; and Heritage Centre with visitor parking.**

**Land at Kingsland: The erection of a residential development which has been designed to be used initially as temporary construction workers accommodation at land at Kingsland, Kingsland Road, Holyhead comprising: Up to 320 new houses to be initially used as temporary construction workers accommodation. To be subsequently converted (post Wylfa B construction) into a residential development comprising: Up to 320 residential dwellings set in high quality landscaping and open spaces. Each phase of development will have ancillary development comprising car parking, servicing areas, open spaces and plant.**

**Full detail for the change of use of the existing Estate buildings at Penrhos Coastal Park, London Road, Holyhead including the change of use for: The Bailiffs Tower and outbuildings at Penrhos Home Farm from a cricket clubhouse to a visitors information centre, restaurant, café, bars and retail; Home Farm Barn and Cart Buildings from farm buildings to cycle and sports hire centre; The Tower from residential to a Managers accommodation and ancillary office; and Beddmanarch House from residential to a visitors centre.**

**Parc Arfordirol Penrhos \ Penrhos Coastal Park,Cae Glas a Kingsland,Caergybi \ Holyhead**



**Planning Committee: 02/09/2015**

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

**Recommendation:**

An informal session will be arranged for members in respect of matters raised at the Planning Committee on 29 July 2015, thereafter a report will follow to the October 2015 Planning Committee.