

# Public Document Pack



CYNGOR SIR  
YNYS MÔN  
ISLE OF ANGLESEY  
COUNTY COUNCIL

Dr Gwynne Jones  
Prif Weithredwr – Chief Executive

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<b>RHYBUDD O GYFARFOD</b>	<b>NOTICE OF MEETING</b>
<b>PWYLLGOR CYNLLUNIO A GORCHMYNION</b>	<b>PLANNING AND ORDERS COMMITTEE</b>
<b>DYDD MERCHER, 7 HYDREF 2015</b> <b>➔ 2:00 pm ←</b>	<b>WEDNESDAY, 7 OCTOBER 2015</b> <b>➔ 2.00 pm ←</b>
<b>SIAMBR Y CYNGOR, SWYDDFEYFDD Y CYNGOR, LLANGFNI</b>	<b>COUNCIL CHAMBER, COUNCIL OFFICES, LLANGFNI</b>
Swyddog Pwyllgor	<b>Ann Holmes</b> <b>01248 752518</b> Committee Officer

## **AELODAU / MEMBERS**

Cynghorwyr / Councillors:

**Lewis Davies**  
**Jeffrey M.Evans**  
**Ann Griffith (Is-Gadeirydd/Vice-Chair)**  
**John Griffith**  
**K P Hughes**  
**Vaughan Hughes**  
**Victor Hughes**  
**W T Hughes (Cadeirydd/Chair)**  
**Raymond Jones**  
**Richard Owain Jones**  
**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 1.30 p.m. onwards; alternatively these may be inspected at the Development Management during normal office hours. Documents referred to in reports may also be viewed in full on the electronic application files.

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

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

### **Index**

#### **1 APOLOGIES**

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

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

#### **3 MINUTES 2 SEPTEMBER, 2015 MEETING\_(Pages 1 - 12)**

To submit the minutes of the previous meeting of the Planning and Orders Committee held on 2 September, 2015.

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

To submit the minutes of the site visits held on 16<sup>th</sup> September, 2015.

#### **5 PUBLIC SPEAKING**

#### **6 APPLICATIONS THAT WILL BE DEFERRED\_(Pages 15 - 18)**

6.1 24C300A/ECON – Tyn Rhos Fawr, Dulas

6.2 42C127B/RUR – Ty Fry Farm, Rhoscefnhir

#### **7 APPLICATIONS ARISING\_(Pages 19 - 50)**

7.1 29LPA1008A/ECON - Rhos Ty Mawr, Llanfaethlu

7.2 36C338 - Ysgol Henblas, Llangristiolus

7.3 45C89B - Rhos yr Eithin, Newborough

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7.4 45LPA605A/CC - Dwyryd, Newborough

7.5 46C42B - Glasfryn, Ravenspoint Road, Trearddur Bay

## **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 51 - 60)

11.1 38C219F - Cae Mawr, Llanfechell

11.2 45C311F - Annan, Pen Lôn

## **12 REMAINDER OF APPLICATIONS\_**(Pages 61 - 104)

12.1 12C431F – Gwynfa, Beaumaris

12.2 12LPA1003E/FE/VAR/CC – Townsend Bridge, Gallows Point, Beaumaris

12.3 14LPA1021/CC – Bwlchyfen Pentir, Tyn Lon

12.4 19LPA1018/CC – 91-95 Market Street, Crown Hotel and Grill, Holyhead

12.5 19C608Q – Tyddyn Bach, South Stack Road, Holyhead

12.6 43C196 – Ty'r Garreg, Rhoscolyn

12.7 46C14V/1 – The Cliff Caravan Park, Trearddur Bay

12.8 47LPA1020/CC – Cott, Llanrhuddlad

## **13 OTHER MATTERS\_**(Pages 105 - 106)

13.1 12LPA1003C/CC/SCR – Castle Meadow, Beaumaris

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## Planning and Orders Committee

### Minutes of the meeting held on 2 September 2015

- PRESENT:** Councillor William Thomas Hughes (Chair)  
Councillor Ann Griffith (Vice-Chair)
- Councillors Lewis Davies, John Griffith, K P Hughes,  
Victor Hughes, Jeffrey M.Evans and Nicola Roberts
- IN ATTENDANCE:** Head of Planning and Public Protection (Item 7.6),  
Planning Development Manager,  
Planning Assistants,  
Senior Engineer (Highways) (EJ),  
Legal Services Manager,  
Committee Officer (MEH).
- APOLOGIES:** Councillor Vaughan Hughes, Richard Owain Jones and  
Raymond Jones
- ALSO PRESENT:** Local Members : Councillor Dylan Rees (7.4).  
Councillors R.A. Dew, T.LI. Hughes, P.S. Rogers, Ieuan Williams
- 

#### 1 APOLOGIES

Apologies for absent as noted 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 13.2 and said that he would be participating in the discussion thereon.

Councillor W.T. Hughes declared a personal and prejudicial interest with regard to applications 11.1 and 12.1.

Councillor Dylan Rees (not a Member of the Planning and Orders Committee) declared an interest with regard to application 7.4 but stated that following legal advice he was able to speak on the application but would leave the Chamber after he had spoken.

Mr. Dewi Francis Jones, Planning Development Manager declared an interest with regard to application 7.6

### **3 MINUTES**

The minutes of the previous meeting of the Planning and Orders Committee held on 29 July, 2015 were submitted and confirmed subject to the inclusion of the word 'Kingsland' at the fourth bullet point i.e.

- Delivery/occupation of Cae Glas vis-à-vis Penrhos and Kingsland

### **4 SITE VISITS**

The minutes of the Site Visits was confirmed.

### **5 PUBLIC SPEAKING**

The Chair announced that there were public speakers in relation to applications 7.1, 7.4, 7.6.

### **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 defer consideration of the application in accordance with the Officer's recommendation as details of the submission needs to be clarified before the matter can be formally considered by the Planning and Orders Committee.**

**6.2 29LPA1008A/CC – 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**

**It was RESOLVED to undertake a site visit in accordance with the Officer's recommendation as the application is a significant development located at the edge of a village situated in a sensitive areas.**

**6.3 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**

**It was RESOLVED to defer consideration of the application in accordance with the Officer's recommendation as additional information has been submitted which will need to be analysed and subject to further publicity and consultation.**

### **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. At the meeting of the Planning and Orders Committee on 3<sup>rd</sup> June, 2015 it was resolved to defer the determining of the application in order to await 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.

The Chair invited Mr. Dennis Ryder to address the meeting in support of his application. Mr. Ryder stated that the annexe is for the use of his sister-in-law who will be caring for him due to illness.

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

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

### **7.2 25C28C – Full application for the demolition of existing public house and associated buildings at The Bull Inn, Llanerchymedd**

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 the application has been withdrawn.

**It was noted that the application had been withdrawn.**

### **7.3 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 provision of the Stopped Unitary Development Plan. The application was deferred at the last meeting of the Planning and Orders Committee as 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 K.P. Hughes stated that he considered that the application should be approved as the application is an outline planning application for a dwelling for a local family. He considered that each application should be considered on its own merit and not dependent on another planning appeal within the local vicinity. The application is acceptable under the provisions of the Stopped Unitary Development Plan and also conforms to Planning Policy Wales. The local Community Council supports the application but has some concerns with regard to the access to the site. Councillor K.P. Hughes proposed that the application be approved. There was no seconder to the proposal.

Councillor Lewis Davies proposed that the application be refused as it encroaches into the countryside. Councillor John Griffith seconded the proposal of refusal.

**It was RESOLVED to refuse the application in accordance with the Officer's recommendation.**

**7.4 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, Llangefni**

The application is reported to the Planning and Orders Committee as the application is presented by the County Council.

The Chair invited Mr. Huw Percy to address the meeting as a supporter of the application. Mr. Percy highlighted the following important points to the Committee :

- Llangefni Industrial Estate has been designated as an Enterprise Zone which is one of only 7 sites in Wales;
- Coleg Menai has had the opportunity to expand and develop. The college will afford young students the opportunity to take advantage of employment opportunities at Wylfa Newydd. It is anticipated that the number of students at Coleg Menai will increase from 3,000 to 8,000 during the next few years;
- This application before the Committee will enhance the highways infrastructure to accommodate the increase in traffic within the Llangefni area;
- He stated that it is inevitable that properties will be affected and trees will have to be felled to accommodate the new road infrastructure.

The Committee questioned Mr. Percy on whether the Welsh Government were funding the new road infrastructure. Mr. Percy responded that the scheme will attract grants and the land is in the ownership of Coleg Menai will



equate to match-funding. The County Council has secured funding security for this financial year and a long term application has been submitted for the next 3 years to construct the road in phases. Questions were raised with regard to the effect on properties in the vicinity of the new road infrastructure. Mr. Percy responded that he considered that less traffic would impair on the residents if this application was to be approved. Issues were raised that a number of mature trees would have to be felled. Mr. Percy responded that around 0.59 hectares of trees will need to be felled; however 0.66 hectares of new trees will be planted thereafter. Further questions were raised as to why the highway at Penmynydd Road does not go through farming land which would entail not having to fell so many trees. Mr. Percy stated that the land is not in the ownership of Coleg Menai nor the County Council. It was considered that negotiations with the owner of the land would delay the process of taking advantage of the grants available for the link road.

The Chair invited Mr. Huw Idris Jones to address the meeting as an objector to the application. Mr. Jones stated that he was representing the residents of Penmynydd Road and highlighted the following matters to the Committee :-

- The planning application needs to be deferred as the ancient woodland at Lodge Covert would see the felling of 200+ metre strip of trees. The Woodland Trust also agrees that the loss of the trees would have a detrimental effect on wildlife i.e. red squirrels;
- Around 700 people have signed an online petition within the last week;
- The public could not make informed comments to the initial consultation process on the Link Road at Llangefni. Letters of objection took 2 months to appear on the Planning Department's customer services computer. They should have been available within 48 hours.
- Incorrect maps and public notices referred to an A road not the correct B road;
- No mention that the woodland at Lodge Covert is a habitat for red squirrels, which is a legally protected species. The 200 metre strip of woodland is an important habitat for red squirrels which links the squirrel population at Newborough and Pentraeth.
- 11 species of birds which are listed on the endangered list of birds have been seen regularly within the woodland;
- The residents of Penmynydd Road consider that an alternative route for the link road should be considered as was mentioned in 2013 which would involve moving the roundabout at Penmynydd Road further to the east. This would address the 5 negative effects listed within the Environmental Survey. It would save a natural resource and wildlife habitat and preserve the wellbeing of local residents.

The Committee questioned Mr. Jones in respect of moving the proposed location of the roundabout at Penmynydd Road would help the residents and wildlife habitat. Mr. Jones responded that moving the roundabout by only 100/200 yards would entail not having to fell so many trees at Lodge Covert. Questions were raised that Natural Resources Wales do not accept that Lodge Covert is ancient woodland. The Red Squirrel Trust has also not

submitted objections to the planning application. Mr. Jones responded that restored woodland is woodland that has existed for 400 years.

The Chair invited Councillor Dylan Rees, a local member to address the Committee. Councillor Dylan Rees stated that whilst he supported the Link Road proposal at Llangefni he has concerns with regard to the environmental effect with the felling of so many trees on the Penmynydd Road. The Woodland Trust has submitted a three page document to the planning department outlining 7 specific concerns to the loss of so many trees at Lodge Covert. Councillor Rees read out the extracts from the correspondence to the Committee. He further stated that a very successful red squirrel habitat has increase the species on the Island and the Lodge Covert woodland has been part of the project.

Councillor Dylan Rees agreed with the objector that the application needs to be deferred to negotiate with the landowner at Penmynydd Road to locate the proposed roundabout on agricultural land rather than having to destroy woodland.

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

Councillor Lewis Davies proposed that the application be refused contrary to the Officer's recommendation. Councillor Ann Griffith seconded the proposal.

In the subsequent vote, Councillors Jeff Evans, John Griffith, K.P. Hughes, W.T. Hughes, Nicola Roberts voted to approve the application. Councillors Lewis Davies, Ann Griffith voted to refuse the application contrary to the Officer's recommendation. Councillor T.V. Hughes abstained from voting.

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

**7.5 34C304F/1/ECON – Outline application for the 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**

The application was reported to the Planning and Orders Committee as this is a major application which should be considered in conjunction with the application for the Llangefni link road which appears at 7.4.

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

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

**7.6 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.*

The application was reported to the Planning and Orders Committee as the applicant is employed 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 the meeting of the Planning and Orders Committee held on 13 May, 2015, it was resolved to undertake a site visit prior to determining the application. The site was visited on 20<sup>th</sup> May, 2015. The meeting of the Planning and Orders Committee held on 3<sup>rd</sup> June, 2015 resolved to defer the determining of the application in order to await the Planning Inspectorates decision on a nearby appeal as the appeal raised issues in terms of the implementation of Policy 50 in the settlement of Llangristiolus.

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

Mr. Owen highlighted the following points with regard to the application and stated that he would be addressing the concerns of the neighbouring properties :-

- Overlooking – an image of the proposed dwelling has been afforded to the Planning Department to prove that it conforms with the Ynys Môn planning guidelines in respect of design.;
- Character of the area – a mix of two storey detached dwellings, semi-detached dwellings, bungalows together with an estate of dwellings. The proposed dwelling is surrounded by other houses. The Planning Officer is dealing with this application as infill;
- Highways & Parking – The proposed dwelling is located at the front of the Old School. The access to the field opposite has already been created and approved. The Highways Authority has not submitted opposition to the application.
- Neighbouring dwelling and other developments – A number of developments within the village of Llangristiolus have occurred over the last 10 years. Dwellings have been built from local people for all backgrounds;
- Recent appeal at Ffordd Meillion – A decision was taken to defer consideration of this application until an appeal decision has been received in respect of a single dwelling nearby. Even though the appeal was not upheld the Planning Inspectorate noted that the proposal would not go above the need or above the social character of the locality;

- Policies 50 and HP4 – It is considered that applications for single plots within or on the boundaries of a village are acceptable. It is considered that the development of this dwelling is acceptable due to the fact that it is surrounded by neighbouring dwellings. The applicant lives in Llangristiolus and has already sold the dwelling next door. He intends to move his family to the proposed dwelling.

The Committee questioned Mr. Evans as to whether the applicant intends to build more houses on the land due to the size of the plot. Mr. Evans stated that at present the applicant does not intend to build more houses on the site but there is adequate land for potential development.

The Head of Planning and Public Protection stated that the application conforms to Policy 50 and the Officer's recommendation is of approval.

Councillor T. Victor Hughes referred to Policy 50 and quoted '*that the proposal should not go beyond the needs of the village for new dwellings*'. '*The number and type of dwellings already for sale and how many residential properties have been built in the vicinity*'. He stated that 27 properties are for sale in the village of Llangristiolus at present with another 6 dwellings given planning permission. A totality of 33 houses in a small village without adequate infrastructure is unacceptable. Councillor Hughes stated that the application is for a substantial dwelling with the possibility of more development on the site in the future. He considered that this application is not an infill and proposed that the application be refused. Councillor Lewis Davies stated that he considered that the village of Llangristiolus has been overdeveloped. Councillor Davies seconded the proposal of refusal as he considered that the development is outside the development boundary.

Councillor K.P. Hughes stated that each application needs to be considered on its merits and proposed that the application be approved. There was no seconder to the proposal of approval.

In the subsequent vote, Councillors Lewis Davies, Ann Griffith, John Griffith, T. Victor Hughes, Nicola Roberts voted to refuse the application contrary to the Officer's recommendation. Councillor K.P. Hughes voted to approve the application. Councillors Jeff Evans and W.T. Hughes abstained from voting. The reasons cited for refusing the application was that the application is not an infill; the site is outside the development boundary; does not conform to Policy 50; overdevelopment.

**It was RESOLVED to refuse the application contrary to the Officer's recommendation for the reasons 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.**

**7.7 40C323B – 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**

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

At its meeting held on 29<sup>th</sup> July, 2015 the Committee resolved to refuse the application contrary to the Officer's recommendation. The reasons for refusal were 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.

The Planning Development Manager reported that an appeal has been submitted to the Planning Inspectorate based upon the lack of a decision by the Local Authority.

Members of the Committee considered that they did not wish to defend the decision at the appeal.

**It was RESOLVED not to defend the decision at the appeal process and to delegate to the Head of Service to submit that there is no objection to approval of reserved matters subject to appropriate conditions as he may submit to the Planning Inspectorate.**

**8 ECONOMIC APPLICATIONS**

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

**9 AFFORDABLE HOUSING APPLICATIONS**

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

**10 DEPARTURE APPLICATIONS**

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

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

**11.1 42C195A – 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**

*Having declared an interest in the application, Councillor W.T. Hughes withdrew from the meeting during the consideration thereof.*

The application is reported to the Planning and Orders Committee as the applicant is a close relative of an elected member. The application has been

scrutinised by the Monitoring Officer as required under paragraph 4.6.10.4 of the Constitution.

Councillor John Griffith proposed that the application be approved and Councillor Lewis Davies seconded the proposal.

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

## **12 REMAINDER OF APPLICATIONS**

### **12.1 20LPA1022/CC – Full application for the erection of an agricultural building for the housing of livestock on land at Fron Heulog, Cemaes**

*Having declared an interest in the application, Councillor W.T. Hughes withdrew from the meeting during the consideration thereof.*

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

Councillor Lewis Davies proposed that the application be approved and Councillor John Griffith seconded the proposal.

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

### **12.2 43C197 – Full application for demolition of the existing garage together with the erection of a dwelling on land adjacent to Môr Awel, Four Mile Bridge**

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

Councillor Lewis Davies proposed that the application be refused and Councillor Jeff Evans seconded the proposal.

**It was RESOLVED to refuse the application in accordance with the Officer's recommendation.**

### **12.3 45C89B – 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 1<sup>st</sup> March and 31<sup>st</sup> December each year at Rhos yr Eithin, Newborough**

The application was reported to the Planning and Orders Committee at the request of a Local Member, Councillor Ann Griffith.

Councillor Griffith proposed that a site visit be undertaken to allow the Committee to consider issues of the effect on the amenities of near-by properties, the visual impact on the local area and the AONB together with road safety. Councillor Lewis Davies seconded the proposal.

**It was RESOLVED to undertake a site visits for the above reasons.**

**12.4 45LPA 605A/CC – 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 Dwryrd, Newborough**

The application was reported to the Planning and Orders Committee at the request of both the Local Members.

Councillor Ann Griffith a Local Member proposed that a site visit be undertaken to allow the Committee to consider issues of the effect on the area due to the size and the local objection to the application. Councillor Nicola Roberts seconded the proposal.

**It was RESOLVED to undertake a site visit for the above reasons.**

**12.5 46C42B – 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**

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

Councillor Jeff Evans a Local Member proposed that a site visit be undertaken to allow the Committee to consider the local concerns to the application.

**It was RESOLVED to undertake a site visit for the above reasons.**

**13 OTHER MATTERS**

**13.1 14C28T/1/SCR – Screening opinion for a proposed solar farm with a capacity of 5MW on land at Mona Industrial Park, Gwalchmai**

The Planning Development Manager reported that 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.

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

**13.2 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 Planning Development Manager reported that an informal session will be arranged for members on 11<sup>th</sup> September, 2015 in respect of matters raised at the Planning and Orders Committee on 29 July, 2015. Thereafter a report will be followed to a Special Meeting of the Planning and Orders Committee on 7<sup>th</sup> October, 2015.

The Legal Services Manager advised the Committee to conduct that meeting according to the rules for a site visit. This would mean that the meeting would be for requesting and providing information only and not to discuss the merits of the matter. Local Members would be invited and a minute of the proceedings be submitted to the next meeting of this Committee.

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

**COUNCILLOR W.T. HUGHES  
CHAIR**

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## PLANNING SITE VISITS

### Minutes of the meeting held on 16 September, 2015

<b>PRESENT:</b>	Councillor W.T.Hughes (Chair) Councillor Ann Griffith (Vice-Chair)  Councillors Jeff Evans (application 3 only) Lewis Davies, John Griffith, Vaughan Hughes, Victor Hughes, Richard Owain Jones
<b>IN ATTENDANCE:</b>	Planning Development Manager
<b>APOLOGIES:</b>	None received
<b>ALSO PRESENT:</b>	Local Member : Councillor Dafydd Rhys Thomas (for application 3)

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**1 45C89B: 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 1<sup>st</sup> March and 31<sup>st</sup> December each year at Rhos Yr Eithin, Newborough.**

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

Particular attention was drawn to the site access, the alignment of an adjoining public right of way and the wider landscape setting of the application site.

**2 45LPA605A/CC: 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.**

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

**3 46C42B: 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.**

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

**4 29LPA1008A/CC: 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.**

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

Particular attention was drawn to the wider landscape setting of the application site, its relationship with an adjoining listed church and the route of a pedestrian access leading from the village into the application site.

**Councillor W.T.Hughes  
Chair**



6.1

Gweddill y Ceisiadau

Remainder Applications

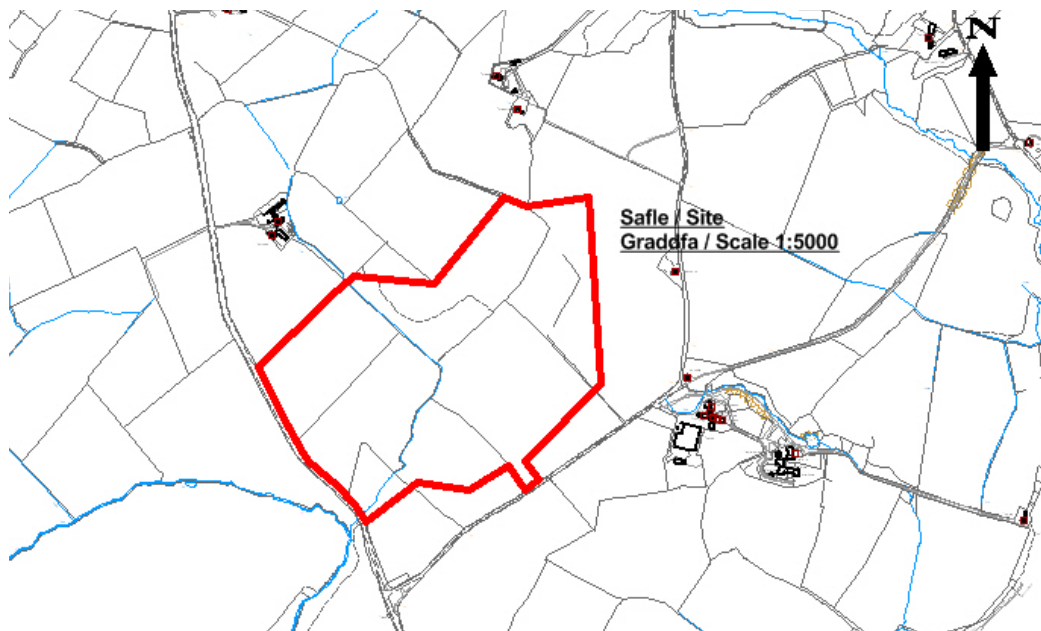
Rhif y Cais: **24C300A/ECON** Application Number

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: 07/10/2015**

**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.

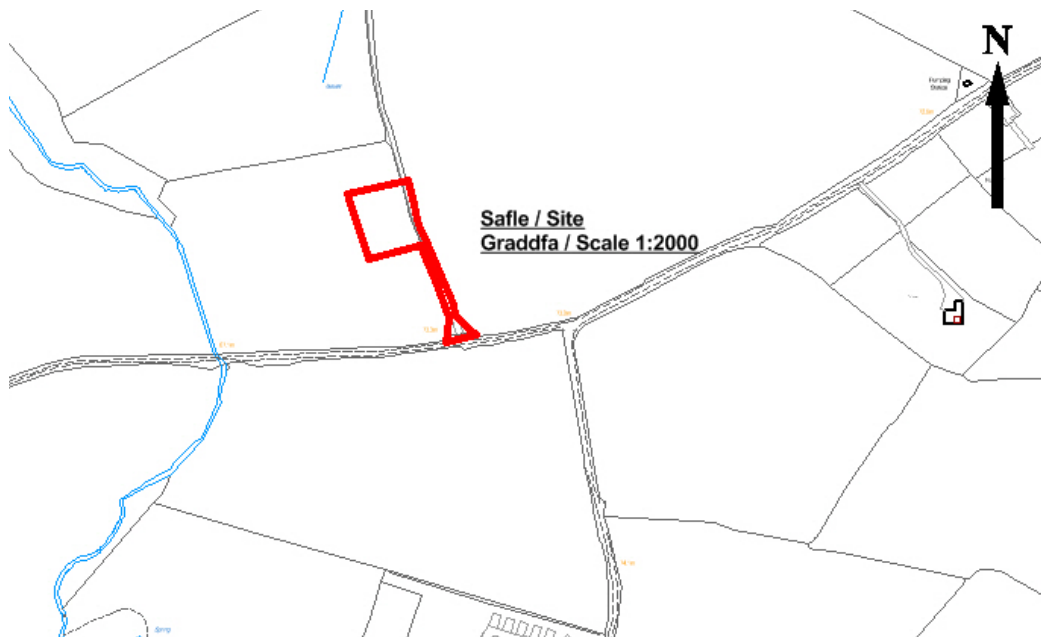
Rhif y Cais: **42C127B/RUR** Application Number

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: 07/10/2015**

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

**Recommendation:**

**Defer**

Recently submitted additional information is now the subject of statutory publicity. This period extends well beyond the date of this meeting and consequently it is intended to submit a full report to the next meeting of the Planning & Orders Committee.



7.1

Gweddill y Ceisiadau

Remainder Applications

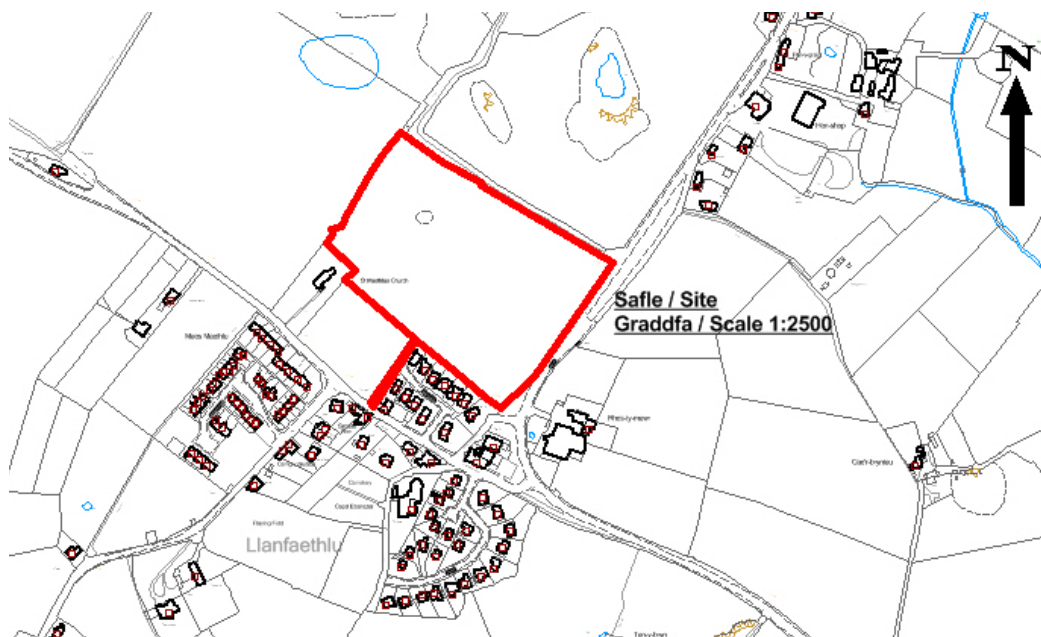
Rhif y Cais: **29LPA1008A/CC** Application Number

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: 07/10/2015**

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

**Recommendation:**

Permit

**Reason for Reporting to Committee:**

The application is made by the Council. At its meeting held on 2<sup>nd</sup> September the Committee resolved to undertake a site visit prior to determining the application. The site was visited on 16<sup>th</sup> September.

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

The site is located to the north of the village of Llanfaethlu, abutting its development boundary as delineated under the stopped Unitary Development Plan. Vehicular access to the site is proposed off the A5025 whilst a pedestrian access is proposed opposite Maes Maethlu. St Maethlu's Church is located to the south west of the site but on a higher elevation overlooking the proposal.

The development proposed is the erection of a new area primary school to include associated car parking, playing fields and educational areas as well as a community room. The building measures 78m at longest x 34m at widest on plan and is orientated with its main entrance facing west. At the entrance the building measures 9.5m to the ridge but the majority of the building reaches less than 8m to the ridge.

The scheme forms part of the Council's 21<sup>st</sup> Century Schools modernisation programme and will replace three local schools at Llanfachraeth, Ysgol Ffrwd Win and Ysgol Cylch y Garn.

The application is supported by:

Transport Assessment  
Flood Consequences Assessment  
Great Crested Newt Survey  
BREEAM pre-assessment  
Landscape Design Statement  
Landscape Impact Statement  
Heritage Statement  
Archaeological Works Report  
Ecological Assessment and separate Bat Activity Survey

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

Impact of the development on the designated landscape, historic building and archaeology, highways and residential amenity impacts, ecology and drainage.

### **3. Main Policies**

**Ynys Mon Local Plan**

Policy 1 – General Policy

Policy 14- recreation and community facilities  
Policy 17 – recreation and community facilities  
Policy 30 – Landscape  
Policy 32 – Landscape  
Policy 34- Nature conservation  
Policy 35 – nature conservation  
Policy 39 –archaeology  
Policy 41 – conservation of buildings  
Policy 42 – design

**Gwynedd Structure Plan**

Policy D1- AONB  
Policy D4- location, siting and design  
Policy D10 – flora and fauna  
Policy D15- Archaeology  
Policy D22 – listed buildings  
Policy D32- landscaping  
Policy F7 – community use of schools

**Stopped Unitary Development Plan**

Policy GP1 – development control guidance  
Policy GP2 – Design  
Policy EN2 – AONB  
Policy EN4 – biodiversity  
Policy EN12 – archaeological sites  
Policy EN 13 – conservation of buildings  
Policy SG6 – surface water run-off

**Planning Policy Wales – Edition 7**

**TAN 5 – Nature Conservation and Planning**  
**TAN 6 – Planning for Sustainable Rural Communities**  
**TAN 12 – Design**  
**TAN 18 – Transport**  
**TAN 23 – Economic Development**

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

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

**SPG – Design Guide for the Urban and Rural Environment**

**4. Response to Consultation and Publicity**

**Community Council** – support the application

**Cllr J Griffith** – no response at the time of writing

**Cllr K Hughes**– no response at the time of writing

**Cllr LI Huws**– no response at the time of writing

**Highway Authority** - comments but scheme acceptable in principle

**Drainage Section** – additional details requested, details received and are acceptable

**Gwynedd Archaeological Planning Service** – extensive archaeological deposits found as a result of works undertaken to date; further mitigation is required to fully record remaining areas and complete post-excavation works for the whole excavation; condition suggested

**Ecological and Environmental Advisor** – mitigation requirement should be followed

**Dwr Cymru-Welsh Water** – standard conditions

#### **Built Environment and Landscape Section**

**Footpaths Officer** – no impact on public footpath no.07, minimum width of 1.8m should be provided for paths.

**Natural Resources Wales**- no objection subject to mitigation for Great Crested Newts; suggested condition in relation to flood risk

**Environmental Health Officer** – standard comments for construction stage; comments in relation to proximity of proposed A5025 planned improvements

As a result of the publicity undertaken, 6 letters of objection, 1 letter requesting an amendment to the scheme and 1 letter of support were received.

Support for the scheme is given on the basis that a new school is a logical addition to the village.

The amendment requested is a direct link to the proposed footpath from the Bryn Llwyd estate.

Objections are based on

Loss of privacy and amenity due to a proposed footpath link passing near to existing dwellings – the existing public footpath could be used;

Vehicles stopping near the path would create a hazard;

Concerns regarding anti-social behaviour from inappropriate use of the path;

Lack of consultation;

Impacts on the AONB and on tourism;

No size advantage to the build over the school at Llanfachraeth – development is guided by political / financial considerations rather than need;

Site is inappropriate on a steep gradient;

Floodlighting would cause unacceptable amenity impacts.

In response, the footpath proposal has been amended to reduce residential impacts; its use will principally be at the start and end of the school day, being locked during and after school hours to prevent unauthorised access and anti-social activity; the Highway Authority raises no highway safety concern in relation to the path; impacts on the AONB are considered in the report; no evidence is presented to demonstrate that tourism would suffer as a result of the development; the scheme has been designed for its site; the Council's reasons for pursuing its Schools Modernisation programme

are documented and would not constitute planning reasons for refusal; a condition is proposed regarding the external lighting of the site.

## 5. Relevant Planning History

29LPA1008/SCR/CC Screening opinion for the erection of a new primary school on land opposite Rhos Ty Mawr, Llanfaethlu - EIA not required 24/12/14

## 6. Main Planning Considerations

**Principle of the development:** The site is located on the edge of the village of Llanfaethlu, abutting its built form. Development plan policies support the creation of community buildings and resources within or on the edge of existing settlements.

**Landscape and Visual impacts and AONB:** The application site is located within an Area of Outstanding Natural Beauty (AONB). It is a statutory designation that recognises its importance in landscape quality and nature conservation terms. The primary objective for an AONB designation is the conservation and enhancement of its natural beauty. Local authorities have a statutory duty to have regard to AONB purposes and development control decisions affecting AONBs should in the first instance favour conservation of natural beauty. PPW advice is that

“Development plan policies and development control decisions affecting AONBs should favour conservation of natural beauty, although it will also be appropriate to have regard to the economic and social well-being of the areas.”

PPW advises that

“Statutory designation does not necessarily prohibit development, but proposals for development must be carefully assessed for their effect on those natural heritage interests which the designation is intended to protect”

And further that

“The effect of a development proposal on the wildlife or landscape of any area can be a material consideration. In such instances and in the interests of achieving sustainable development it is important to balance conservation objectives with the wider economic needs of local businesses and communities.”

The site is an agricultural enclosure within the AONB, located at the northern eastern edge of Llanfaethlu on land sloping away from the village at between 80metres and 65metres AOD. It is on the edge of Carreglwyd Registered Park and Garden and adjacent to St Maethlu’s Church area. The village, in particular the adjacent Bryn Llwyd estate forms a backdrop to the site when viewed from the north, forming the skyline with interspersed groups of trees. The gable elevations of the properties are open to views from the north, and they form a line diminishing in prominence as they approach St Maethlu’s Church (dominant on the skyline), to the right of the view.

As proposed, the sloping site would be terraced to accommodate the building and games areas. Cross sections indicate that it would not become a new skyline feature. The building footprint runs along the site contour making the roof rather than the gable the predominant view on the approach to Llanfaethlu from the north. The long ridge of the building is broken up by the main hall and entrance section of the building (towards the A5025). While the scale of the building does bear similarity with modern agricultural buildings; the amount of glazing, colours and finishing materials will clearly distinguish it in the landscape. Surrounding surface treatments; parking and games area combine to

extend elements of the built form.

In terms of landscape features affected, no internal hedges boundaries or trees would be removed. The A5025 boundary is currently a bramble covered mortared wall with metal fencing typical of earlier road improvement schemes. Other boundaries (with the exception of the link path would remain undisturbed). A predominately native planting scheme is proposed along with design features (e.g. meander path, growing pod) to accommodate and broaden the schools use of the site. Approaching the A5025, larger areas of woodland planting are proposed to screen parking. Hedges would enclose the site boundaries to the west and east. A large proportion of site area remains as grass: either rough grassland; hard wearing grass; sports turf or wildflower meadow. A viewpoint and meander path is proposed in the open aspect to the west immediately below St Maethlu's Church.

LANDMAP assesses landscape value here as being of moderate value. The sites proximity to the settlement can be regarded as reducing its sensitivity to more built form, with its proximity to the church raising sensitivity towards the west of the site. In terms of localised AONB landscape, we would regard the site as being of medium sensitivity (not as sensitive as the coastal edge which forms part of Landscape Character Area 4). The magnitude of change we would assess as being High up to 1km from the site with consequent Moderate landscape effects. Beyond this we consider that the effects would be slight.

In relation to visual impacts, the north and east building elevations would be the most prominent from the A5025, with the south (roof containing PV units) and east elevations partially screened by the cut and fill/terracing works to these elevations. It is considered that finishing materials and colours need to be agreed to help mitigate impacts, as well as landscaping details and fencing / means of enclosure. Subject to these comments, it is considered that the visual effects would be moderate, with the extent of the effects limited by its location at the village edge, terraced into the site.

**Cultural heritage:** The site identified is classed as agricultural land and is within the AONB and the setting of the church of St. Maethlu designated as grade II\* simple late Medieval church. The desirability of preserving the setting of a listed building is a duty under Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990. This has been done by the proposed building layout placing what is the tallest element of a single story building at the very lowest end of the site – furthest away from the church. Using the natural topography of the site as well as some designed cut and fill it is proposed that the ridge line of the new school building will be lower than the existing floor slab of the church – which the designer states is to minimise the impact – particularly on approach to the village along the A5025, the main road. In addition the external character being proposed by the chosen design and materials does consider the impact on the setting of the church by its chosen height, scale and massing and with the use of appropriate materials and landscaping will help it integrate and harmonise into the landscape.

Significant archaeological works have already taken place on the site but further works are required including post-excavation works to ensure that appropriate records of the findings are made and are available as a future resource. A condition is proposed to this effect.

**Highways impacts:** The Highway Authority raises no objection in principle. A comment is made in relation to the provision of footways to link to the proposed pedestrian access points. A Grampian condition is proposed to ensure they are provided before first use of the school. Concern is also raised regarding possible peaks in traffic flow at the school causing traffic to back up on the A5025 and for vehicles to be parked on the old highway which acts as a lay-by opposite the site, with pedestrians crossing the highway to the school. It is considered that a condition can be included to secure agreement to a Traffic Management Plan.

**Residential amenities:** The scheme will bring about physical and visual change to the site with those properties principally affected being Rhos Tŷ Mawr, which is opposite to the site and its proposed

vehicular access, and Bryn Llwyd and properties on the Bryn Llwyd Estate which adjoin the site and the alignment of the proposed pedestrian access path. A condition is proposed in relation to boundary and landscaping treatment to ensure that the scheme is assimilated in visual terms but that it also serves to safeguard amenities. The use of the site will principally be during the school term but the scheme makes provision for wider community use which is likely to extend the duration of use into the evenings and out of term time. Given the benefits of the scheme as a resource for the wider community and the site layout (the closest hard surfaced playing pitch is 30m downslope of the nearest dwelling at Bryn Llwyd Estate, parking spaces are 75m downslope) , it is not considered that undue issues would arise such as to warrant refusal. A condition is proposed regarding the external lighting scheme for the site to ensure that it is fit for purpose in terms of security considerations but that it does not detract from the AONB or impact the night sky nor unduly impact neighbouring occupiers. The proposed pedestrian link opposite Maes Maethlu has been modified to extend the path towards the Church, taking the crossing point away from the dwellings at Bryn Llwyd whilst a landscaping buffer is also proposed to improve amenity. It is understood that the path will be locked during school hours and overnight, being accessible only to allow pedestrian access at the start and end of the school day.

**Ecology:** The application is supported by ecological assessments which have been reviewed and agreed by the statutory consultee. Mitigation is required in relation to Great Crested Newts and a condition is proposed to this effect.

**Drainage:** The application is supported by a Flood Consequences Assessment and additional drainage details. Consultees are satisfied subject to conditional approval.

## **7. Conclusion**

The principle of the scheme is acceptable in policy terms. The impacts on the designated landscape and cultural heritage are considered acceptable; conditions are proposed to mitigate visual impacts in relation to landscaping for example; residential impacts are considered acceptable subject to conditions; technical consultees and Natural Resources Wales are satisfied with highway and drainage matters and with ecological issues.

## **8. Recommendation**

To **permit** the development subject to the following 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) Foul water and surface water discharges must be drained separately from the site.**

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

**(03) 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.

**(04) 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.

**(05) Prior to the construction of any impervious areas which are to drain into the soakaway, a scheme for the provision and implementation of surface water limitation shall be submitted to and agreed in writing with the Local Authority. The works/scheme shall be constructed and completed in accordance with the plans and timetable approved by the Local Planning Authority.**

Reason : To prevent the increased risk of flooding

**(06) No development shall commence until a Traffic Management Plan has been submitted to and approved in writing by the local planning authority to detail both construction traffic management and site management of traffic when the school is operational, which shall include management of use of the pedestrian footpath link by Bryn Llwyd indicated on drawing no. ST14615-007 Revision B . The development shall thereafter proceed in accordance with the approved details.**

Reason: in the interests of highway safety and amenity

**(07) No development shall commence until design and construction details of public footways to serve the development, including a timetable for the works, have 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 highway safety

**(08) No development shall commence until a landscaping scheme detailing the hard and soft landscaping of the site and its boundaries, including any fencing or walling, together with future management and maintenance details, have 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 visual amenity

**(09) No development shall commence until details of the external finishing materials to be applied to the building have 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 visual amenity

**(10) No external lighting to the site or the boundaries of the site shall be installed until a lighting scheme has been submitted to and approved in writing by the local planning authority. The scheme shall be designed to ensure that no light from the site spills over its boundaries or into the night sky. The development shall thereafter proceed in accordance with the approved details.**

Reason: In the interests of amenity

**(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 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

**(12) No development shall take place until a scheme of reasonable avoidance measures in relation to great crested newts has been submitted to and approved in writing by the local planning authority, including a timetable for the works. The development shall thereafter proceed in accordance with the approved details.**

Reason: For the avoidance of doubt and to safeguard any protected species that may be present on the site.

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: 07/10/2015**

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

**Recommendation:**

Permit

**Reason for Reporting to Committee:**

The applicant works within the Planning and Public Protection Service, Anglesey County Council.

At its meeting held on the 2<sup>nd</sup> September 2015 the Committee resolved to refuse the application contrary to officer recommendation.

The reasons cited for refusing the application were that the application is not an infill; the site is outside the development boundary; does not conform to Policy 50; overdevelopment.

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;

**(i) Not 'infill' development**

Members have had the opportunity to visit the site and will recall that the land is developed on three sides. This is materially different to the site at Ffordd Meillion where the Inspector dismissed a recent appeal and stated:

*“I observed on my site visit that the position of the dwelling in the field would result in it being surrounded by the remaining field to its south west, north west and north eastern sides. Whilst I note the presence of existing development in the vicinity this would be separated from the proposal on three sides by relatively large portions of the field. The position of the proposal would result in it jutting out into the agricultural field. 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 of Appeal decision dated 29.7.15)*

Officers consider that, in contrast, the Ysgol Henblas site is visually integrated into surrounding development and would not appear as an alien intrusion.

**(ii) Development Boundary**

The site does lie outside the Development Boundary in the stopped Unitary Development Plan. The Draft Deposit Local Development Plan also excludes the land from the proposed Development Boundary although there is an objection. Officers remain of the opinion that the site’s current status would classify it as ‘infill’ but it is an argument that could be used in the event of an appeal.

**(iii) Over-development of the Village**

At the last Committee, there was a request to provide information on the amount of development in Llangristiolus, how many houses are for sale and the number of empty properties.

Members will recall that the Service has recently undertaken a review of the operation of Policy 50 and part of this exercise included relevant figures (April 2014) as follows:

<u>Settlement Name</u>	<u>Anticipated Growth (in accordance with Local Plan and UDP policies)</u>	<u>Actual Built</u>	<u>Land bank April 2014</u>	<u>Growth Level Seen (%)</u>	<u>Potential Level (i.e. Land bank Built) (%)</u>
Llangristiolus	7	27	6	386	471

Since the figures were compiled at the April 2015 House Monitoring Survey indicates that no further dwellings have been completed and the land bank increased to 9 units (5 not started and 4 under construction i.e. an increase of 3 since April 2014).

The number of houses for sale is difficult to assess exactly but as part of the evidence submitted for the Ffordd Meillion appeal there were approximately 16 properties for sale 6 months ago in Llangristiolus and the surrounding area. It is true to say that Llangristiolus has experienced a relatively high level of housing development not anticipated when the current policies were approved and there is sympathy with the logic of Members viewpoint in terms of over-development - hence my decision to carry out the Review. Officer advice has consistently raised the possibility of additional development of the land on either side of the application site.

At the 2011 Census 11% of dwellings in the Bodorgan ward were empty, Llangristiolus has approximately 80 dwellings so that would be about 9 being vacant (this figure would include holiday homes). The current Council Tax Register indicates that 4 houses in Llangristiolus are recorded as empty (previous investigation of some empty properties has revealed that they were holiday homes rather than empty).

The difficulty in justifying refusal of this application on over-development grounds is to provide evidence that the proposal (even taking into account the possibility of two additional dwellings which would make three) would “exceed the requirements of the settlement for new dwellings” (Policy 50). This is particularly the case in view of the words of the Inspector in coming to her decision on the Ffordd Meillion appeal.

*“Evidence of properties for sale within the village and in the vicinity and figures in relation to the housing land bank in the village have been provided. I also note that the actual number of houses built exceeds the anticipated growth of the settlement as predicted. Nonetheless and acknowledging that many of the sales particulars provided relate to large, detached houses, I have little evidence*

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before me in relation to the current housing needs of Llangristiolus or whether the existing available housing and land bank would address this need” (paragraph 15).

and

*“I conclude that it has not been demonstrated that the proposal would exceed the housing needs of the settlement or be harmful to the social character of the area. I find the proposal would be in accord with the relevant LP policy 50 in this regard” (paragraph 20).*

As an additional consideration, in dismissing another recent appeal for three detached houses at Llanfaelog again on the grounds of unacceptable physical harm and not housing need, the Inspector stated:

*“23. National planning policy emphasises that local planning policies should ensure that sufficient land is genuinely available or will become available to meet a 5 year supply of land for housing. The mechanism for demonstrating that this supply is available is through a Joint Housing Land Availability Study. On the evidence before me the latest Joint Housing Land Availability Study (2014) demonstrates that Anglesey does not have a 5 year housing land supply. I note that the Council has an emerging Local Development Plan that will set out the future housing strategy for Anglesey but due to the stage at which this plan is currently at and as there are objections to the housing growth figure I afford it little weight in my determination.*

*24. Whilst I acknowledge the Council’s comments in relation to the high percentage of second homes and the comments from a third party in respect of the need for affordable housing, the proposal is for open market housing and I have determined it on that basis. I conclude that the proposal would provide additional housing that would contribute to Anglesey’s required housing supply. On the evidence before me it has not been demonstrated that this particular proposal would cause harm to the social character of the area. I find that the proposal would be in accord with the relevant LP policy 50 and UDP policy HP4”.*

## **1. Conclusions**

In view of the above, Officers remain of the opinion that it is not considered the reasons for refusal would be justified because it would be difficult to substantiate harm to the village.

Should members maintain their objection and decide to refuse 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 if 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. In the event of an appeal, it is expected the proposer and seconder will present the Council’s case.

## **2. Recommendation**

**Permit** the development subject to the conditions set out in the report to the meeting on 2.9.15

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.

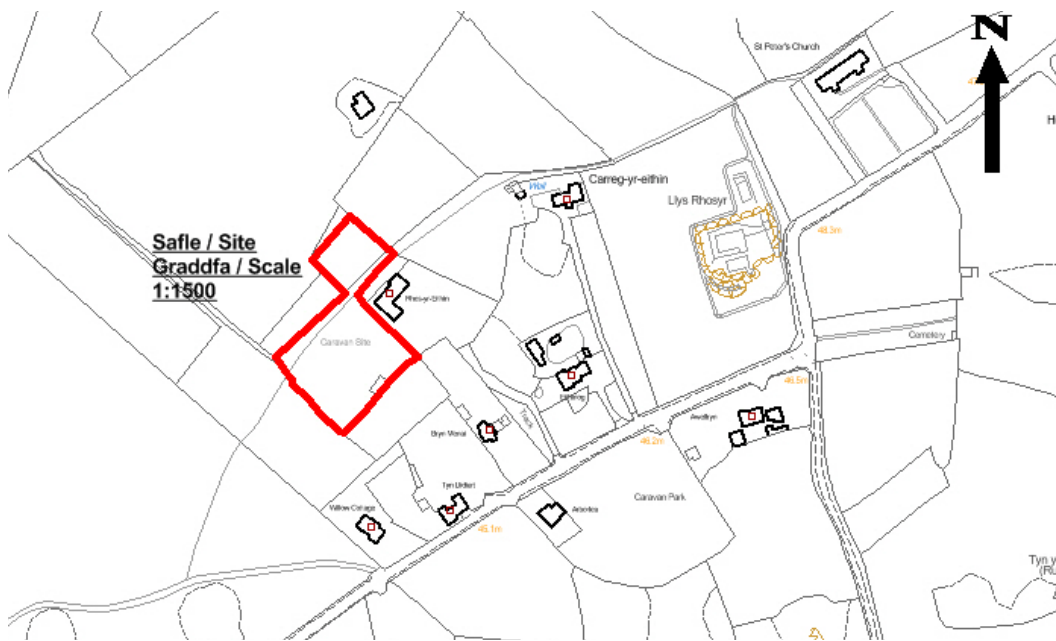
Rhif y Cais: **45C89B** Application Number

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: 07/10/2015**

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

#### **Recommendation:**

Refuse

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

The application was first presented to the Planning and Orders Committee on the 1<sup>st</sup> September 2015 at the request of the Local Member – Councillor Ann Griffith.

At the meeting Members resolved to visit the site.

The site visit took place on the 16<sup>th</sup> September 2015 and Members will now be familiar with the site.

#### **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. Confirmation has since been received that the footpath has now been formally diverted.

**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 a public right of way runs immediately adjacent to the site.

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 immediately adjoins 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**

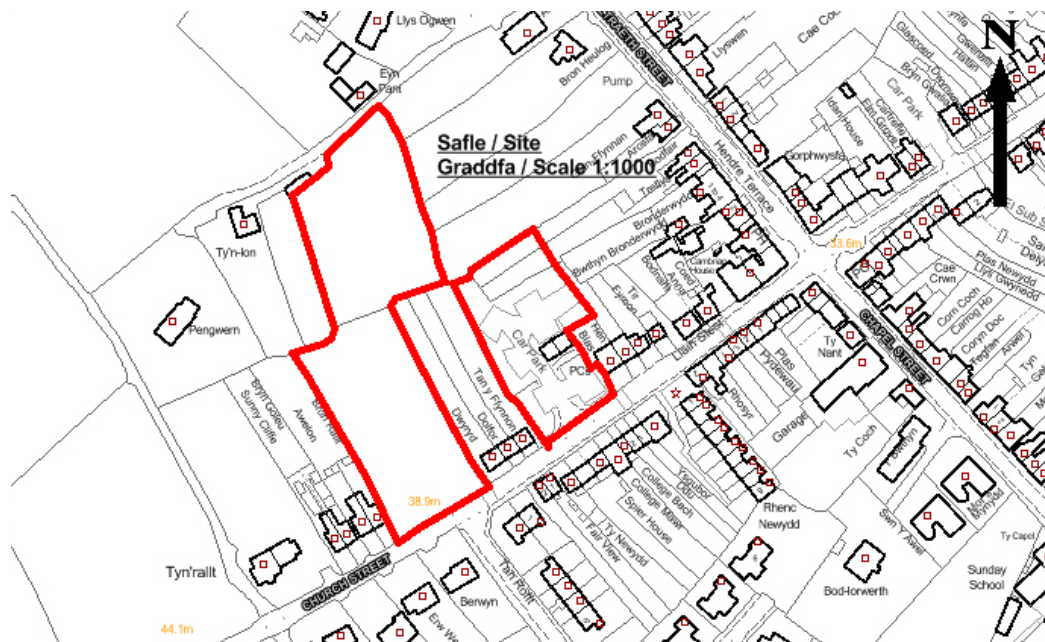
Rhif y Cais: **45LPA605A/CC** Application Number

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: 07/10/2015**

### **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.

At its meeting held on 2<sup>nd</sup> September 2015 the Members resolved to undertake a site visit prior to determining the application. The site was visited on 16<sup>th</sup> September.

#### **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.

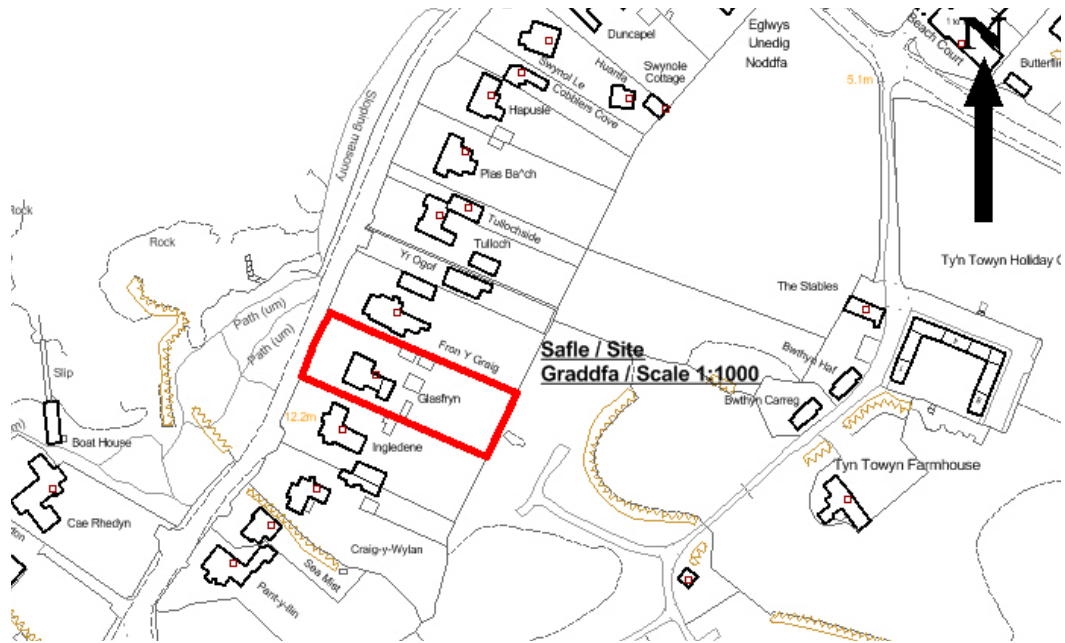
Rhif y Cais: **46C42B** Application Number

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: 07/10/2015**

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

**Recommendation:**

Permit

**Reason for Reporting to Committee:**

At the request of the Local Member, Cllr D R Thomas.

At its meeting held on 2<sup>nd</sup> September the Members resolved to visit the site prior to making a determination. The site was visited on 16<sup>th</sup> September.

### **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, Ingeldene 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.



11.1

Gweddill y Ceisiadau

Remainder Applications

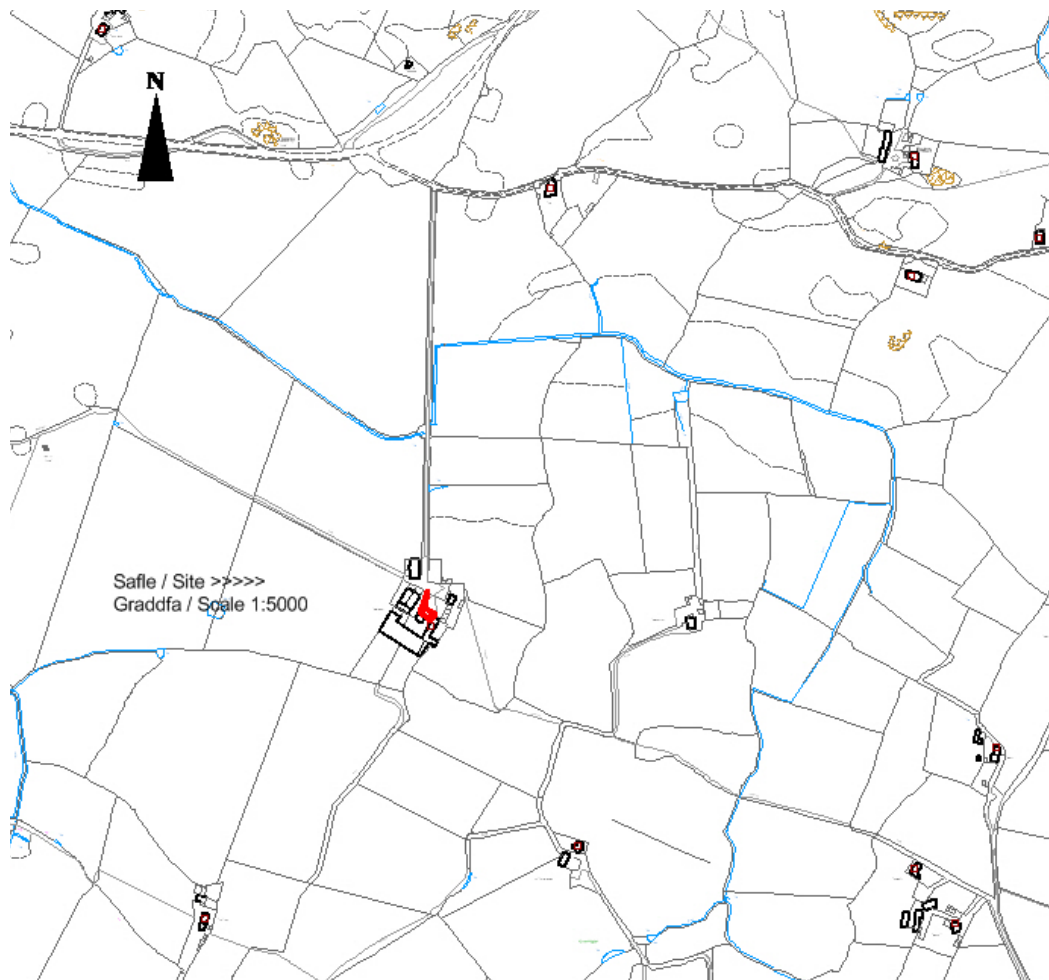
Rhif y Cais: **38C219F** Application Number

Ymgeisydd Applicant

**Mrs Catherine Camara**

**Cais llawn i godi cytiau amaeth traddodiadol yn / Full application for the erection of traditional agricultural barns at**

**Cae Mawr, Llanfechell**



## **Planning Committee: 07/10/2015**

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

#### **Recommendation:**

Permit

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

The applicant is a 'relevant officer' as set out in paragraph 4.6.10.2 of the Council's Constitution.

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

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

Cae Mawr is located in open countryside approximately 1.5 km to the west of the village of Llanfechell.

The site is approached via a tarmac drive approximately 500 meters in length leading from a class 3 highway to a large gravelled farmyard to the front and left of the farmhouse which is a grade II listed building.

A small pig sty and pen are located adjacent to the farmyard to the front of the farmhouse. A garden area lies to the rear and two small stone storage sheds used for domestic purposes.

The application is for the erection of an agricultural building part single and part 2 storey in height. The total footprint of the building amounts to approximately 200 square meters and is laid out as follows:

Ground floor: open machinery shelter, partly enclosed hay barn, enclosed livestock area and feed store.

First floor: comprises of an implement store accessed via an external staircase.

The proposed building is traditional in design with a slated roof and walls constructed of blockwork, clad with natural stone to its principal elevations with self- coloured white cement roughcast render finish to the remaining elevations.

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

The key issues are; whether there is an agricultural justification for proposed building and following on from this whether or not the design, siting and appearance is acceptable in terms of its agricultural purpose and its impact on the setting of the listed farmhouse and curtilage buildings.

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

##### **Ynys Môn Local Plan**

Policy 1 – General Policy

Policy 31 – Landscape

Policy 41 – Conservation of Buildings.

Policy 42 – Design

**Gwynedd Structure Plan**

Policy D3 – Landscape Conservation Area

Policy D4 – Location, siting and design

Policy 22 – Listed Buildings.

**Stopped Unitary Development Plan**

Policy GP1 – General Control Guidance

Policy GP2 – Design

Policy EN1 – Landscape Character

Policy EN13 – Conservation of Buildings.

**Planning Policy Wales (Edition 7, July 2014).**

**Technical Advice Note 6: Planning for Sustainable Rural Communities**

**Circular 61/96 Planning & the Historic Environment: Historic Buildings & Conservation Areas.**

**4. Response to Consultation and Publicity**

**Cllr John Griffiths** – No response to date

**Cllr Kenneth P Hughes** – No response to date

**Cllr Llinos Medi Hughes** - No response to date

**Community Council** – No response to date

**Highway Authority** – No response to date

**Council's Drainage section** – Confirms that the proposal is outside the area served by a public sewer and that any surface water soakaways are to be designed and constructed to recognised standards.

**Welsh Water** – No response to date

**Public Rights of Way Officer** – Confirms that the proposal will not have any effect on Public Footpath No. 29 and 32.

**Natural Resources Wales** – Offer standard advice in respect of pollution control measures.

**Council's Ecological Advisor** – Has no ecological comments to make.

**Council's Built Environment and Landscape Section** – Confirm that the farmhouse is a grade II listed building and seeks clarification regarding the ownership and use of existing outbuildings.

The application was afforded three means of publicity; these were by the publication of a notice in the local press, the placing of a notice near the site and the serving of personal notifications to the occupants of a neighbouring property.

No representations have been received as a result of this publicity.

## **5. Relevant Planning History**

38C219/LB – Listed Building Consent for alterations and extensions to Cae Mawr, Tregele. Approved 26/07/05.

38C219A/LB – Listed Building Consent for alterations and extensions to the existing building together with the conversion of an outbuilding into a store/workshop at Cae Mawr, Tregele. Approved 26/06/07.

38C219B – Alterations and extensions together with the conversion of an outbuilding into a store/workshop at Cae Mawr, Tregele. Approved 26/06/07.

## **6. Main Planning Considerations**

**Agricultural justification** – Cae Mawr is a registered smallholding extending to 7 acres and agricultural activity to date has been at modest scale comprising of hay production and the rearing of rare breed pigs.

The absence of a suitably sized building for the winter accommodation of livestock and the storage of hay and feed has meant that the rural enterprise has previously been unable to expand. The intention therefore is to invest in the future development of the enterprise by constructing a building that will provide the necessary accommodation. The intention is to increase stocking levels of livestock by increasing the number of rare breed pigs and introducing Dexter cattle onto the smallholding.

It is considered that sufficient evidence has been provided to demonstrate that there is a firm intention and ability to develop the rural enterprise and that this expansion has been planned on a sound financial basis.

On the basis of the information provided it is therefore accepted that there is an established functional need, albeit at a small scale and that a genuine agricultural justification can be shown to exist.

**Design, siting and appearance** – The proposed building will be located within an enclosed farmyard overlooked by the applicant's farm house and largely surrounded by modern agricultural buildings. (These buildings are not in the applicant's ownership). The application site is not therefore readily visible in the wider landscape but will be briefly visible from a short section of a public footpath that runs alongside the farm yard and along the access track leading to the public highway.

Although the proposed building is of a high quality design in terms of the construction and materials used and has a traditional appearance it is accepted that the building has been designed for the purposes of agriculture e.g. there are large openings that would allow vehicles and animals to enter the building and the open areas within the building are clearly suitable for the housing of livestock and feed.

This chosen design solution is not only driven by practicality but also the desire and need to protect and complement the setting of the listed farmhouse and curtilage buildings. The effect of allowing new farm buildings near to buildings of architectural or historic interest is clearly a planning issue of some importance.

In this instance it is considered that the building will to an extent mirror and reflect the appearance and character of the farmhouse located at the opposite side of the farmyard and this successfully

achieves an attractive and pleasing symmetry of the built form.

An additional benefit is that it will contribute positively and enhance the setting of the listed farmhouse by screening it from the unsightly modern farm buildings lying immediately beyond.

It is accepted therefore that the siting of the building is acceptable, that it has been designed for the purposes of agriculture and that the high quality traditional design helps to improve and protect the setting of the listed farmhouse.

## **7. Conclusion**

The principle of development for agricultural purposes is accepted within local and national planning policies: a genuine agricultural justification can be shown to exist and it is considered that the siting of the building is acceptable, that it has been designed for the purposes of agriculture and that the traditional design helps to improve and protect the setting of the listed farmhouse.

## **8. Recommendation**

### **Permit**

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

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

**(02) The building hereby approved shall be used solely for the purposes of Agriculture, as defined by Section 336(1) of the Town and Country Planning Act 1990 and for no other commercial or business use whatsoever.**

Reason: To ensure that the development will always be in the best interests of the agricultural industry.

**(03) The development permitted by this consent shall be carried out strictly in accordance with the plan(s) submitted on the 22/09/15 under planning application reference 38C219F.**

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.

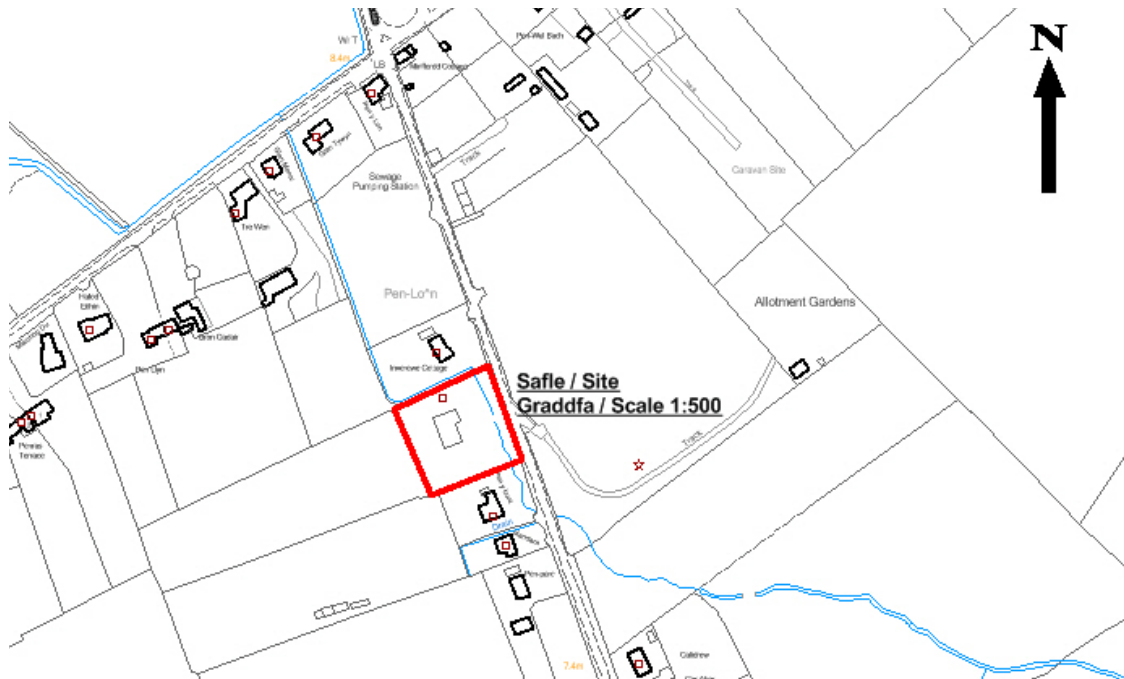
Rhif y Cais: **45C311F** Application Number

Ymgeisydd Applicant

**Mr & Mrs Richard Owen**

**Cais llawn ar gyfer codi garej, gweithdy a storfa coed arwahan ynghyd a llety byw hunangynhwysol yn atodol â'r annedd gyfagos yn / Full application for the erection of a detached garage, workshop and log store together with a first floor self contained living accomodation incidental to the adjoining dwelling at**

**Annan, Pen Lôn**



**Planning Committee: 07/10/2015**

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

**Recommendation:**

Permit

**Reason for Reporting to Committee:**

The applicant is related to an officer within the Planning Department.

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

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

The proposal involves the erection of a two storey extension to the dwelling which comprises a garage, workshop, log store with a self-contained annexe on the first floor to provide separate living accommodation for an elderly relative.

The application site is within the curtilage of the dwelling known as Annan, which is a dormer bungalow situated in Penlon which is located within an Area of Outstanding Natural Beauty and lies close to the National Nature Reserve which includes the sand dunes known as Newborough Warren.

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

The applications main issues are whether or not the proposal will have an adverse impact on the amenity of neighbouring properties or surrounding landscape which is designated as an Area of Outstanding Natural Beauty.

### **3. Main Policies**

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

Policy 1 – General Policy

Policy 30 – Areas of Outstanding Natural Beauty

Policy 42 – Design

Policy 58 - Extensions

#### **Gwynedd Structure Plan**

Policy D3 - Areas of Outstanding Natural Beauty

Policy D4 – Location, Siting and Design

Policy D29 - Design

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

Policy GP1 – Development Control Guidance

Policy GP2 – Design

Policy EN2 – Areas of Outstanding Natural Beauty

Policy HP7a – Extensions

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

**Community Council** – No response to date

**Local Member, Cllr P Rogers** – No response to date

**Local Member, Cllr A Griffith** – Response to date

**Highways** – Requested further information in regards to the visibility splay. In response to these comments the agent has stated that the proposal will utilise the existing access that was approved as part of the original application or the erection of the dwelling known as Annan. The annexe is to be utilised by an elderly relative who does not hold a driving licence.

**Drainage** – Standard comments

Response from members of the public

The application was afforded two means of publicity. These were by the posting of a notice near the site and the serving of personal notifications on the occupiers of neighbouring properties. The publicity process has been carried out twice following the receipt of amended plans. The latest date for the receipt of representations was 1<sup>st</sup> October, 2015 and at the time of writing this report no letters of representation had been received at the department.

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

45C311 – Outline application for the erection of a bungalow on land near Inverewe Cottage and Penybont, Penlon, Newborough – Refused 05:02:03

45C311A – Outline application for the erection of a dormer bungalow on land at OS 9176, Penlon, Newborough – Refused 06:05:04

45C311B – Outline application for the erection of a bungalow on land between Rushmead and Penybont, Penlon, Newborough – Approved 13:10:05

45C311C/DA – Detailed application for the erection of a dwelling together with alterations to the vehicular access on land between Rushmead and Penybont, Newborough – Approved 14:11:06

45C311D - Amended plans for the erection of a dwelling, the erection of a double garage together with an extension to curtilage on land between Rushmead and Penybont, Penlon, Newborough – Approved 21/05/08

45C311E – Amended application for the erection of a dwelling at Annan, Penlon, Newborough – Approved 08/10/09

45C311G/SCR - Screening opinion for the erection of a detached garage, workshop and log store together with a first floor self-contained living accommodation incidental to the adjoining dwelling at Annan, Penlon, Newborough – EIA not required 07/09/15

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



**Effect on neighbouring properties** – There is a distance of 20 metres between the side of the proposed building and the side of the existing neighbouring dwelling known as Pen y Bont. The site is screened from the adjoining property by the existing boundary planting. Due to the distance between the proposal and neighbouring property the proposal will not have a detrimental impact on the amenities currently enjoyed by the occupants of the adjoining property to such a degree as to warrant the refusal of the application.

**Landscape Impact** - The application site is located within an Area of Outstanding Natural Beauty (AONB). It is a statutory designation that recognizes its importance in landscape quality and nature conservation terms.

The primary objective for an AONB designation is the conservation and enhancement of their natural beauty. Local authorities have a statutory duty to have regard to AONB purposes and development control decisions affecting AONB's should in the first instance favour conservation of natural beauty. The proposal has been amended by way of linking the extension and the existing dwelling. The design and materials proposed respect the character of the existing dwelling. There is ample space within the site to accommodate the proposal without resulting in the over-development of the site. The proposal will be interpreted as an extension to the existing dwelling and as a consequence will not harm the natural beauty of the locality.

## **7. Conclusion**

The proposal is considered acceptable in landscape and visual impact terms. The design of the extension is considered acceptable and reflects that of the existing dwelling.

## **8. Recommendation**

### **Permit**

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

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

**(02) The annexe hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling on the land outlined in red on the location plan hereby approved (Drawing No. 3401-01).**

Reason: For the avoidance of doubt.

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

Reason: For the avoidance of doubt.

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

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12.1

Gweddill y Ceisiadau

Remainder Applications

Rhif y Cais: **12C431F** Application Number

Ymgeisydd Applicant

**Mr & Mrs Ian Jones**

**Cais llawn ar gyfer newid y ffenestr presennol i ddrysau Ffrengig yn / Full application to change the existing window to French doors at**

**Gwynfa, Beaumaris**



**Planning Committee: 07/10/2015**

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

**Recommendation:**

Permit

**Reason for Reporting to Committee:**

The local member has requested that the application is presented to the Planning Committee for consideration

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

The application is a full application to change the existing window into a French door at Gwynfa, Beaumaris

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

The key issues which need to be considered are the design and effect on the Conservation Area, Listed Building and neighbouring properties.

### **3. Main Policies**

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

Policy 1 – General Policy

Policy 30 - Landscape

Policy 40 – Conservation of Buildings

Policy 41 – Conservation of Buildings

#### **Gwynedd Structure Plan**

Policy D4 – Location, Siting and Design

Policy D29 - Design

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

Policy GP1 – Development Control Guidance

Policy GP2 – Design

Policy EN1 – Landscape Character

Policy EN13 – Conservation of Buildings

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

**Local Member (Cllr Lewis Davies)** – No comment

**Local Member (Cllr Alwyn Rowlands)** – Requested that the application is presented to the planning committee for consideration.

**Local Member (Cllr Carwyn Jones)** – No response

**Town Council** – No response

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 28<sup>th</sup> September, 2015. At the time of writing the report no letters had been received objecting to the proposal.

## **5. Relevant Planning History**

12C431/LB – LBC for internal and external alterations at Gwynfa – LBC granted 24/2/14

12C431A – Internal and external alterations at Gwynfa – Granted 7/2/14

12C431B – Replacement of window with French door – Refused 24/6/14

12C431C/LB – LBC for replacement window with French door – Granted 27/8/14

12C431D – Full application to replace window with French door – Refused 25/3/15

12C431E - Full application to change the existing window to French doors - Refused 16/7/15

## **6. Main Planning Considerations**

**Location:-** The subject building is located in a prominent location inside the special designated conservation area covered by an Article 4(2) Direction, in the essential setting of grade I listed buildings, in the AONB and in the essential setting of Beaumaris Castle designated SAM, grade I Listed Building and a World Heritage Site (WHS)

### **Siting, Design, External Appearance and Landscaping and Amenity Considerations**

- **Conservation Area and Area of Outstanding Natural Beauty**

The subject building is included in the statutory register of listed buildings on Anglesey and in Wales as being grade II.

Fenestration is possibly one of the most important architectural and historic features of a listed building.

Welsh Office Circular 61/96 provides the Welsh Governments guidance and advice in respect to the protection of historic windows which follows sound historic building philosophy. National and Local plan policies also follow this stance. Therefore the protection and preservation of historic windows must always be the primary aim of the decision maker. Good practice guide recommend that Listed Building windows are repaired and restored for as long as is possible and only replaced 'like for like' when repair is no longer possible.

Policy 1, 42 of the Ynys Mon Local Plan, Policies D4, D29 of the Gwynedd Structure Plan, 4.11 Promoting sustainability through good design, Technical Advice Note 12 (Wales): Design SPG on The Design Guide for the Urban and Rural Environment and SPG on Conversion Character Appraisal. Policies GP1 and GP2 of the Stopped Ynys Mon Unitary Development Plan are material in respect of siting, design, external appearance.

Policy 40 and 41 of the Ynys Mon Local Plan, Policy EN2, EN13 of the Stopped Unitary Development Plan and paragraphs 6.4.5, 6.4.6 and 6.4.7 of Planning Policy Wales Edition 7 states that proposals within Conservation Areas should be protected from unsympathetic development, alterations or demolition. Buildings of special architectural and historic interest and the designation of conservation

areas.

The local planning authority has previously approved the Listed Building application reference 12C431C/LB for the change of window to a French door. The Planning Committee considered that the work would not be harmful to the Listed Building and it was subsequently forwarded to Cadw who gave the authority permission to issue the Listed Building Consent.

Several planning applications have been refused for the replacement of window to a French door as the officers believed that the proposal would be detrimental to the character and appearance of the Grade II Listed Building. However as the Listed Building application has previously been approved it is not considered that the Authority can now sustain a refusal of the planning application.

**Effect on Neighbouring Properties:-** Neighbouring properties have been notified of the development. No adverse representations have been received as a result of the publicity. It is not considered that the French door would have a negative impact on any adjoining properties.

## **7. Conclusion**

The Listed Building application has previously been approved by the Local Planning Authority. It is therefore considered that the Authority cannot refuse the planning application.

## **8. Recommendation**

### **Permit**

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

**(02) The development permitted by this consent shall be carried out strictly in accordance with the plan(s) submitted on the 25/08/2015 under planning application reference 12C431F.**

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.

## **9. Other Relevant Policies**

Planning Policy Guidance Wales Edition 7 –  
4.11 Promoting sustainability through good design  
6.4.5, 6.4.6 and 6.4.7

Technical Advice Note 12: Design

SPG – The Design Guide for the Urban and Rural Environment  
SPG – Beaumaris Conservation Area Appraisal

Welsh Office Circular 61/96

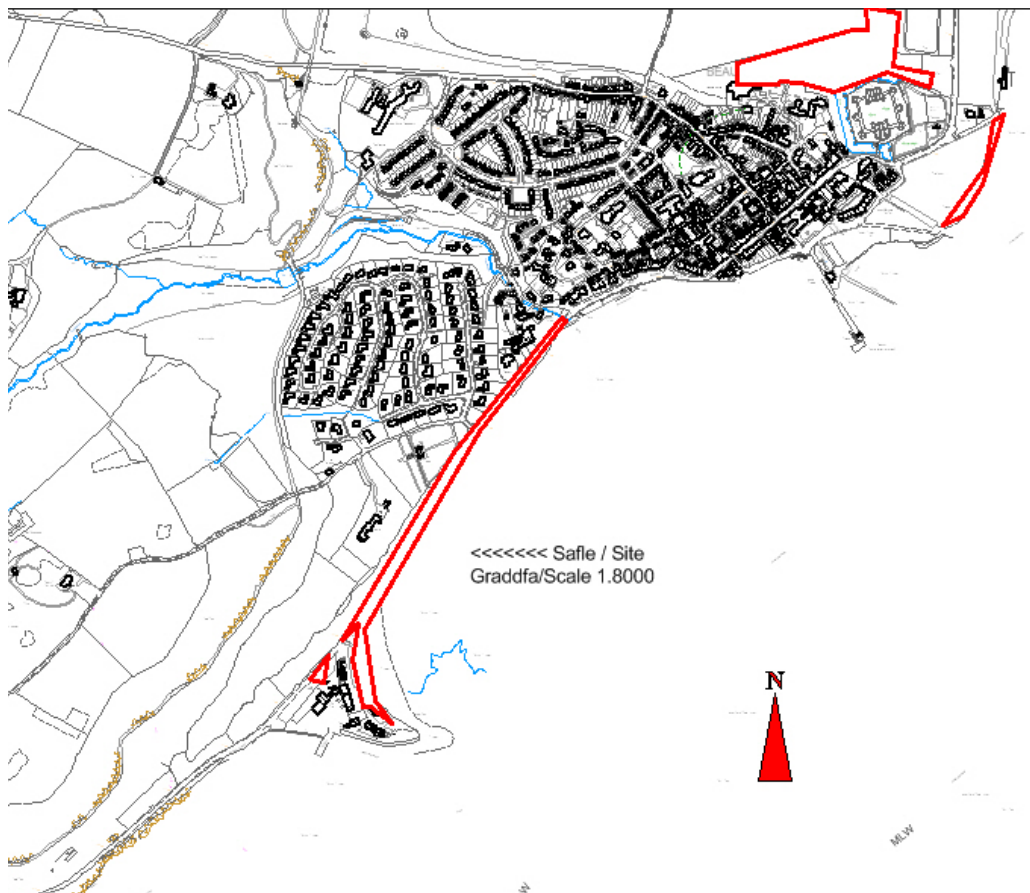
Rhif y Cais: **12LPA1003E/FR/VAR/CC** Application Number

Ymgeisydd Applicant

### Head of Service Environment and Technical Services

Cais dan Adran 73 i amrywio amod (01) (manylion am y mortar a phwyntio'r wal) ac amrywio amod (02) (sampl o banel un metr sgwâr o'r wal) o gais cynllunio cyfeirnod 12LPA1003B/CC/MIN (mân newidiadau i gynllun a gymeradwywyd eisoes dan 12LPA1003/FR/CC ac amrywio amodau (02) (Cynllun Rheoli y Adeiladu), amod (07) (carthffos gyhoeddus), amod (08) (rheoli traffig), dileu amod (09) (rhan o'r gwaith bwndio o gais cyfeirnod 12LPA1003/FR/CC (gwaith lliniaru llifogydd a byndio) yn / Application under Section 73 for the variation of condition (01) (details of mortar and pointing to wall) and variation of condition (02) (one square metre sample panel of wall) from planning permission reference 12LPA1003B/CC/MIN (minor amendments to scheme previously approved under 12LPA1003/FR/CC and variation of conditions (02) (Construction Management Plan), condition (07) (public sewer), condition (08) (traffic management), deletion of condition (09) (section of bunding) of application reference 12LPA1003/FR/CC (flood alleviation works and bunding) at

### Townsend Bridge-Gallows Point, Beaumaris



**Planning Committee: 07/10/2015**

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

**Recommendation:**

Permit

**Reason for Reporting to Committee:**

The application has been made by the Council and is on part of council owned land.

**1. Proposal and Site**

The original planning application has been previously approved under application reference 12LPA1003/FR/CC and a minor amendment under 12LPA1003B/CC/MIN the applications consisted of

1. Construction of a new secondary flood wall along the rear edge of the promenade along the Green car park frontage in front of the Castle at the eastern end of the town;
2. Raising the height of the existing sea wall crest wall between Townsends Bridge and Gallows Point at the end of the town adjacent abutting the A545 public highway into and out of the town; and
3. Construction of a clay fill earth mound on land to the rear of Beaumaris Castle. – **This is no longer part of the scheme**

This is an application under Section 73 for the variation/deletion of conditions of the original planning application as follows:-

12LPA1003/FR/CC

Condition (02) – Construction Management Plan

Request that the condition is varied so that the information can be agreed in writing by the local planning authority after commencement of work on the site and within 3 months of the date of this permission.

Condition (07) – Details of a construction design method statement and risk assessment for the protection of the sewer crossing the site.

As the bunding scheme is no longer part of the application this condition will be amended to state that no work shall be permitted within 3 metres of the sewer.

Condition (08) – Traffic Management Plan - Request that the condition is varied so that the information can be agreed in writing by the local planning authority after commencement of work on site and within 3 months of the date of this permission

Condition (09) – Cross section of bunding –

The bunding element of the scheme will no longer be implemented and the condition will be deleted from the permission.

12LPA1003B/CC/MIN



Condition (01) – Full details of mortar and pointing of the wall – This condition will be deleted and put into one condition with the variation of condition (02) below.

Condition (02) – One square metre sample panel of the wall – this condition will be varied to include details of the mortar and pointing of the wall. Details again requested within 3 months of the date of this permission.

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

The key issue is the impact the proposal will have on the following: -

- Heritage
- Conservation Area
- World Heritage Site
- Essential Setting of the World Heritage Site
- Area of Outstanding Natural Beauty
- Listed Buildings
- Scheduled Ancient Monument
- Menai Strait and Conwy Bay Special Area of Conservation (SAC)
- Baron Hill Site of Special Scientific interest (SSSI)
- Lafan Sands Special Protection Area (SPA)

Balancing these impacts against the public benefit of the proposals in respect of reducing flood risk.

A Heritage Impact Assessment (HIA) has been submitted with the application to help inform this process.

## **3. Main Policies**

### **Ynys Mon Local Plan**

Policy 1 – General Policy

Policy 28 – Tidal Inundation and River Flooding

Policy 30 – Landscape

Policy 33 – Nature Conservation

Policy 34 – Nature Conservation

Policy 35 – Nature Conservation

Policy 36 – Coastal Development

Policy 39 – Archaeology

Policy 40 – Conservation of Buildings

Policy 41 – Conservation of Buildings

Policy 42 – Design

### **Stopped Unitary Development Plan**

Policy GP1 – Development Control Guidance

Policy GP2 – Design

Policy EN2 – Areas of Outstanding Natural Beauty

Polisi EN5 – International Sites

Policy EN8 – Development on the Coast

Policy EN9 – Development near Wetlands, Water Courses and Shorelines

Policy EN10 – Landscapes, Parks and Gardens

Policy EN11 – World Heritage Site(s)

Policy EN12 – Archaeological Sites and the Historic Environment

Policy EN13 – Conservation of Buildings

Policy SG2 – Development and Flooding  
Policy SG6 – Surface Water Run Off  
Policy PO8 – Environment

**Gwynedd Structure Plan**

Policy D1 – Environment  
Policy D3 – Environment  
Policy D4 – Environment  
Policy D10 – Environment  
Policy D15 – Environment  
Policy D22 – Environment  
Policy D25 – Environment  
Policy D26 - Environment

**Technical Advice Note 15 – Development and Flood Risk July 2014**

**4. Response to Consultation and Publicity**

**Local Member (Cllr Lewis Davies)** – No objections raised

**Local Member (Cllr Carwyn Jones)** – No response

**Local Member (Cllr Alwyn Rowlands)** – No response

**Beumaris Town Council** – Have confirmed that they recommend approval for the application

**Natural Resources Wales** – Comments that the details should be received as soon as possible to discharge the conditions

**Welsh Water** – No response

**Highways Department** – No recommendation

**Drainage Section** – Comments

The application was advertised by means of 22 site notices and neighbouring properties were notified by individual letters. The application was also advertised in the local newspaper as the development is within the setting of Listed Buildings. The expiry date to receive representations was the 14/09/2015. At the time of writing the report no letters were received.

**5. Relevant Planning History**

12C444/SCR – Screening application for flood alleviation works – EIA not required 19/12/13

12C444A/SCR – Screening application for flood alleviation works – EIA not required 19/12/13

12LPA1003/FR/CC – Full application for flood alleviation works comprising of the construction of a stone faced secondary flood defence wall along the eastern part of the Green, increasing the height of the existing sea wall and gabion protection between Townsends Bridge and Gallows Point and associated landscaping together with the construction of earth bunding on Castle Meadow on the north side – Permit – 2/10/14

12LPA1003A/DIS – Application to discharge condition (11) being (sample of stonework) from planning

permission 12LPA1003/FR/CC – Condition Discharged – 23/2/15

12LPA1003B/CC/MIN – Minor amendments to scheme previously approved under planning permission 12LPA1003/FR/CC at Townsend Bridge – Gallows Point, Beaumaris – Permit 2/12/14

## **6. Main Planning Considerations**

### **The Proposal:-**

#### **1. Earth Flood Bund – Castle Meadow**

Castle Meadow is a 28 ha grassed field given primary over to agriculture. The field generally slopes from west to east with a fall of 6 metres over a length of 350 metres before adjoining with the Beaumaris Castle Moat. Ground levels range from 13.3 metres in the South West corner to 21 metres in the north west which forms the field boundary with Henllys Lane. Ground investigation identifies the field as having approx 300mm of topsoil overlaying sandy clay.

A network of land drains throughout the field is known to discharge through a stock watering structure before entering the Castle moat. Flood modelling has demonstrated that the natural landform includes a number of dry valleys which concentrate overland runoff into the moat area.

The bund will be top-soiled and grass seeded on completion with a single intake structure visible from the North West but screened from Castle viewpoints. The intake structure and control mechanism will be built largely within the bund with manhole access from the crest.

Access for construction and future maintenance will be, with the landowner's permission, via the existing private access gate adjacent to the south west corner of the municipal car park on the east side of the Castle. Maintenance access to the bund and control structure will be provided for by a reinforced grass access track from the car park and along the crest of the bund.

#### **2. Works on the Green**

The existing sea wall is a vertical stone faced retaining structure approximately 2 metres in height with a cellular sloping precast concrete block revetment and concrete toe beam interfacing to the existing sand/shingle beach. The existing promenade that runs along the crest of the sea wall is approximately 6-7 metres wide with red tarmac surfacing. The promenade is constructed on made ground overlying medium dense sandy gravel. The car park access road and grassed parking area of the Green are to landward.

From a flood defence perspective the wall is designed to reduce but not necessarily eliminate overtopping with the crest level defined from consideration of the predicted 1 in 200 year extreme tide level, including an allowance for climate change; definition of suitable allowable overtopping discharges for the location and the need to limit the visual impact.

The new secondary defence wall will be located approximately 5 metres from the front edge of the existing promenade in the area of red tarmac. The wall be approx 0.5 metres wide and on average 0.75 metres higher than the existing promenade level to meet flood defence requirements. It will be constructed with a reinforced concrete core and the exposed surfaces will be clad with natural stone, such that it is in keeping with other similar structures.

The wall will have gaps in it that will remain open for the majority of the time but would be sealed with hinged metal flood gates when flood warnings are in force. This flood risk management function would be carried out by the Town Council's flood wardens.

### **3. Sea Wall raising between Townsend Bridge and Gallows Point**

The existing sea wall is a vertical stone wall of variable exposed height on the seaward side between 0.5 metres and 2.3 metres, with a sloping concrete revetment in front that interfaces to the existing sand/shingle beach. On the immediate landward side of the wall is a narrow pedestrian footway, approximately 1 metre wide, with the single carriageway A545 public highway abutting the footway.

There are currently gaps in the wall and stepped sections of revetment, to allow access from the footway to the foreshore. These gaps are presently sealed with metal flood gates.

From a flood defence perspective the increased wall elevation will reduce but not eliminate the overtopping that takes place across this section but the highway will remain vulnerable to overtopping during more extreme events. Reducing the overtopping to a greater degree would require more significant modification of the defence arrangements e.g changing the profile and or form of the defences.

The wall will have gaps in it that will remain open for the majority of the time but would be sealed with hinged metal flood gates when flood warnings are in force. This flood risk management function would be carried out by the Town Council's flood wardens.

### **Impact on the Area of Outstanding Natural Beauty, Conservation Area and all other special features listed above.**

The proposal is within a highly sensitive area within an Area of Outstanding Natural Beauty, Conservation Area, World Heritage Site, Essential Setting of the World Heritage Site, close to Listed Buildings, within close proximity of a Scheduled Ancient Monument, Menai Strait and Conwy Bay Special Area of Conservation (SAC), Baron Hill Site of Special Scientific interest (SSSI), Lafan Sands Special Protection Area (SPA).

All policies listed within the report and the Heritage Impact Assessment that was submitted with the application have been taken into account.

It is acknowledged that the works will have some impact on the AONB, Conservation Area and other special features of the area, however consideration has also been made to the benefits that the proposal will bring to the area.

#### **Policy Context: -**

The proposal does not sit within any of the development categories as indicated in figure 2 of Technical Advice Note 15: Development and Flood Risk (July 2004). Natural Resources Wales have confirmed that they would therefore support the planning application, which would reduce the flood risk in the town.

There are numerous policies that address development and flood risk, however this is a proposal to reduce the flood risk to the town.

When considering proposals for flood alleviation works other policies such as the impact upon the AONB, Conservation Area, Listed Buildings and all other special features of the area have to be taken into account.

Having considered the policies listed within the report, it is considered that the development does not fundamentally conflict with the said policies.

#### **Effect on the amenities of surrounding properties –**

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

properties.

## **7. Conclusion**

The works have previously been approved under application reference 12LPA1003E/FR/VAR/CC. This application is to vary/delete the conditions as stated above.

The net effect of the application is:-

1. To allow 3 months to submit a Construction Management Plan
2. To allow 3 months to submit a Traffic Management Plan
3. To ensure that the work is not carried out within 3 metres of the public sewer
4. To allow 3 months to submit details of mortar and pointing of the wall and ensure that a 1 metre sample panel is inspected.

It is considered that the sea defence elements of the scheme will have minimal impact on the sensitive receptors and will provide added protection to a number of listed buildings on the coastal edge of the town which are often threatened during stormy conditions. The sympathetic design of the increased elevation to the existing sea defence wall and new crest wall at The Green will have minimal impact on views.

It should be noted that as well as having an adverse impact on the setting of potentially a number of the heritage receptors in the area the scheme would benefit the living and working town and many of the heritage assets themselves.

The reduction of the threat of flooding to many of the Listed Buildings at the town's medieval core will be of great benefit, both in terms of preservation and reduced risk of economic disruption therefore any impact the proposal will have on the area must also take into account the great benefit to remove the threat of flooding.

In balancing the public benefit of the proposal in reducing flood risk against the need to have regard to the setting of heritage receptors in the area it is considered that the application ought to be permitted.

## **8. Recommendation**

### **Permit**

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

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

**(02) A Construction Management Plan (CMP) shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of work. The CMP to be approved under the provision of this condition shall include;**

- **Contingency plan and equipment to deal with spillages;**
- **Use of materials suitable for maritime environment and maximum concrete cure timed allowed to ensure no leakage;**
- **All work equipment, materials and machinery to be in a clean condition prior to arrival on site in order to reduce the risk of the introduction of non-native invasive species to the local area;**
- **All fuel and oil should be stored correctly and banded if necessary; and**
- **Any waste material generated to be collected and disposed of offsite in a suitable manner**

- **Mitigation measures in relation to protected species notably bats**

Reason:- To minimise pollution into the Menai Strait, Conwy Bay Special Area of Conservation and Traeth Lafan Sands Special Protection Area.

**(03) Foul water and surface water discharges shall be drained separately from the site**

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

**(04) 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

**(05) 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.

**(06)The proposed development site is crossed by a public sewer with the approximate position being marked on the attached Statutory Public Sewer Record. Under the Water Industry Act 1991 Dŵr Cymru Welsh Water has rights of access to its apparatus at all times. No development (including the raising or lowering of ground levels) will be permitted within 3 metres either side of the centreline of the public sewer.**

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

**(07) A traffic management plan shall be submitted to and approved in writing by the local planning authority within 3 months of the date of this permission. The development shall thereafter proceed in accordance with the approved details.**

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

**(08) No development shall commence until a traffic management plan 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: To comply with the requirements of the Highway Authority.

**(09) A one square metre sample panel of the semi dressed stone cladding to the inner face of the wall shall be inspected the sample should include mortar and pointing detail. Details shall be submitted and approved in writing within 3 months of the date of this permission.**

Reason: To ensure that the work approved is

**(10) The development permitted by this consent shall be carried out strictly in accordance with the plan(s) submitted on the 24/06/2014 + 11/07/2014 of application reference 12LPA1003E/FR/VAR/CC details submitted on the 14/11/2014 of application reference 12LPA1003B/CC/MIN and details submitted on the 21/07/2015 of application reference 12LPA1003E/FR/VAR/CC or as otherwise approved in writing by the local planning authority**

**under planning application reference 12LPA1003E/FR/VAR/CC.**

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.

#### **9. Other Relevant Policies**

**Planning Policy Wales Edition 7 July 2014**

**Chapter 4 – Planning for Sustainability**

**Chapter 5 – Conserving and Improving Natural Heritage and the Coast**

**Chapter 6 – Conserving the Historic Environment**

**Chapter 13 – Minimising and Managing Environmental Risks and Pollution**

**Beaumaris Conservation Area Character Appraisal**

Welsh Office Circular 60/96 Planning and the Historic Environment: Archaeology

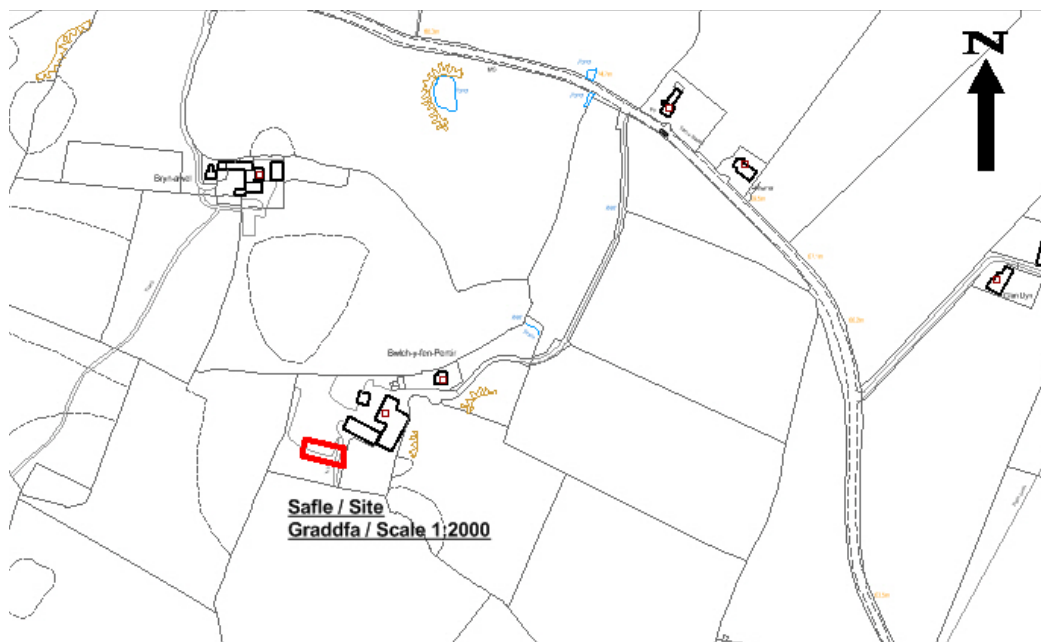
Rhif y Cais: 14LPA1021/CC Application Number

Ymgeisydd Applicant

Head of Service Highways and Technical

Cais llawn ar gyfer codi adeilad amaethyddol i storio gwair a gwellt ar dir yn / Full application for the erection of an agricultural building for the storage of hay and straw on land at

Bwlch-yfen Pentir, Tyn Lon





**Planning Committee: 07/10/2015**

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

**Recommendation:**

Permit

**Reason for Reporting to Committee:**

The application site lies on Council owned land.

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

The proposal entails the erection of an agricultural building to keep hay and straw. The farm is located just over a kilometre north west of Bodffordd.

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

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

### **3. Main Policies**

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

Policy 1 – General Policy

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**

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

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

**Councillor Dylan Rees** – No response received at the time of writing.

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

**Environmental Health** – Standard comments for construction phase.

**Public Consultation** – The latest date for the receipt of representations was 14/08/2015. No letters of representations had been received at the time of writing this report.

## **5. Relevant Planning History**

No relevant planning history.

## **6. Main Planning Considerations**

**Design** - The proposal is a typical modern agricultural building finished in juniper green panels and reaching 5.7m to the ridge and measuring some 9.5 x 14m on plan . The shed is designed for its purpose and will fit into its context without detriment to the wider landscape.

**Amenity** – The shed is proposed as part of a farm complex. There are farmsteads and private dwellings in the wider locality but none are considered to be adversely affected by the proposal.

## **7. Conclusion**

The principle of development for agricultural purposes is accepted within local and national planning policies. The proposal under consideration will not create unacceptable changes to the area, or have an unacceptable effect on residential amenities.

## **8. Recommendation**

### **Permit**

**(01) The building hereby approved shall be used solely for the purposes of Agriculture, as defined by Section 336(1) of the Town and Country Planning Act 1990 and for no other commercial or business use whatsoever.**

Reason: To ensure that the development will always be in the best interest of the agricultural industry.

**(02) The external colour of the shed shall be juniper green as indicated on the submitted plans.**

Reason: In the interests of visual 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.

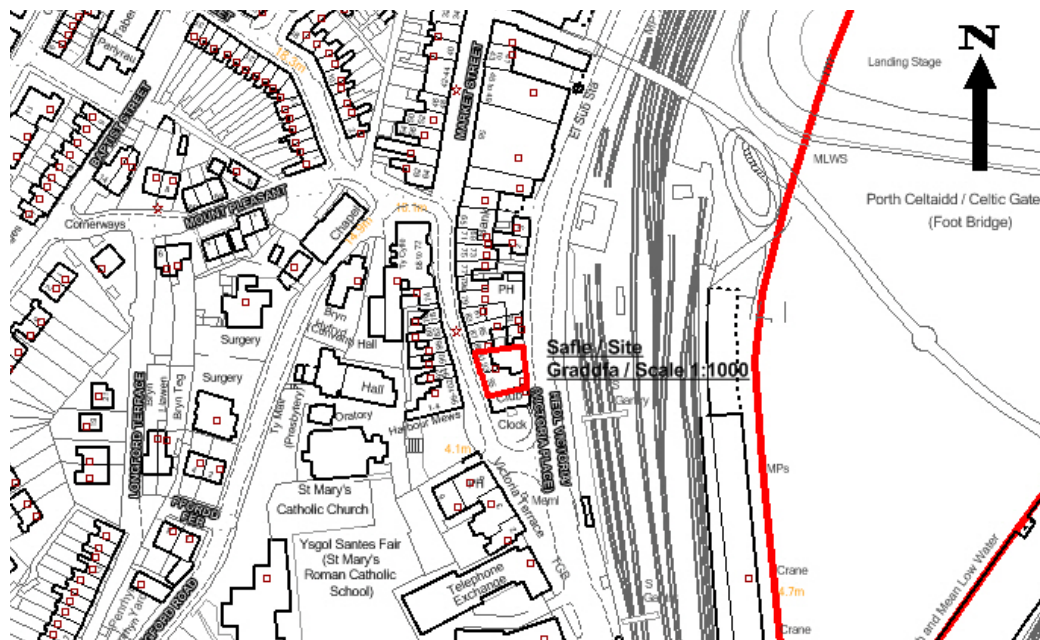
Rhif y Cais: **19LPA1018/CC** Application Number

Ymgeisydd Applicant

**Cyngor Sir Ynys Môn**

**Cais llawn ar gyfer dymchwel yr adeiladau presennol yn / Full application for the demolition of existing buildings at**

**91-95 Market Street, Crown Hotel and Grill, Holyhead**



**Planning Committee: 07/10/2015**

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

**Recommendation:**

Permit

**Reason for Reporting to Committee:**

The application is made by the County Council.

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

The site is located on the lower end of Market Street with the front elevation of the buildings facing the main street and the rear elevations facing Victoria Road. The site was more recently used as the Crown restaurant but has been vacant for several years.

The property has been boarded up for some time and a hording placed on the Victoria Road elevation to try to prevent access. The condition of the building is dire – it has deteriorated significantly in recent years with part of the rear elevation already in a state of partial collapse. There is a danger of imminent catastrophic collapse at the rear of the building. Due to the condition of the building, a collapse at the rear could result in the front elevation falling outwards onto Market Street causing serious risk to life and limb. Temporary shoring of the building has taken place.

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

Impact on adjoining properties and on the designated Conservation Area.

### **3. Main Policies**

#### **Gwynedd Structure Plan**

Policy D4 : Location, Siting and Design

Policy D25 : Development in Conservation Areas

Policy D29 : Design and Siting

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

Policy 1 : General Policy

Policy 40 : Conservation of Buildings

Policy 42 : Design

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

Policy GP1: Development Control Guidance

Policy GP2: Design

Policy EN13: Conservation of Buildings

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

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

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

Conservation Area Character Appraisal.

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

**Holyhead Town Council:** No objection

Cllr R LL Jones : It would be nice to have it rebuilt as it is an eyesore at present

**Cllr J A Roberts & Cllr R Jones –** no response at the time of writing

**Environmental Health Officer:** Comments for construction stage

**Natural Resources Wales:** comments

**Ecological and Environmental Advisor:** property should be checked for nesting birds if demolition takes place in the nesting season; bats unlikely to be present but normal precautions should be followed during demolition

**Highway Authority:** suggested condition

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

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

19C372/TR Alterations and extensions to the Crown Restaurant – approved 14/7/89

19LPA1018A/CA/CC Conservation Area Consent for demolition of existing buildings at 91-95 Market Street, Holyhead – referred to Welsh Government for determination in accordance with the Town and Country Planning (Listed Buildings and Conservation Areas) (Wales) Regulations 2012

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

**Principle of the Demolition:** The legislative requirement in relation to Conservation Areas is that proposals preserve or enhance the designated area. Buildings which contribute to an area's special interest should be considered carefully in any development proposals.

The properties concerned are thought to have been built originally as dwellings sometime between 1769 and 1802. No 95 has been in use as a public house since 1849. Considerable alterations have been undertaken over the years such that little remains of the original layout and no original features remain. The front elevation in particular has been altered significantly with complete loss of original character. The poor state of repair and prominence of the buildings in the streetscene detract significantly from the appearance of the conservation area.

Temporary shoring of the building and the large scaffolding to its front blocks the pavement in front of the properties and further detracts from the character and appearance of the conservation area.

The development proposed is to demolish the front of the building, using arising rubble in the cellar area to stabilise the road level on Market Street; the rear of the building will also be demolished apart from a small flat roof building which can be retained. The hoarding erected to prevent access to the buildings on Victoria Road, printed with scenes of 'old Holyhead', will be reinstated to the rear boundary of the property and similar hoarding will be erected onto Market Street.

Circular 61/96 states that:

30. Many conservation areas include the commercial centres of towns and villages and generally there will need to be an emphasis on controlled and positive management of change, to allow the area to remain alive and prosperous, and ensure that any new development accords with the area's special architectural and historic qualities. Many conservation areas include gap sites, or buildings that make no positive contribution to, or indeed detract from, the character or appearance of the area; and their replacement should be a stimulus to imaginative, high quality design, and an opportunity to enhance the area. What is important is not that new buildings should directly imitate earlier styles, but that they should be designed with respect for their context, as part of a larger whole which has a well-established character and appearance of its own.

Paragraph 33 states:

33. The general presumption should be in favour of retaining buildings which make a positive contribution to the character or appearance of a conservation area. Proposals to demolish such buildings should be assessed against the same broad criteria as proposals to demolish listed buildings. In cases where a building makes little or no such contribution the authority will normally need to have full information about what is proposed for the site after demolition. Consent for demolition should not be given unless there are acceptable and detailed plans for redevelopment. It has been held that the decision-maker is entitled to consider the merits of any proposed development in determining whether consent should be given for the demolition of an unlisted building in a conservation area.

Whilst no scheme for the permanent replacement of the building is known at present, the structural condition of the building and risk of imminent collapse together with its generally poor state of repair detracting significantly from the area weighs in the determination. The temporary works proposed would serve to preserve the character and appearance of the conservation area. A 'do nothing' approach is not a viable option given the buildings' structural condition. Failure to actively demolish is likely to result in catastrophic collapse which would have a negative impact on the designated area.

**Impact on adjoining properties:** demolition of the buildings will result in the creation of gable walls either side of the vacant space created. It is proposed that these be rendered and painted to make good any damage and to secure weather tightness. It is considered that the works are acceptable in the context of the scheme and would also serve to preserve the character of the conservation area.

The works are likely to cause some general disruption (the pavement is already closed due to shoring works) and the Highway Authority has suggested a condition regarding traffic management in order to ensure the free flow of traffic during the works.

## **7. Conclusion**

The scheme of demolition is urgently necessary given the structural condition of the buildings. The works as proposed will preserve the character of the conservation area.

## **8. Recommendation**

### **Permit**

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

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

**(02) No development shall commence until a scheme of remedial works to the adjoining properties, together with a timetable for the works, has been submitted to and approved in writing by the local planning authority. The scheme shall thereafter precede in accordance with the details as approved.**

Reason: In the interests of amenity and to preserve the appearance of the conservation area

**(02) No development shall commence until a Demolition Traffic Management Plan has been submitted to and approved in writing by the local planning authority. The scheme shall thereafter proceed in accordance with the details as approved.**

Reason: in the interest of highway safety and 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.

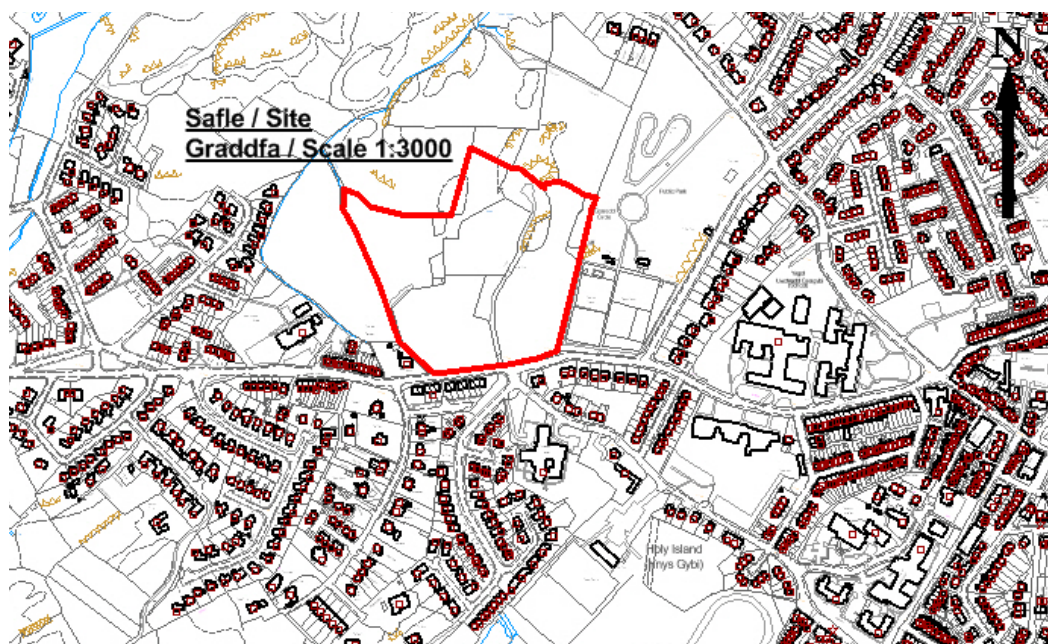
Rhif y Cais: **19C608Q** Application Number

Ymgeisydd Applicant

**ANWYL Construction Co Ltd**

Cais i ddiwygio cytundeb cyfreithiol (darpariaeth tai fforddiadwy) dan Adran 106A Deddf Cynllunio Gwlad a Thref 1990 sydd yn glwm â chaniatâdau cynllunio 19C608F a 19C608G er mwyn lleihau nifer y tai fforddiadwy o 37 (30%) i 18 (15%) ar dir yn / Application for the modification of a planning obligation (affordable housing provision) under Section 106A of the Town and Country Planning Act 1990 which is attached to planning permissions 19C608F and 19C608G to reduce the number of affordable dwellings from 37 (30%) to 18 (15%) on land at

**Tyddyn Bach, South Stack Road, Holyhead**





**Planning Committee: 07/10/2015**

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

**Recommendation:**

Permit

**Reason for Reporting to Committee:**

In accordance with legal advice

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

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

The application as made seeks to modify the S106 agreement to the effect that 20 units of affordable housing would be provided as part of the development in lieu of the 37 currently required i.e. a reduction of 17 affordable units.

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

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

### **3. Main Policies**

**Ynys Môn Local Plan**

Policy 51 Large Sites

**Gwynedd Structure Plan**

Policy A9 – Affordable Housing

**Stopped Unitary Development Plan**

Policy HP7 – Affordable Housing

**Planning Policy Wales (Edition 7)**

**Technical Advice Note 2: Planning and Affordable Housing**

**Housing Delivery Statement**

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

**Town Council:** No response at the time of writing

**Cllr J A Roberts:** Call-in request cancelled; supports application provided the best outcome possible can be achieved given the current climate.

**Cllr R Jones** : Happy to leave the application in the hands of officers

**Cllr R LL Jones**: The developer has said that they paid too much for the site and hence cannot afford to build the number of affordable houses passed as part of the scheme. I cannot agree to the scheme being given the go ahead at the expense of the poorer members of our community. I am sure there will still be a decent profit to be made on the development and there is nothing stopping them making a fresh application to be put through the planning process for the community to know what is going on and not to have the agreement to reduce made with the community not having been consulted. Not willing to see the number of houses for the less well-off families reduced; expensive houses are not needed in Holyhead – youngsters on low wages should be helped to gain a foothold in the housing market.

**JPPU** – comments on status of development plan and on viability assessment. The need to consider the impact of affordable housing provision on the deliverability of the site needs to be weighed against the need for affordable housing provision in the area. Consideration can be given towards reducing the affordable level from the 37 units, on the previous applications, to a level the Council are satisfied that provides the maximum amount of affordable housing that is viable.

**Housing Department** – supports the proposal

Response to Publicity

Publicity was afforded to the application by means of site notices and personal notifications. No representations were received as a result.

## **5. Relevant Planning History**

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

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

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

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

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

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

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

Use Approved 7/8/2012

19C608P Application to discharge planning obligations (affordable housing provision) under S106A of the Town and Country Planning Act 1990 on land at Tyddyn Bach, South Stack Road, Holyhead – Refused 4/2/15

## 6. Main Planning Considerations

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

The developers assert that development of the site with affordable housing is not viable. Guidance on the provision of affordable housing indicates that viability issues are material to any discussion. The developers have previously requested amendments to the S106 agreements which in their view would assist in facilitating the development of the site.

Those negotiations were not concluded as a revised provision (which was considered acceptable to the Council's Affordable Housing Advisor, subject to the approval of Council Officers, and agreed initially by the developers' representative) was later rejected by the developer. The developer instead submitted an application to remove the S106 obligations under planning reference 19C608P in order to develop the 137 units as open market housing with no affordable provision. After consideration of viability issues with advice from the District Valuer, a recommendation of refusal of that application was made and was accepted by the Planning and Orders Committee earlier this year.

The Section 106 Agreements in brief require the developer to negotiate with Registered Social Landlords for the transfer of the affordable dwellings but where no agreement can be reached the dwellings can be sold to qualifying occupiers at a price no higher than the 'accepted cost guidance' of the relevant property (rather than a percentage below open market value which is more recently used in obligations of this nature). Since the purchase of the site in 2008 the housing market has suffered a downturn reflected in the open market value (and hence 30% under market value) price of property. The developer paid a high price for the site even though the recession had struck and assumed that the affordable dwellings would be transferred to a social landlord under a social housing grant which was not in place at the time of sale and which, despite Council assistance with a later bid, was not secured. The District Valuer's report concluded that the current market value and not the price paid for the site should be used in the assessment of viability. Based on this value, which was substantially lower than the purchase price paid in 2008, the scheme was considered viable at 30% affordable housing provision but only on the basis of the developer accepting a multi-million pound write down of the development land and which the District Valuer confirmed was not a viability issue but an issue which would affect deliverability of the scheme. The site is allocated in the Deposit Joint Local Development Plan and is a key development in other initiatives such as the Vibrant and Viable Places bid.

**The application:** Following refusal of the application which sought to delete in their entirety the terms of the S106 agreements, the developer has, in accordance with the terms of the s106 agreements, sought to ascertain the level of interest in being part of the development from registered social

landlords. The developer offered 18 units as affordable units to be purchased at 70% of their open market value by Clwyd Alyn Housing Association with the remaining 105 units to be sold at their open market value. Further to negotiations, the developer has agreed to provide 20 units as affordable housing units.

The applicant asserts that Deposit LDP policy TAI9 required 15% affordable housing in parts of the Plan area, including Holyhead. The JPPU has confirmed that 15% is a minimum requirement rather than a target but that the JLDP currently does not carry material weight in the decision making process. 15% of 123 would amount to 18 affordable dwellings. Notwithstanding the weight to be given to the Deposit JLDP, 20 affordable units at 70% open market value delivered through a registered social landlord is considered an acceptable compromise scheme in order to ensure the deliverability of this site.

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

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

- (a) that the planning obligation shall continue to have effect without modification;
- (b) if the obligation no longer serves a useful purpose, that it shall be discharged; or
- (c) if the obligation continues to serve a useful purpose, but would serve that purpose equally well if it had effect subject to the modifications specified in the application, that it shall have effect subject to those modifications.

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

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

In order to secure a deliverable scheme and based on previous discussions regarding viability, it is considered that a modification of the s106 agreements to allow a reduction from 37 affordable units to 20 affordable units as now proposed would continue to serve a useful planning purpose and would continue to meet the Council's objectives in delivering affordable housing provision.

## **7. Conclusion**

There is a demonstrable need for affordable housing in Holyhead and the development of the Tyddyn Bach site would help to meet some of that need.

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

The obligations would continue to serve a useful planning purpose in securing the delivery of affordable housing units as part of a viable development if modified to reduce the number of units

from 37 to 20.

#### **8. Recommendation**

To allow the modification of the S106 agreements.

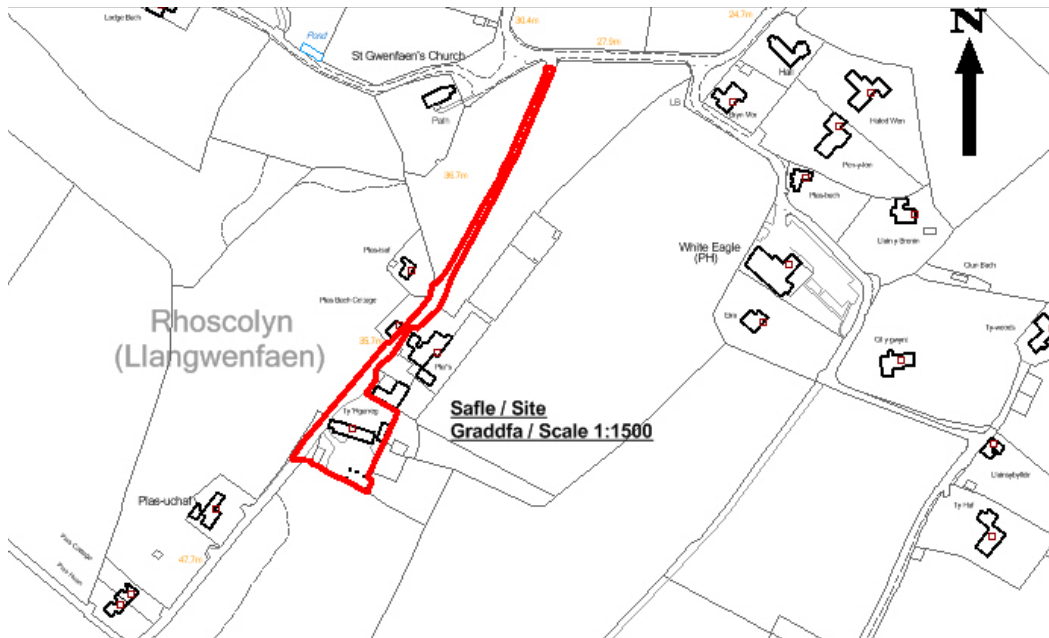
Rhif y Cais: **43C196** Application Number

Ymgeisydd Applicant

**Thomas Straker & Judith Matthews & Sarah Lloyd**

**Cais llawn i newid defnydd adeilad allanol i fwyty, addasu y mynedfa presennol ynghyd a gosod paced trin carthffosiaeth ger / Full application for the conversion of outbuilding into a restaurant, alterations to the existing access together with the installation of a package treatment plant adjacent to**

**Ty'r Garreg, Rhoscolyn**



**Planning Committee: 07/10/2015**

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

**Recommendation:**

Permit

**Reason for Reporting to Committee:**

The application was called in by Cllr Trefor Lloyd Hughes but no land use planning reason was specified. Cllr Hughes requests that a site visit is undertaken.

**1. Proposal and Site**

The site is located in the designate AONB and comprises a stone agricultural building range. The site is accessed off a private road which along which a public footpath runs.

The proposal is to convert the buildings to create a restaurant together with providing parking and associated outdoor space, a toilet block and access improvements.

**2. Key Issue(s)**

Principle of the development and its impacts on residential and local amenities including impacts on the AONB.

**3. Main Policies**

**Ynys Mon Local Plan**

Policy 1 General Policy  
Policy 7 Rural Buildings  
Policy 30 Landscape  
Policy 35 Nature Conservation  
Policy 41 Conservation of Buildings

**Gwynedd Structure Plan**

Policy B1 Employment Generating Developments  
Policy B8 Conversion of existing buildings  
Policy B9 Rural Economy  
B10 Proposals to support agriculture, forestry and inshore fishing  
Policy CH1 Recreation and tourist facilities  
Policy D1 AONB  
Policy D4 Location, siting and design  
Policy D9 Environmentally sensitive areas  
Policy D10 Flora and Fauna  
Policy D21 Listed Buildings  
Policy D22 Listed Buildings  
Policy D27 Listed Building conversion

**Ynys Mon Stopped Unitary Development Plan**

Policy GP1 Development Control Guidance  
Policy GP2 Design

Policy EP4 Rural Diversification  
Policy EP6 Reuse of Buildings  
Policy TR9 Walking, cycling and horse riding  
Policy TO1 New attractions  
Policy EN1 Landscape Character  
Policy EN2 AONB  
Policy EN4 Biodiversity  
Policy EN13 Conservation of Buildings  
Policy SG5 Private Sewage Treatment facilities, Policy SG6 Surface water run-off

## **Supplementary Planning Guidance- Design in the Urban and Rural Built Environment**

### **Planning Policy Wales – Edition 7**

TAN 5 – Nature Conservation and Planning  
TAN 6 – Planning for Sustainable Rural Communities  
TAN 12 – Design  
TAN 18 – Transport  
TAN 23 – Economic Development

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

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

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

**Community Council** – no response at the time of writing

**Cllr J Evans** – no response at the time of writing

**Cllr D R Thomas** – no response at the time of writing.

**Cllr T LI Hughes** – requests a Committee determination and site visit

**Highways** – No objection

Footpaths – proposal will have no effect on Public footpath no 11

**Natural Resources Wales** – additional details requested; details provided and NRW does not object

**Drainage** – details are satisfactory in principle

**Environmental Health Officer** – comments for construction and operational phases

**Built Environment and Landscape Section** - site lies within the AONB and there are listed buildings in the area. Tŷ'r Garreg outbuilding itself is not listed but does have local architectural and historical interest; proposal adheres to the aims of the SPG Design Guide for the Urban and Rural Environment

**Ecological and Environmental Advisor** – recommendations in bat survey report should be followed

**Dŵr Cymru** – Welsh Water- no comments



52 letters of objection and 2 letters of support were received as a result of the publicity undertaken.

Support is based on a tasteful conversion of the property and the generation of jobs and income from tourism;

Attraction to the area;

Competition to the White Eagle which can only improve as a result.

Objections are based on

Privacy and amenity issues,

Noise and disturbance,

Landscape impacts,

Light pollution,

Traffic congestion and highway safety,

Proposal is not unique as suggested and will not support local fishermen;

Ecology impacts;

Drainage impacts,

Proposal will destroy the very things that bring visitors in to the area.

In response to the objections raised, the drawings have been amended to relocate the proposed drainage and car parking facilities in order to reduce impacts on the adjoining dwelling at Ty'r Garreg; Natural Resources Wales has been fully consulted and raises no objection; the highway authority raises no objection; noise and disturbance late at night can be controlled through conditions as can the artificial lighting of the site; planning policies support the conversion of existing buildings to business use and the provision of opportunities in a diverse rural economy.

## **5. Relevant Planning History**

None

## **6. Main Planning Considerations**

**Principle of the Development** – policies contained in the development plan and in the stopped UDP support conversion schemes for rural buildings which provide jobs opportunities and diversity in the rural economy. Such schemes must be balanced with a consideration of their effects on interests of acknowledged importance including ecology, the designated landscape, residential and local amenities and highway impacts.

**AONB:** The application site is located within an Area of Outstanding Natural Beauty (AONB). It is a statutory designation that recognises its importance in landscape quality and nature conservation terms. The primary objective for an AONB designation is the conservation and enhancement of its natural beauty. Local authorities have a statutory duty to have regard to AONB purposes and development control decisions affecting AONBs should in the first instance favour conservation of natural beauty. PPW advice is that

“Development plan policies and development control decisions affecting AONBs should favour conservation of natural beauty, although it will also be appropriate to have regard to the economic and social well-being of the areas.”

The scheme in design terms reflects existing built development. It does not encroach significantly onto a greenfield site (the relocated car parking area is partly located in an enclosure to the east of

the proposed toilet block but the remainder of the site is an enclosed farmyard and redevelopment of an open area to the front of the building. The proposal is in a rural area but set between existing built development which loosely follows the access track which will serve the development. PPW advises that

“Statutory designation does not necessarily prohibit development, but proposals for development must be carefully assessed for their effect on those natural heritage interests which the designation is intended to protect”

And further that

“The effect of a development proposal on the wildlife or landscape of any area can be a material consideration. In such instances and in the interests of achieving sustainable development it is important to balance conservation objectives with the wider economic needs of local businesses and communities.”

Viewed at a distance from public roads and footpaths to the east for example the building is a skyline feature. However, car parking and al fresco dining facilities are located on lower lying portions of the site which can be screened to some extent by suitable landscaping. The nature of public views of the site is obscured to some extent by the nature of the narrow lanes and boundary hedges and intervening vegetation. The view from the public footpath passing the site is open and would be of longer duration. However, with suitable boundary treatment and screening the development is not considered unacceptable.

**Traffic Impacts:** Concerns have been expressed at the volume of traffic likely to be generated and the highway safety impacts of the proposal. The car park at Borthwen beach is often full during the summer season in particular, as is the area used for parking by St Gwnefaen’s church and on the roadside verge opposite the village hall for example but indiscriminate parking is otherwise considered rare. The area has a high level of tourist activity and the existing facility at the White Eagle is often extremely busy. The restaurant floor plans shows 46 covers and it would be expected that guests would largely share transport in using the facility. 7 full time and 5 part time employees are anticipated. The Highway Authority raises no concerns. The proposal includes details of the widening of the access track and the access itself where it joins with the public highway. Concerns are expressed at the visual impacts of this change but it is not considered that the impacts are sufficient to warrant refusal. A condition can be included in relation to the use of an appropriate surfacing material.

**Ecology:** The application is supported by appropriate reports and surveys. No objections are raised by the statutory consultee. Concerns were raised by local residents that owls use the buildings. Their presence would not necessarily prevent any development taking place – bats are recorded but subject to accepted safeguards, no objection to the development is raised.

**Residential and Amenity Impacts:** The scheme as originally submitted showed parking spaces set against the boundary wall of the dwelling at Tŷr Garreg and underneath several windows overlooking the site together with drainage proposals close to the property raising concerns regarding flooding. The scheme has been amended to relocate part of the car parking space to the enclosure to the east of the dwelling and to relocate the drainage system to the south east corner of the building. The authorised use of the site is as a farm yard and agricultural buildings and use of the site is unrestricted. The introduction of a commercial enterprise alongside an existing dwelling raises concerns regarding general noise and disturbance although the Environmental Health Section raises no concerns. The opening hours of the development are given as midday to 9pm daily although staff may be on site before and after customer opening hours for preparation and clearing up. The

originally submitted scheme replaces car parking spaces abutting Ty'r Garreg with a small landscaped area. It is considered that only disabled badge holders should be permitted to park near the building and that others should park in the lower car park and in the area reserved for overspill parking with appropriate pedestrian access from the car park allowing direct access past the patio dining area to the entrance and the toilet facility without having to negotiate the narrow vehicular access to the car park or having to pass close to Ty'r Garreg. An appropriate acoustic fence should be erected within the development site, along the residential boundary with the lower car park to limit disturbance. Conditions are proposed to this effect. Bollard lighting is proposed in order to minimise impacts on local residential properties and on the wider landscape setting and night sky. The proposed kitchen is located to the western end of the building and extractor details can be conditioned. A condition is required to screen bin storage areas to prevent visual detriment.

## **7. Conclusion**

The statutory consultees raise no concerns. Planning policy allows the conversion of existing rural buildings to accommodate small business proposals. It is not considered that the impacts of the scheme are such that they cannot be mitigated. It is not considered that the scheme would impact the AONB to such an extent as to warrant refusal.

## **8. Recommendation**

To **permit** the development subject to the following conditions:

**(01) The development hereby permitted shall be begun before the expiration of (five) years from the date of this permission.**

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

**(02) No other part of the development shall commence until the access improvements shown on drawing number A.004 have been completed and made available for use. No part of the access works shall be commenced until details of the surfacing material of the access and track have been submitted to and approved in writing by the local planning authority. The works shall thereafter proceed in accordance with the approved details.**

Reason: In the interests of highway safety and amenity

**(03) No development shall commence until fencing and walling details for the site, to include an acoustic fence between the car park and boundary of the dwelling at Ty'r Garreg, screening to the external dining area and bin storage area, to include a timetable for the works, have been submitted to and approved in writing by the local planning authority. The scheme shall proceed thereafter in accordance with the approved details.**

Reason: In the interests of local and residential amenities

**(04) No development shall commence until details have been submitted to and approved in writing by the local planning authority of a landscaping scheme for the external boundaries of the car parking and external dining area, including a timetable for the works and details of future maintenance. The scheme shall proceed thereafter in accordance with the approved details.**

Reason: In the interests of local amenities.

**(05) No development shall commence until details of the setting out of the customer and staff car parking areas to the east and south east of the buildings (shown as car park and overflow car park on drawing A.002 Revision C) to include pedestrian access from the car park to the restaurant via the south east corner of the building, has been submitted to and approved in writing by the local planning authority. No staff or customer parking, other than by disabled badge holders, shall be permitted in the car parking area to the front of the building.**

Reason: In the interests of residential amenity.

**(06) The external lighting of the site shall be in accordance with the details shown on drawing A.002 Revision C and submitted on 27th July 2015. The siting of any additional lighting required for the car parking area required to be approved under condition 05 above shall be submitted to and agreed in writing with the local planning authority prior to its installation.**

Reason: In the interests of amenity.

**(07) No development shall commence until details of the kitchen extraction system has been submitted to and approved in writing by the local planning authority. The scheme shall thereafter proceed in accordance with the agreed details.**

Reason: In the interests of amenity.

**(08) The drainage system for the site shall be installed and made available for use before the use hereby permitted is commenced.**

Reason: In the interests of amenity.

**(09) The development shall take place in accordance with the recommendations contained within sections 4, 5 and 6 of the Clwydian Ecology Bat Activity Survey and Mitigation Report dated 6th August 2015 and submitted under planning reference 43C196.**

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

**(10) The site shall not open to customers between twelve o'clock midday or after 9pm.**

Reason: For the avoidance of doubt and in the interests of residential and local amenities.

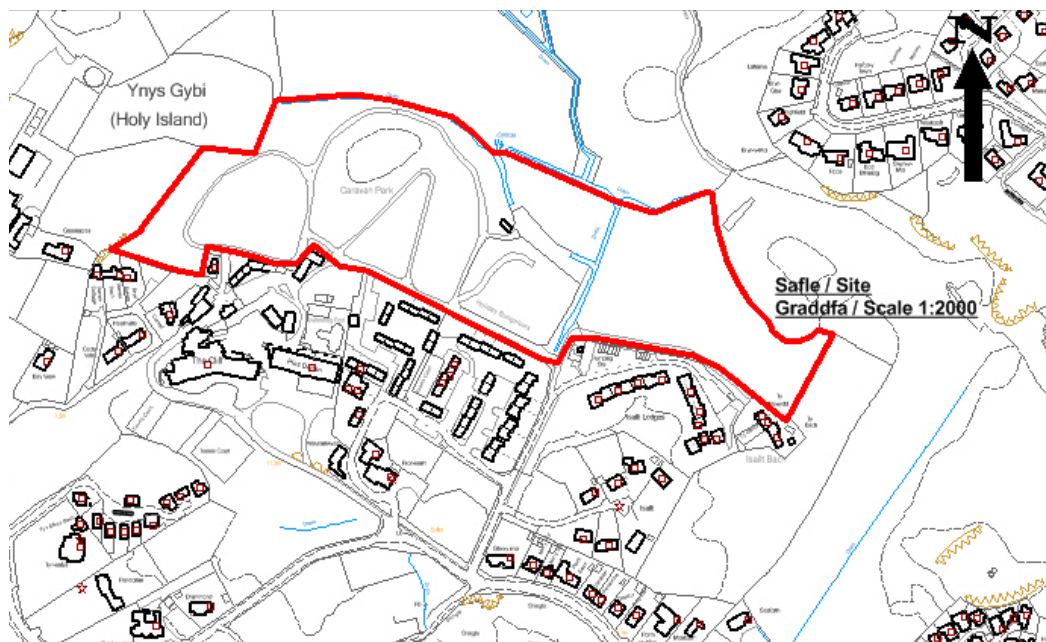
In addition the Head of Service be authorised to add to, remove or amend/vary any condition(s) before the issuing of the planning permission, providing that such changes do not affect the nature or go to the heart of the permission/ development.

Rhif y Cais: **46C14V/1** Application Number

Ymgeisydd Applicant

**Mr Robert Songhurst**

Cais llawn i ail-fodelu'r maes carafanau parhaol presennol i ddarparu ar gyfer 14 o garafannau gwyliau parhad wedi'u hail-leoli i'r elfen deithiol 'barhaol' ynghyd ag ymestyn y parc er mwyn ail-leoli 46 o garafannau symudol yn / Full application for remodelling of the existing static caravan park to provide for 14 relocated static holiday caravans onto the 'static' touring element together with the extension of the park in order to relocate 46 touring caravans at

**The Cliff Caravan Park, Trearddur Bay**

**Planning Committee: 07/10/2015**

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

**Recommendation:**

Permit

**Reason for Reporting to Committee:**

The application has been called-in for a Committee determination by Cllr T LI Hughes due to there being no additional toilets and due to flooding.

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

The site is a low lying vacant parcel of land adjoining the existing caravan park and separated from properties at Isallt Lodges by a track. The caravan park has planning consent for 100 static holiday caravans and 50 touring caravans. The static site operates on a holiday use basis for 12 months of the year whilst the touring element is used for holiday purposes between 1<sup>st</sup> March and 31<sup>st</sup> October but the units themselves remain on site year round.

The proposal is to remodel the existing static site; move 14 statics onto the site currently occupied by the touring caravan element and extend the eastern boundary of the site in order to accommodate the touring element. Environmental improvements are offered as part of the application.

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

Policy compliance and impact on the locality including impacts on residential amenities.

### **3. Main Policies**

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

Policy 1 General Policy  
Policy 10 Static Caravans  
Policy 12 New Touring Sites  
Policy 30 Landscape  
Policy 31 Landscape  
Policy 36 Coastal development

#### **Gwynedd Structure Plan**

Policy D1 AONB  
Policy CH5 Additional Pitches on Existing Sites

Policy CH8 Static Caravan Sites  
Policy D5 Coastal Sites  
Policy D9 Environmentally Sensitive Areas  
Policy D29 Standard of Design and Setting  
Policy D32 Landscaping

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

Policy GP1 Development Control Guidance  
Policy TO4 Existing Static Caravan Sites

## Planning Policy Wales Edition 7

**TAN 13 – Tourism**

**TAN 12 – Design**

**TAN 18 - Transport**

### 4. Response to Consultation and Publicity

**Cllr T LI. Hughes:** requests a Committee determination due to there being no additional toilets and due to flooding.

**Cllr D R Thomas & Cllr J Evans** – no response at the time of writing

**Trearddur Community Council** – there doesn't appear to be shower / toilet block for the touring vans – there is an existing facility on the current site but at an unacceptable distance; concern regarding maintaining the drainage ditch due to insufficient room within the buffer zone to access with large machinery – lack of maintenance will affect surrounding land; access track unsuitable for the volume of traffic – the road is narrow near a ditch; the environmental survey was undertaken after the bird breeding season – the area is a wetland and has historically been used by large numbers of birds; work had commenced and the site was cleared prior to any application being made; the majority of the touring caravans are permanent and there is unlikely to be room for short stay visitors.

**Ecological and Environmental Advisor** – additional details requested; details received and are satisfactory subject to conditions.

**Natural Resources Wales:** NRW does not object as the project is unlikely to adversely affect listed interests including no adverse impact on the AONB; buffer required between the site and the ditch and lighting should be positioned away from the area; condition suggested regarding reasonable avoidance measures for Great Crested Newts.

**Built Environment and Landscape Section:** the setting of the two closest listed buildings is unlikely to be affected.

The edge of the existing caravan park is within 160m of the AONB with the proposed touring element within 200m of the AONB. To the north east of the site is a public footpath crossing part of the application site whilst another is located to the north west and within the AONB. The site is not highly visible from the coastal edge or Lon Isallt but is visible from residential areas to the north and south.

The site is within landscape character area 2 – Holy Island. The Anglesey Gwynedd and Snowdonia Landscape Capacity Assessment describes the sensitivity of the area to static caravan / chalet park and extensions as medium – high. In relation to the capacity of the area it notes that 'outside the AONB there may be very limited capacity for static caravan / chalet park developments and extensions, typically comprising very infrequent, very small scale well sited developments'.

Harmful effects on the AONB are unlikely due to intervening topography and no effects would be experienced on the coast or its immediate setting.

In terms of landscape effects, the area is noted as being of High-Medium sensitivity that , when combined with an assessment of a slight magnitude of change (positive and negative) would result in

moderate adverse landscape impacts which would not be unacceptable. Visual effects on publicly accessible areas are predominantly from the public rights of way and publicly accessible areas within residential neighbourhoods. The proposal would introduce new views of the site and extend views eastwards

The proposal retains more scrub vegetation than would have been retained under the previous consent for a nursing home although the caravan development is spread over a greater footprint. Acceptability of visual effects is balance against those generated by the extant consent but can be reduced though appropriate landscaping. Additional landscaping details provided and are considered acceptable subject to conditions including a condition requiring the colour and finish of future replacement units to be agreed.

**Highway Authority** – No recommendation

**Dŵr Cymru-Welsh Water:** standard conditions

7 letters of objection were received as a result of the publicity undertaken. Objections are based on:

Lack of toilet / shower facilities for the site; concerns over flooding and access to the drainage ditch; previous drainage works has affected adjoining land and there are concerns regarding foundations; Increased traffic and congestion; safety issues as children from Isallt Lodges and the current caravan park access the green areas adjacent to the Isallt Lodges for play; Work commenced before the application was submitted; Environmental survey was undertaken out of season; Destruction of habitats and flora and fauna; noise pollution both day and night from access traffic and from residents; Light pollution, The development will add to building sprawl and will add to the changing character of the village; Sewerage infrastructure is not adequate to cope; Insufficient village amenities available to cope with increased numbers of visitors.

In response to these objections, it should be noted that whilst the application involves a physical extension to the site no increased number of units is proposed; the physical extension of the site for the same number of caravans as already approved is unlikely to increase traffic; the road is narrow but the highway authority raises no objection; the touring element involves touring units which will remain on site year round so traffic using the road is likely to consist of predominantly private vehicles; Natural Resources Wales and the Council's ecologist are satisfied with the ecological details supplied; a previous consent exists for a home for the elderly on part of the site – the current proposals allow for a buffer to the drainage ditch for future maintenance and an enhancement of the landscaping of the site; conditions are proposed in relation to lighting; it is not considered that amenity impacts would be such as to warrant refusal; the Planning Acts allow the submission of retrospective applications. The application proposed using the existing toilet and shower facilities as there is no increase in the number of units overall and caravans are generally equipped with drainage facilities.

## **5. Relevant Planning History**

46C14Q/1 Application for the variation of condition (01) on planning permission reference 46C14T to allow for a 12 months holiday season for static caravans and a holiday season from 1st March until 3rd January for touring caravans at The Cliff Caravan Park, Lôn Isallt, Trearddur Bay.  
Approved - 10/07/2013

46C14R/1/LUC Application for a Lawful Development Certificate for the existing use of land for the



storage of touring caravans on their pitches throughout the closed season at The Cliff Caravan Park, Lôn Isallt, Trearddur Bay. LAWFUL USE APPROVED - 25/11/2013

46C86 Erection of a nursing home on land adjoining Isallt Park Trearddur Bay. REFUSAL - 02/04/87. APPEAL ALLOWED 19/10/86

46C86A/DA Detailed plans for the erection of a nursing home on part of land adjoining Isallt Park Trearddur Bay. APPROVED - 30/07/92

46C86B Renewal of permission 46C86A/DA, detailed plans for the erection of a Nursing Home on part of o.s. 0468 Isallt Park Trearddur Bay  
APPROVED - 07/10/94

46C86C Renewal of Planning Permission 46C86B for the erection of a nursing home on OS. 0468 Isallt Park Trearddur Bay. APPROVED - 09/12/99

46C86D Outline application for the erection of a nursing home together with the construction of a new access on part of o.s. 0468 Isallt Park, Trearddur Bay. WITHDRAWN - 28/07/03

46C86E Application to vary condition 1 (time limiting condition) on the notice of approval ref 46C86C (Erection of a nursing home on OS 0468 Isallt Bach, Trearddur) in order to allow a further 1 year for the commencement of works on site at OS 0468 Isallt Park Trearddur Bay. WITHDRAWN - 30/11/04

## 6. Main Planning Considerations

**Principle of the Development:** Planning policies allow the reconfiguration of existing caravan sites and Policy TO4 of the Stopped Unitary Development Plan allows site extension and an increase in numbers where the scheme secures the overall improvement of the whole site. No increase in numbers is proposed as part of the application but the physical extension of the site is proposed in order to provide an improved site layout. The application includes planting and landscaping works to improve the appearance of the existing caravan park and includes detailed proposals for the site extension area. It should be noted that the area proposed for the relocated touring caravans has an extant planning permission for a home for the elderly that can be considered as a fallback position. It is not clear that the home as approved would meet current care standards or that there is a real likelihood of its being developed. The site for the home is slightly less in terms of footprint than the current application scheme but provides little in terms of landscape or ecological mitigation. The proposal would lead to traffic on the access track, potentially during both day and night, as well as the potential for lighting and noise disturbance.

**Landscape and Visual Impact:** the scheme has been considered in detail and additional proposals were sought to secure an improvement to the overall appearance of the whole site. The site is an extension of an existing caravan park but offers a fairly low density layout and improves the layout of the remainder of the site by freeing up space to relocate existing units. The hard and soft landscaping proposals are considered suitable for the site and it is not considered that the scheme will create widespread landscape or visual impacts. A condition is proposed in relation to the landscaping proposals as well as in relation to the lighting of the site to ensure that it creates little impact after dark.

**Ecology impact:** The application is supported by ecological assessment. Additional details were sought in order to fully assess the proposals. Subject to conditions, the scheme is considered to be acceptable.

**Residential impact:** Concerns have been expressed by local residents and property owners about the impact of the proposal on residential amenity. Concerns are expressed regarding increased traffic although no additional caravans are proposed over and above the already permitted numbers. The touring caravans are likely to remain on their pitches year round so any traffic impact is predominantly limited to private vehicles. The Highway Authority raises no concerns. A condition is proposed in relation to lighting to ensure no detriment in relation to amenity or impact on the night sky. The site has an extant consent for development and it is not considered that the extension of the caravan park would increase noise and disturbance to such an extent as to warrant refusal.

## **7. Conclusion**

The scheme is considered an acceptable extension to the site area onto land on part of which is an extant permission for a care home for the elderly. The scheme respects policy requirements in terms of its landscape and visual impacts and secures an overall improvement to the whole of the site.

## **8. Recommendation**

### **Permit**

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

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

**(02) The number of static caravans on the site (which shall be in accordance with the statutory definition of caravan as contained within the Caravan Sites and Control of Development Act 1960 and Caravan Sites Act 1968) shall not exceed 100 and the number of touring caravans shall not exceed 46. No static caravans shall be located within the area hatched in green on the plan attached to this permission.**

Reason: For the avoidance of doubt.

**(03) The units shall be sited in accordance with drawing number 3966/8 A (200) 03 Revision E and 3966/8 A (200) 01 Revision F and submitted on 21/07/2015 under planning reference 46C14V/1. No development shall commence until a schedule for the colour and finish of replacement units has been submitted to and approved in writing by the local planning authority. The development shall thereafter proceed in accordance with the approved scheme.**

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

**(04) The occupancy of the touring caravans hereby approved shall be limited to an 11 month duration beginning on the 1st March in any one year and ending on the 31<sup>st</sup> January in the following year.**

Reason: For the avoidance of doubt.

**(05) The caravans on site shall only be used for holiday accommodation and shall at no time be used as permanent residential premises and a register of all lettings/copies of utility bills for caravan owners demonstrating other principal accommodation, shall be made available for inspection by the local planning authority at all times.**

Reason: To ensure that inappropriate uses do not take place in this locality.

**(06) No caravans shall be sited within the area hatched in green on the plan attached to this permission until the landscaping works indicated on drawing number 3966/8 A (200) 03 Revision E and 3966/8 A (200) 01 Revision F and submitted on 21/07/2015 under planning reference 46C14V/1 have been completed. No part of the development shall commence until a scheme for the management and maintenance of the landscaping works has been submitted to and approved in writing by the local planning authority. The scheme shall thereafter proceed in accordance with the approved details.**

Reason: To ensure a satisfactory appearance of the development.

**(07) No external lighting to the site or the boundaries of the site shall be installed until a lighting scheme has been submitted to and approved in writing by the local planning authority. The scheme shall be designed to ensure that no light from the site spills over its boundaries or into the night sky. The development shall thereafter proceed in accordance with the approved details.**

Reason: In the interests of amenity

**(08) The development shall take place in accordance with the recommendations contained in the Cliff Apartments Caravan Site Phase 1 Habitat and Protected Species Survey (Jane Walsh August 2014). Notwithstanding those recommendations, no development shall take place until a scheme of reasonable avoidance measures in relation to great crested newts has been submitted to and approved in writing by the local planning authority, including a timetable for the works. The development shall thereafter proceed in accordance with the approved details.**

Reason: For the avoidance of doubt and to safeguard any protected species that may be present on the site.

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.

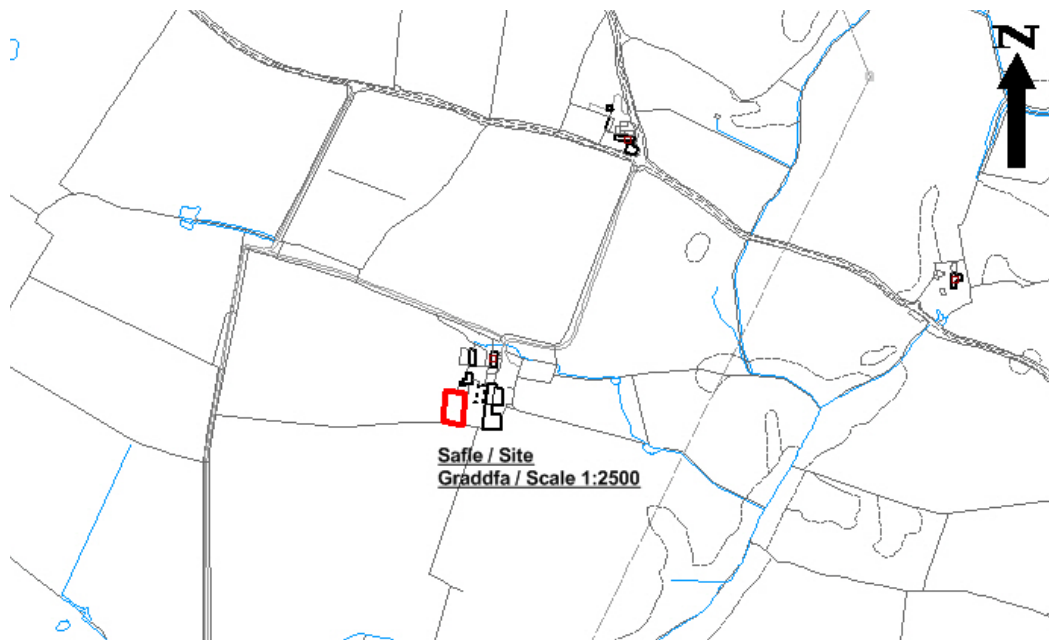
Rhif y Cais: **47LPA1020/CC** Application Number

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 purpose of housing livestock on land at

Cott, Llanrhuuddlad



**Planning Committee: 07/10/2015**

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

**Recommendation:**

Permit

**Reason for Reporting to Committee:**

The application site lies on Council owned land.

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

The site is along a minor road to the east of Llanrhuddlad.

The proposal entails the erection of an agricultural building to house livestock.

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

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

### **3. Main Policies**

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

Policy 1 – General Policy

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**

**Councillor Ken Hughes**– No response received at the time of writing this report.

**Councillor John Griffith** – No response received at the time of writing this report.

**Councillor Llinos Huws** – No response received at the time of writing.

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

**Environmental Health** – Standard comments for construction phase.

**Public Consultation** – The latest date for the receipt of representations was 14/08/2015. No letters of representations had been received at the time of writing this report.

## **5. Relevant Planning History**

No relevant planning history.

## **6. Main Planning Considerations**

**Design** - The proposal is a typical modern agricultural building finished in juniper green panels and concrete walls and measures some 30 x 15m on plan and 6.3m to ridge. The front elevation is open and will be gated to allow feeding and access. The shed is designed for its purpose and will fit into its context without detriment to the wider landscape.

**Amenity** – The shed is proposed as part of a farm complex. There are farmsteads and private dwellings in the wider locality but none are considered to be adversely affected by the proposal.

## **7. Conclusion**

The principle of development for agricultural purposes is accepted within local and national planning policies. The proposal under consideration will not create unacceptable changes to the area, or have an unacceptable effect on residential amenities.

## **8. Recommendation**

### **Permit**

**(01) The building hereby approved shall be used solely for the purposes of Agriculture, as defined by Section 336(1) of the Town and Country Planning Act 1990 and for no other commercial or business use whatsoever.**

Reason: To ensure that the development will always be in the best interest of the agricultural industry.

**(02) The external colour of the shed shall be juniper green as indicated on the submitted plans.**

Reason: In the interests of visual 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.

13.1

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Other Matters

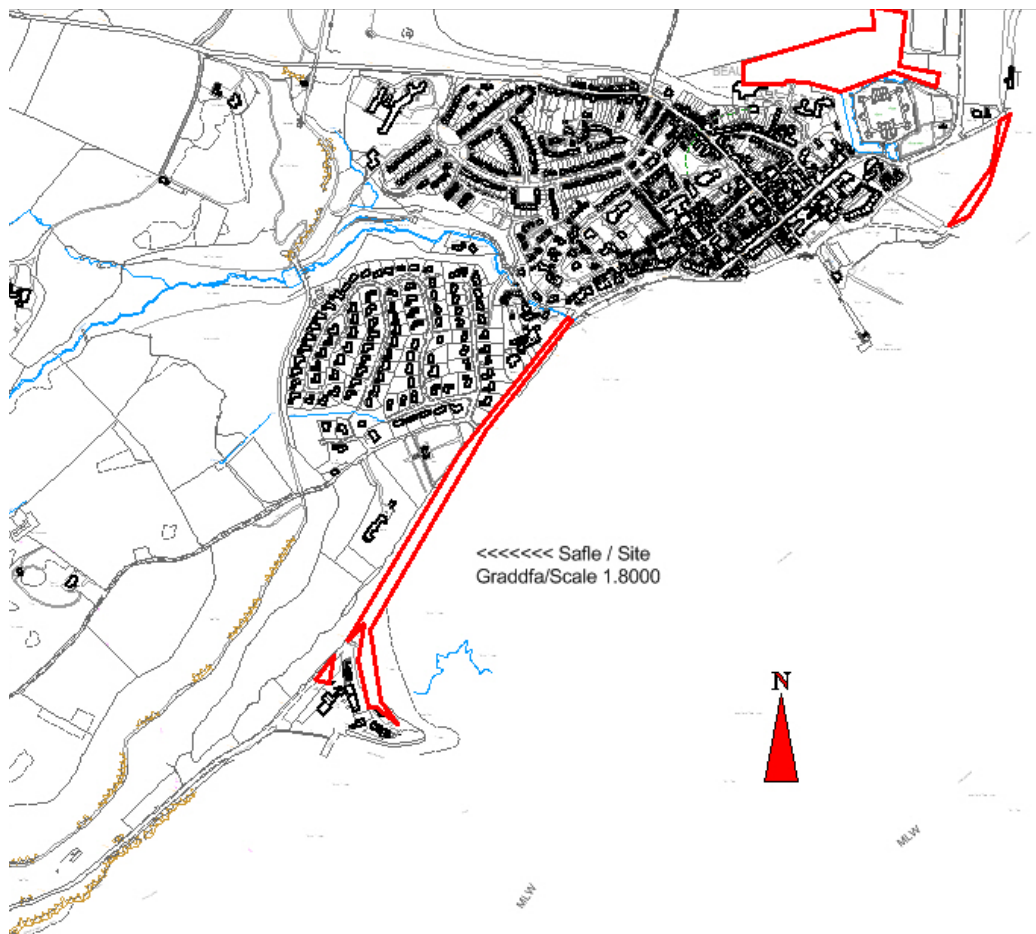
Rhif y Cais: 12LPA1003C/CC/SCR Application Number

Ymgeisydd Applicant

Head of Service Environment & Technical

Barn sgrinio ar gyfer ceuffos i liniaru llifogydd yn/ Screening opinion for flood relief culvert at

Castle Meadow, Beaumaris



**Planning Committee: 07/10/2015**

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

A screening application for a flood relief culvert at Castle Meadow, Beaumaris has been received.

The local planning authority considered that an EIA was not required.

The matter is therefore reported for information purposes only.