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

Dr Gwynne Jones
Prif Weithredwr – Chief Executive

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RHYBUDD O GYFARFOD	NOTICE OF MEETING
PWYLLGOR CYNLLUNIO A GORCHMYNION	PLANNING AND ORDERS COMMITTEE
DYDD MERCHER, 4 TACHWEDD, 2015 ➔ 1.00 pm ←	WEDNESDAY, 4 NOVEMBER 2015 ➔ 1.00 pm ←
SIAMBR Y CYNGOR, SWYDDFEYDD Y CYNGOR, LLANGEFNI	COUNCIL CHAMBER, COUNCIL OFFICES, LLANGEFNI
Swyddog Pwyllgor	Ann Holmes / Mairwen Hughes (01248) 752516 Committee Officer

AELODAU / MEMBERS

Cynghorwyr / Councillors:

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

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A g e n d a

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

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

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

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1 APOLOGIES

2 DECLARATION OF INTEREST

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

3 MINUTES_(Pages 1 - 18)

To submit, for confirmation, the minutes of the Planning and Orders Committee as follows :-

- Minutes of the Extraordinary meeting held on 7 October, 2015 (a.m.)
- Minutes of the previous meeting held on 7 October, 2015 (p.m.)

4 SITE VISITS_(Pages 19 - 20)

To submit the minutes of the Site Visits held on 21 October, 2015.

5 PUBLIC SPEAKING

6 APPLICATIONS THAT WILL BE DEFERRED_(Pages 21 - 24)

6.1 42C127B/RUR – Ty Fry Farm, Rhoscefnhir

6.2 45LPA605A/CC – Dwyrdd, Newborough

7 APPLICATIONS ARISING_(Pages 25 - 40)

7.1 43C196 – Ty'r Garreg, Rhoscolyn

7.2 46C14V/1 – The Cliff Caravan Park, Trearddur Bay

8 ECONOMIC APPLICATIONS_(Pages 41 - 46)

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8.1 34C687/ECON – Former Ysgol y Bont School Site, Industrial Estate Road,
Llangefni

9 AFFORDABLE HOUSING APPLICATIONS

None to be considered by this meeting.

10 DEPARTURE APPLICATIONS_(Pages 47 - 56)

10.1 42C237 – Plas Tirion, Helen's Crescent, Pentraeth

10.2 45C207J – Ynys Hafan, Penlon

11 DEVELOPMENT PROPOSALS SUBMITTED BY COUNCILLORS AND OFFICERS_(Pages 57 - 70)

11.1 19C895E – Millbank Community Centre, Holyhead

11.2 41C113C – Dol Ffaint, Star

11.3 41C99P/ENF – Unit 6, Nant y Felin, Bryn Gof, Star

12 REMAINDER OF APPLICATIONS_(Pages 71 - 102)

12.1 11C500A – Mona Safety Products, Wesley Street, Amlwch

12.2 19C1170 – 4 Llain Bryniau, Holyhead

12.3 19LPA875B/CC – Breakwater Country Park, Holyhead

12.4 20C312 – Primary School, Cemaes

12.5 42C61N – Ty'r Ardd, Pentraeth

LATE REPORT - WITH THE CONSENT OF THE CHAIR

12.6 34LPA1015B/CC – Môn Training, Industrial Estate, Llangefni

13 OTHER MATTERS_(Pages 103 - 106)

13.1 11LPA101K/1/LB – Sir Thomas Jones School, Amlwch

13.2 33LPA1024/CC – Fron Deg, Gaerwen

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PLANNING AND ORDERS COMMITTEE (EXTRAORDINARY)

Minutes of the meeting held on 7 October, 2015

- PRESENT:** Councillor W.T.Hughes (Chair)
Councillor Ann Griffith (Vice-Chair)
- Councillors Jeff Evans, John Griffith, Kenneth Hughes,
Vaughan Hughes, Victor Hughes, Raymond Jones,
Richard Owain Jones, Nicola Roberts.
- IN ATTENDANCE:** Chief Planning Officer (EGJ)
Lead Planning Case Officer (DPJ)
Principal Environmental Health Officer (HT)
Environmental Health Officer (MG)
Committee Officer (ATH)
- APOLOGIES:** Councillor Lewis Davies
- ALSO PRESENT:** Councillors Richard Dew (Portfolio Member for Planning), Dafydd
Rhys Thomas, R.Llewelyn Jones, Trefor Lloyd Hughes, Llinos Medi
Huws, Mr Gary Soloman and Mr Stephen Humphries (Burgess
Salmon)
-

1. APOLOGIES

The apology for absence by Councillor Lewis Davies was noted.

2. DECLARATION OF INTEREST

Councillor John Griffith declared a personal but not prejudicial interest with regard to item 4 on the agenda and he said that he would be speaking and voting on the matter.

3. LAND AND LAKES MEMBERS' BRIEFING

The minutes of the informal briefing meeting for Members held on 11 September, 2015 were presented. The informal meeting was held at Members' request to clarify specific issues raised at the meeting of the Planning and Orders Committee held on 29 July, 2015 with regard to the terms of the Section 106 Agreement in relation to the Land and Lakes proposal.

It was resolved to accept the minutes of the informal briefing meeting held on 11 September, 2015.

4. LAND AND LAKES DEVELOPMENT

4.1 46C427K/TR/EIA/ECON - A hybrid planning application proposing: Outline with all matters reserved except for means of access, for –

A leisure village at Penrhos Coastal Park, London Road, Holyhead comprising : up to 500 new leisure units including new lodges and cottages; Central new hub building comprising reception with leisure facilities including indoor sub-tropical water park, indoor sports hall, and cafes, bars, restaurants and retail; central new Farmer's Market building; Central new spa and leisure building; A new café and water sports centre at the site of the former Boathouse; demolition of the Bathing House and the construction of a restaurant at its

former location; Demolition of other existing buildings including three agricultural barns and three residential dwellings; Providing and maintaining 29 hectares of publicly accessible areas with public car parking and enhancements to the Coastal Path, including: Managed walkways within 15 hectares of woodland, the retention and enhancement of Grace's pond, Lily pond, Scout's pond with viewing platforms, the Pet Cemetery, War Memorial, the Pump House and picnic area with bird feeding stations and hides with educational and bilingual interpretation signage created throughout; Creation of a new woodland sculpture trail and boardwalks and enhanced connection to the Coastal Path. The beach will continue to be accessible to the public providing safe access to the shallow shelving water; A Combined Heat and Power Centre.

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

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

Penrhos Coastal Park, Cae Glas and Kingsland, Holyhead

The report of the Head of Planning Service was presented for the Committee's consideration.

The Chief Planning Officer summarised the background and timeline to discussions and activities in relation to the Land and Lakes proposal since the outline application was approved by the Planning and Orders Committee in November, 2013 with particular reference to the work undertaken with regard to the heads of terms under the Section 106 Agreement. The Officer said that the report above follows on from the report presented to the Committee on 29 July, 2015 which contained details of all the heads of terms and where it was resolved that the terms of the Section 106 Agreement be brought back to the Committee prior to its completion due to concerns expressed in relation to seven specific areas. Following the Committee 29th July meeting and in line with Members' request, an informal Members' briefing was held by Officers on 11 September, 2015 to discuss and clarify those issues along with some additional points made. No decision was made at the briefing meeting.

The report addresses the concerns raised by Members in relation to the Section 106 provisions.

Mr Gary Soloman, Burges Salmon reported on the position to date with regard to the seven areas noted below regarding which Members were most concerned and on which they had sought assurance, and where applicable he explained the modifications proposed to the Heads of Terms in order to address the issues raised as described in the report –

- **Contamination** – Members were concerned as to what Land and Lakes were doing or intending to do to deal with historic contamination at Cae Glas and what requirements were being put in place.

Mr Gary Soloman summarised the obligations required of the developer as follows which it is considered creates a robust position in relation to the contamination issue –

- Prior to development taking place, the developer will be required to submit details of the appropriate remediation and mitigation works to be undertaken to the land designated as the Nature Reserve;
- A bond to be put in place prior to any development at Cae Glas which will cover the value of the works of mitigation and which can be drawn upon by the Council if required.
- The remediation programme to be implemented in a phased way in accordance with a scheme to be agreed by the local planning authority and as part of the development of any part of Cae Glas.
- The Section 106 Agreement to provide that the remediation programme will be implemented either before public use of the nature reserve or the occupation of Cae Glas, whichever is the sooner.
- Planning conditions to be imposed which will require that an assessment of contamination, appropriate remediation and implementation thereof for any contamination which may be present on any other parts of the development area at Cae Glas (or Kingsland and Penrhos)

The Chief Planning Officer read out an extract from correspondence by Natural Resources Wales in confirmation that the statutory body is satisfied that the Section 106 Agreement will deal appropriately with the issue of contamination viz “we are satisfied that any planning consent for the development to include the suite of conditions suggested by NRW in order to ensure the developer will have to implement the agreed remedial measures in full in particular to deal with contamination issues at the Cae Glas site. Part of those conditions will require the developer to submit further decontamination assessment reports of which the results may require further appropriate remedial measures to be approved and implemented; some of those remedial measures will also form the subject of the Section 106 Agreement. We understand that Land and Lakes have confirmed that the remediation programme will be implemented either before public use of the nature reserve or occupation of Cae Glas whichever is the sooner. NRW is satisfied that the conditions and requirements of the Section 106 Agreement will satisfactorily deal with contamination issues as noted in section 3 of the agenda for the October 2015 Committee.”

In response to a request by the Vice-Chair, the Principal Environmental Health Officer expanded on the nature and extent of contamination at Cae Glas as a former site for the disposal of refuse and used by the former Anglesey Aluminium. The Officer confirmed that as expected with such sites there is some heavy metal contamination on site and it is expected that there would be some methane gas generation. It is likely that given the length of time since the landfill site closed the amount of methane gas generation reduces as anaerobic activity on decomposition declines with time. The evidence to date indicates that this is fairly typical of a landfill site of this nature and that nothing untoward has emerged. Naturally occurring reed beds have developed in one or two locations and this provides confidence as to the likely success of the suggested remediation programme leading to attenuation of some of the material. There are well established principles for preventing/addressing gas migration. The Environmental Impact Assessment has dealt with the presence of heavy metals on site and confirms that none are above the threshold that make them an issue. Natural Resources Wales will be monitoring any impact on the Inland sea. Planning consent will afford the opportunity to remediate the land at Cae Glas where otherwise that would not have been possible.

The Committee considered the position and sought further clarification with regard to the following points –

- Whether the remediation programme will be implemented ahead of the commencement of the development or as the report suggests, in a phased way during the course of the

development. Mr Gary Soloman confirmed that the remediation works will have to be agreed before development commences and will be carried out in a phased way, the idea being that a phased strategy will allow the Council greater control over the timing of works. Remediation works have to be completed before any occupation of Cae Glas.

- The value of the bond to be put in place for the remediation works and whether this will cover a percentage or the whole of the costs of those works and in the event of problem occurring with issuing a Bond for this kind of work, whether there is a Plan B. Mr Gary Soloman said that the bond will be to the value of all the remediation works required. As the extent of those works is not known currently, they will have to be agreed and an assessment of the value of the works undertaken. A figure will be agreed with the Council which will then give the value of the Bond. Bonds will be required to cover the contributions and the works in the Section 106 agreement He said that he did not anticipate any problems arising with the issuing of bonds.
- Whether the Authority is able to draw on information obtained from assessments linked to developments in previous years e.g. the construction of the A55 or the Biomass Plant on Anglesey Aluminium land. The Chief Planning Officer said that whilst he was not aware that previous developments have given rise to exactly the same issues as this proposal, the Authority will where appropriate examine conditions linked to other developments e.g. the Biomass Plant and Eco Park and is steadily building a comprehensive picture .
- **Application of Monies Received** – Members had expressed a concern as to how monies received would be spent and sought assurance that the various contributions would be spent in the locality for the purposes for which they were paid.

Mr Gary Soloman confirmed that the Section 106 Agreement specifies what each contribution needs to be applied towards. Obligations in the Section 106 Agreement ensure that the Council only uses the sums towards the infrastructure or services for which they are paid, and, in the event they are not applied towards those services, they will need to be repaid by the Council to the developer. In circumstances where monies need to be passed on by the Council to other parties, the Council will require that an agreement is entered into by the relevant service provider to ensure that the monies are applied as per the requirements of the Section 106 Agreement. Mr Gary Soloman confirmed that local in this case is defined as the local area of impact i.e. Holyhead.

The Committee suggested that the application of monies should be considered in the context of the whole of the Island especially with reference to the emergency services.

- **Restrictions on the Legacy Uses** – Concerns were raised regarding the acceptability of the criteria which would apply before units being built as nuclear worker accommodation qualify for legacy use. There was also an issue raised in relation to the status of any units built as nuclear worker accommodation where the Wylfa project does not proceed.

Mr Gary Soloman recapped on the position proposed to the 29th July meeting of the Committee in relation to qualifying criteria for legacy uses and he said that Officers have been looking at options to ascertain if there is a way of dealing with legacy units that might alleviate the concerns raised including by increasing the length of time within which a unit must be occupied to qualify as a legacy unit e.g. 4 years or alternatively, to await completion of the contract between Land and Lakes and Horizon Nuclear Power in order to base the legacy criteria on the term of the contract which would ensure that the minimum criteria are directly related to the contract and help avoid arbitrary measures being put in place at this stage. The latter option is proposed and specific provisions are put forward in order to achieve this as set out under clauses 1 to 5 of section 3 of the report.

The Committee considered the proposals and the following points were made –

- The rationale for basing the criteria on the terms of the contract. Mr Gary Soloman said that at some stage the nuclear worker units have to be converted to a legacy use and the Council needs to be in position to manage the conversion and when it happens. The qualifying criteria can be set now or when the agreement between HNP and Land and Lakes is finalised when a more informed decision could be made based on the availability of the details of the contract.

That would allow the Council greater control over how many legacy units can be converted and when.

- Continuing concern was expressed with regard to clause 1.1.4 which provides for an exception to the qualifying criteria for legacy use in the event that a contract between HNP and Land and Lakes (or its successor) is completed but due to circumstances beyond the control of Land and Lakes Wylfa newydd does not then proceed which would allow Land and Lakes to convert any unit it has completed at that point into a legacy unit regardless of whether it has been used for nuclear worker accommodation. The Committee deemed the provision to be far too open ended and emphasised that the risk attached to the proposal as a commercial venture should be borne by the developer and not shared by the Council and any redress in the event of Wylfa Newydd not proceeding should be sought from HNP. It was pointed out that development should meet specific needs and if Wylfa newydd does not go ahead then there is no need for housing in Kingsland on the scale proposed but that that is a risk for the developer and not for the Council. Mr Gary Soloman said that the objective is to balance achieving what needs to be achieved against having a reasonable position if the development does not proceed. He said that there is a concern that deleting the clause could mean that what are designed to be exemplar units would have to be demolished. He suggested 4 possible options with regard to dealing with clause 1.1.4 viz
 - To support the Section 106 Agreement with clause 1.1.4 as it is
 - To support the Section 106 agreement and to exempt Kingsland from clause 1.1.4
 - To support the Section 106 agreement with the deletion of clause 1.1.4 in its entirety
 - To support the Section 106 Agreement and to amend clause 1.1.4 to read that no unit can be converted to a legacy use unless it meets the criteria or unless otherwise agreed in writing by the Council.
- **Restrictions on Occupation** – A concern was raised in respect of the relationship between the development at Cae Glas and Kingsland

Mr Gary Soloman explained that Officers consider that a similar approach could be taken to the restrictions on occupation as with the legacy provision i.e. that the criteria set out in the report onto the 29th July Committee meeting could be specified as minimum criteria but with the actual phasing provisions being subject to approval by the Council once the HNP Agreement has been entered into and the requirements for Nuclear Worker accommodation are known.

With reference to the position whereby to qualify for a legacy use a unit must have been occupied by at least two nuclear workers for a two year period, the Committee suggested that the occupation period be amended to a minimum 4 years. A further preference was expressed that 80% to 90% of the units at Cae Glas should be occupied before occupation of units at Kingsland.

- **Bonds** – Members had sought clarification of the bonding provisions and how they would be delivered

Mr Gary Solomon said that the Section 106 Agreement will identify the bonded items. These will effectively be all the contributions payable and the significant works that need to be carried out. Those contributions/works will be payable at various times throughout the development (trigger points). The bonding provisions will require that a value is established for the bonded items with a bond being put in place at a certain point prior to the trigger point (security point).

An alternative is for the average bond figure to be agreed which provides security for the duration of the development and is sufficient to cover all the peaks and troughs of payment. This can be agreed once the total value of obligations is known together with timings of the payments. The developer has also requested that Parent Company Guarantees be used.

Given the size of the development and the number of commitments, it is likely that a number of bonds with different banks (to be approved by the Council) will be required.

The Committee noted the proposal but expressed reservations about the lack of clarity with regard to the value of the bonds to be put in place, how the value will be determined and the readiness of banks/companies to take on the risk. The Committee was minded to defer acceptance of the

bonding provisions pending further details regarding the amounts involved. Mr Gary Soloman said that it is not possible to achieve a position of knowing the exact value of the bonds before the Section 106 agreement is signed. In most cases the value of contributions is known e.g. Police. Leisure etc. Where there are works required, then when the Section 106 Agreement is signed, and permission is granted, the developer will issue a report on the value of certain works for the Council's approval and if the figure is acceptable a bond will be put in place to that value. Bonds will cover all the obligations in the Section 106 Agreement.

- **Emergency Services Contribution**

Mr Gary Soloman updated the Committee as follows with regard to the contributions towards emergency services –

- Fire Service provision – agreed at the level specified at the 29th July meeting i.e. £676,740
- Ambulance Service – re-assessed downwards to £667k which is acceptable to the developer.
- Police Service - £2.759m with a contingency of 689k for a variety of measures including custody suites.
- Medical Care - £768k split into £600k for GP provision and £168k for Dentists. The BCUHB has accepted this as a capital contribution. Whilst the BCUHB is of the opinion that a contingency along with a revenue contribution may also be properly requested the Council is not of the opinion that there is robust enough justification for this. The Developer is happy to agree in principle to those commitments on condition that that element is subject to a future review when more evidence is available. A Counsel's opinion has been sought with regard to emergency services contributions which confirms that it is appropriate to put in place a review mechanism for the emergency services contributions, which will allow for reassessment at a future date.

Councillor Trefor Lloyd Hughes sought a breakdown of the £667k contribution towards Ambulance Services on the basis of whether it would be adequate to meet the requirements. The Chief Planning Officer confirmed that the amount is based on a formula and that he would provide the Member with the information.

- **Social Services Provision** – Members had raised concerns about the reference in the draft Section 106 Agreement to a Consultant Social Worker on the basis that the Council is moving away from the employing consultants on the grounds of costings.

Mr Gary Soloman said that the Head of Social Services has confirmed that the Consultant Social Worker will be a Council employee and that the use of the term consultant is a reflection of an employee's seniority, not employment status.

- **Additional Points**

Mr Gary Soloman updated the Committee on the position in relation to the additional points raised by Members at the informal briefing meeting with regard to the quality of the units at Cae Glas and Kingsland and affordable housing and what had been done to address those points. The Chief Planning Officer referred to a letter from Natural Resources Wales and read an extract therefrom in relation to the conditions that will ensure delivery of an exemplar development at Cae Glas and Kingsland.

Mr Gary Soloman further referred to the provisions for monitoring and assessment which is a Head of term and he explained that there will be an obligation on the developer to pay, but at the appropriate time an assessment will be made by the Council of what resources are needed to ensure that monitoring is carried out effectively.

The Committee suggested that the transition period when the construction work is nearing its end and the legacy use can begin should be specified. Mr Gary Solomon said it is difficult to forecast what that transitional period should be; the mechanism that is proposed will recognise that there will be a transitional period but how that is dealt with will need to be considered by the Council further down the line.

Councillor R.Llewelyn Jones was given the opportunity to speak as a Local Member. Councillor Jones reiterated previously articulated concerns about the scale of the intended housing element of the proposal and the need for it; the viability of the development as a whole given the lack of details around costings and that it was premature to be issuing a section 106 agreement at this time ahead of any formal agreement between Land and Lakes and HNP.

Councillor Kenneth Hughes proposed that the recommendation of the report be approved viz that the Head of Planning Service be authorised to finalise and complete the Section 106 Agreement in accordance with the heads of terms presented to the Committee on 29th July and as updated by the report to this meeting, and thereafter to issue the planning permission with conditions as previously approved, including any additional or amended conditions considered appropriate . The proposal was seconded by Councillor Jeff Evans.

Councillor Victor Hughes proposed amendments to the effect that –

- Clause 1.1.4 (restriction on legacy uses) be deleted in its entirety
- To qualify for legacy use a unit must have been occupied by at least two nuclear workers for at least a four year period
- That agreement on bonding provisions be deferred pending the availability of detailed figures

Mr Gary Solomon reminded the Committee of the four options which he had suggested for dealing with clause 1.1.4 namely –

- To support the Section 106 Agreement with clause 1.1.4 as it stands (as proposed and seconded by Councillors Kenneth Hughes and Jeff Evans respectively)
- To support the Section 106 agreement and to exempt Kingsland from clause 1.1.4 but retain it with regard to Cae Glas (there was no support within Committee for this option)
- To support the Section 106 agreement with the deletion of clause 1.1.4 in its entirety (proposed and seconded by Councillors Victor Hughes and Ann Griffith respectively)
- To support the Section 106 Agreement and to amend clause 1.1.4 to read that no unit can be converted to a legacy use unless it meets the criteria or unless otherwise agreed in writing by the Council. (proposed and seconded by Councillors Richard Owain Jones and Nicola Roberts respectively)

In the subsequent vote on this matter the fourth option was carried namely to amend clause 1.1.4 so that it reads, *that no unit can be converted to a legacy use unless it meets the criteria or unless otherwise agreed in writing by the Council.*

The second amendment put forward by Councillor Victor Hughes (seconded by Councillor Ann Griffith) that a unit must be occupied for at least 4 years to qualify as a legacy unit was voted upon and was carried.

Following further assurances by Mr Gary Soloman with regard to the bonding provisions who reiterated that in terms of the contribution figures that are known, they will all be bonded; if the developer is not able to obtain a bond for any part of the works, then it is the developer's risk and he will not be able to proceed, Councillor Victor Hughes withdrew his amendment that acceptance of the bonding provisions be deferred.

It was resolved that the Head of Planning Service be authorised to finalise and complete the Section 106 Agreement in accordance with the heads of terms presented to the Committee on 29th July, 2015 and as updated by the report to this meeting, and thereafter to issue the planning permission with conditions as previously approved, including any additional or amended conditions considered appropriate subject to the following additional amendments agreed at the meeting:

- That clause 1.1.4 be amended to read “that no unit can be converted to a legacy use unless it meets the criteria or unless otherwise agreed in writing by the Council”(or words to that effect).
- That a unit must be occupied for at least 4 years to qualify as a legacy unit.

**Councillor W.T.Hughes
Chair**

PLANNING AND ORDERS COMMITTEE

Minutes of the meeting held on 7 October, 2015

- PRESENT:** Councillor W.T.Hughes (Chair)
Councillor Ann Griffith (Vice-Chair)
- Councillors Lewis Davies, Jeff Evans, John Griffith,
Ken Hughes, Vaughan Hughes, Victor Hughes,
Raymond Jones, Richard Owain Jones, Nicola Roberts.
- IN ATTENDANCE:** Head of Planning and Public Protection (for application 7.2)
Planning Development Manager
Planning Assistants
Highways Officer (JAR)
Legal Services Manager (RJ)
Committee Officer (ATH)
- APOLOGIES:** None
- ALSO PRESENT:** Local Members: Councillors H. Eifion Jones (application 7.2), Trefor
Lloyd Hughes (applications 12.6 and 12.7), Peter Rogers (application
7.4) Richard Dew (Portfolio Member for Planning)
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1. APOLOGIES

None received.

2. DECLARATION OF INTEREST

Declarations of interest were made as follows:

Councillor John Griffith declared a personal but not prejudicial interest in respect of application 7.1
Councillor Kenneth Hughes declared a personal and prejudicial interest in respect of application 7.1
Councillor Ann Griffith declared a personal and prejudicial interest in respect of application 7.4
Councillor Nicola Roberts declared a personal and prejudicial interest in respect of application 11.1
Councillor Victor Hughes declared a personal and prejudicial interest in respect of applications 7.2,
12.7 and 12.8

Mr D.F.Jones, Planning Development Manager declared an interest in respect of application 7.2

3. MINUTES 2 SEPTEMBER, 2015 MEETING

The minutes of the previous meeting of the Planning and Orders Committee held on 2nd September, 2015 were submitted and confirmed as correct.

4. SITE VISITS

The minutes of the planning site visits held on 16th September, 2015 were submitted and confirmed as correct.

5. PUBLIC SPEAKING

The Chair announced that there would be a public speaker in respect of application 7.3

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

The Planning Development Manager informed the Committee that as it is thought that clarifying the details of the submission will require some time before the matter can be formally considered by the Planning and Orders Committee, it is recommended that the application be removed from the Committee's schedule in the meantime.

It was resolved to proceed in accordance with the Officer's recommendation.

6.2 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 for the reason given in the written report.

7. APPLICATIONS ARISING

7.1 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.

Having declared an interest in the matter, Councillor Kenneth Hughes withdrew from the meeting during the consideration and determination thereof.

The application is presented to the Planning and Orders Committee as it is made by the Council. At its meeting held on 2 September, 2015, the Committee resolved to undertake a site visit prior to determining the application. The site was visited on 16th September, 2015.

The Planning Development Manager reported that the development proposed is the erection of a new area primary school as part of the Council's 21st Century Schools modernisation programme. The key planning issues are the impact of the development on the designated landscape, historic building and archaeology, effects on the highway and residential amenity along with ecology and drainage. It is considered that the proposal can be supported in terms of the principle of the development as the site is located on the edge of the village of Llanfaethlu; development plan policies support the creation of community buildings and resources within or on the edge of existing settlements. It is the Officer's view that due to the topography of the site, the landscape and visual impacts are moderate and can be further alleviated by landscaping. The topography and proposed building layout and design also mean that the proposal will not have an effect on the setting of the St Maethlu Church. The Highways Authority raises no objection to the proposal in principle and as part of the proposal a footway will link the school and the village. Although the scheme will bring about physical and visual change to the site, these can be mitigated through careful landscaping and screening and by managing the use of the school campus and do not create undue issues such as to warrant refusal. The recommendation is therefore to approve the application.

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

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

7.2 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 matter, both Councillor Victor Hughes and the Planning Development Manager withdrew from the meeting for the consideration and determination thereof.

The application is reported to the Planning and Orders Committee as the applicant works within the Local Authority's Planning and Public Protection Service. At its meeting held on 2 September, 2015 the Committee resolved to refuse the application contrary to the Officer's recommendation

on the grounds that it was deemed not to be an infill application; the application site is outside the development boundary; it does not conform to Policy 50 and because it represents overdevelopment.

The Head of Planning and Public Protection referred to the written report which addresses the reasons put forwards by the Committee for refusing the application as follows –

- With reference to comments made by the Planning Inspector with regard to the site of a recently dismissed appeal at nearby Ffordd Meillion, it is considered that the land in this case is developed on three sides and Officers are of the view that the site at Ysgol Henblas is visually integrated into surrounding development and would not appear as an alien intrusion and that the proposal can therefore be considered as an infill development.
- Development boundaries are not designated by Policy 50 so there is an element of interpretation involved. Officers remain of the opinion that the site's current status would classify it as infill.
- With regard to over-development, data regarding development growth level, actual build and anticipated growth for the settlement of Llangristiolus obtained as part of a review of the operation of Policy 50 is set out in the report. Information in relation to the number of properties for sale in the village provided as part of the evidence for the Ffordd Meillion appeal is also provided. The difficulty in justifying refusal on the grounds of over-development is in providing evidence that the proposal would “exceed the requirements of the settlement for new dwellings” (Policy 50). Reference is made in this context to the findings of the Inspector in the Ffordd Meillion appeal.

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

Councillor H. Eifion Jones, a Local Member, informed the Committee that although his son is a co-worker of the applicant, he had received legal advice that he could address the meeting on the application but could not speak in support of it. He acknowledged the reasons put forward by the Committee for its previous refusal of the application and said that there is a feeling in the village that planning consent has led to overdevelopment at the expense of a sufficient supply of affordable housing. In terms of whether or not the proposal represents an infill application, Officers have recognised the possibility of further development of the land on either side of the application site which the Committee would find difficult to refuse if the proposal under consideration is allowed thus possibly setting a precedent.

Those Members who had objected to the application previously, reiterated their concerns regarding the proposal on the grounds of its being an intrusion into the countryside; that it constitutes overdevelopment and that it would almost certainly lead to further development on either side with further impact on the Welsh language and on the local school. Reference was made to the number of high end properties on sale in Llangristiolus which are beyond the income reach of the local population and which have changed the character of the village. It was emphasised that the need in Llangristiolus is for more affordable homes which this proposal does not meet.

Councillor Kenneth Hughes concurred with the Officer's viewpoint and thought that refusing the application would be an inappropriate decision. He proposed that the application be approved and his proposal was seconded by Councillor Richard Owain Jones.

In the subsequent vote, Councillors Kenneth Hughes, Vaughan Hughes, Richard Owain Jones, Raymond Jones and Jeff Evans voted to approve the application and Councillors Lewis Davies, Ann Griffith, John Griffith and Nicola Roberts voted to reaffirm the previous decision to refuse the application. The proposal to approve the application was therefore carried.

It was resolved to approve the application in accordance with the Officer's recommendation subject to the conditions listed in the written report presented to the Committee at its 2 September, 2015 meeting.

7.3 45C89B – Retrospective application for the mixed use of land as a caravan site for up to 12 touring caravans used between 1 March and 31 December each year at Rhos yr Eithin, Newborough

The application was first presented to the Planning and Orders Committee on 2 September, 2015 at the request of a Local Member. At the meeting the Committee resolved to undertake a site visit which took place on 16 September, 2015.

Mrs Malcom Richard Jones addressed the Committee in support of the application and she made the following points:

- That she had originally intended to apply for a certificate of lawful use having kept caravans for over 10 years but had instead submitted a formal planning application.
- She highlighted her family's local credentials.
- That the family had run a CL caravan site for 5 caravans since 2003 but is now asking for retrospective approval for an additional 7 caravans making a total of 12.
- The caravan site is located on the road to Llanddwyn and Newborough Beach; the car park at Llanddwyn has been extended and provides for 450 cars as well as coaches. An additional 7 cars on the road would not make a difference in terms of number.
- The site is private, is in a quiet location and has been landscaped. It is not visible from the road nor from any other development
- There is a public footpath which has been diverted to run alongside the caravan site and this is mainly used by visitors and has been maintained by the family for a number of years at its own cost. These are the visitors who contribute to local businesses and the local economy.

The Committee sought clarification of Mrs Jones regarding the proposed number of caravans on site and their status and questioned her as to her experience of the traffic situation particularly given the increase in the volume of traffic to Llanddwyn and the difficulty in accessing the site from a busy road. Mrs Jones said that the intention is to have 12 non touring tourers on site and that she was willing to curtail the period of use from March to October. As regards access she had not experienced problems and the proposal would mean there would be less coming and going to and from the site.

The Planning Development Manager reported that it is the Officer's view that the proposal is tantamount to the development of a new static caravan site in what is considered to be a very sensitive area in an AONB, and close to Newborough Forest which is a site of special scientific interest. The Officers take the view that this development at this site is inappropriate because of the detrimental impact on the visual amenities of the designated landscape and also because the use of the site would have an adverse effect on the amenities of nearby residential occupiers and on highway safety due to the substandard access. The recommendation is therefore to refuse the application.

Councillor Ann Griffith spoke as a Local Member and she set out the merits of the application – no objections by the Community Council nor by CADW with regard to impact on Llys Rhosyr; diversion of the public footpath from the site; generation of income for a local family; mitigation of visual impact through landscaping and planting; positive contribution to the local economy; existing caravan parks with permanent pitches within AONBs - against the concerns raised by objectors – proximity to AONB leading to its further erosion; proximity to Newborough Forest and SSSIs; exacerbation of the existing pressure on the road network; visual and amenity impacts; sanitary provision and refuse disposal; breach of rules and risk of pollution to water courses from site waste.

Councillor Jeff Evans said that he could not see a problem with the application as the site is and has been operational for some years during which time the Council has not intervened and it is contributing to the local economy. The Planning Development Manager said that the application has been submitted because the site is and has been causing problems for the Authority since 2014 and it has been the subject of complaints which is usually how the Local Planning Authority learns of developments operating without consent. The Committee needs to be clear regarding the nature of the application which is to allow 12 touring caravans to remain on site for 12 months should they so wish. It does not specify that they cannot come and go as they like.

Whilst recognising the value of a local business in a rural area, the Committee expressed reservations regarding the breach of regulations involved in this instance and was concerned by

the impact of the development in this area as well as by the adequacy of the access to the site and the risks which that posed. The Committee sought to establish whether there have been accidents in the area and whether any remedial measures might be taken to improve the access or to manage movements to and from the site.

The Highways Officer said that he was not in possession of data with regard to accidents. The Highways Authority objects to the proposal because the radius of the access is substandard for vehicles with touring caravans to be able to turn in and out of the site without encroaching on the other side of the highway which is a busy road. If there were means of controlling the site so that the same caravans are on site throughout the year, then that would be more favourably received. As it is, there is no way to manage which caravans remain on site and neither is there any land either side of the access in the applicants' ownership which they could utilise to make improvements.

Councillor Lewis Davies proposed that the application be refused and his proposal was seconded by Councillor Kenneth Hughes.

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

7.4 45LPA606A/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 Dwyryd, Newborough

The application is presented to the Planning and Orders Committee as it is made on Council owned land. Both the Local Members have indicated that they wish to call in the application for determination by the Committee. At its meeting on 2 September, 2015, the Committee resolved to visit the site and the site visit was carried out on 16th September, 2015.

The Planning Development Manager reported that the key issues in this instance are policy considerations, and amenity and traffic impacts. With regard to policy, the application site falls within the village's development boundary and although part of the site is allocated under the Ynys Môn Local Plan as a bowling green, this has not been developed and remains a vacant parcel of land. It is not considered that the development of the site for housing would prejudice the development plan. Should the proposal be approved then a proportion of the development would be allocated to affordable housing and a condition is specified to that end. Although there are local concerns with regard to highway impacts, the Highways Authority raises no objection subject to conditions and parking spaces are provided as part of the proposal. In terms of amenity impacts, it is the Officer's view that the two storey developments proposed are not out of character with the area and that the scheme provides adequate separation from existing properties. Neither is it considered that the scheme will detrimentally impact the landscape value of the AONB.

Councillor Ann Griffith informed the Committee that she would be standing down as Vice-Chair for consideration of this application to focus on her role as a Local Member. She first addressed the Committee on behalf of Diane Broad, a proprietor of a local business and an objector to the application who voices serious concerns about the prospective loss of the toilet and car parking facilities given the ongoing issue in Newborough with regard to a lack of parking spaces. The car park is an essential facility in the village to accommodate the overspill of tourist traffic which might otherwise seek to park in and around the junction at Church Street/ Chapel Street and Malltraeth Street with potentially serious consequences in terms of congestion and accidents. Full regard has not been taken of the changes within Newborough village over recent years with the development of existing businesses and the opening of new ones. There is a desperate need for both car park and toilets and a proper survey should be undertaken to evidence the requirement for these facilities. The objector proceeds to refer to the fact that she has been considering the viability of reopening the Post Office and to establishing a social enterprise and visitor centre.

Speaking to the Committee in her capacity as a Local Member, Councillor Ann Griffith said that she had led a campaign against the proposed development since May, 2013, and that she along with the local residents and Community Council do not see a need for this type of development in Newborough especially as there are 21 sites currently with planning permission and over 25 properties on sale in the village two thirds of which are on the market for over £150k. Newborough genuinely needs affordable homes including more social housing which is supported by the

statistics which show that there are 62 applications for social housing in Newborough currently. Those applicants are unlikely to be able to purchase properties within the proposed scheme even though it does provide for an element of affordable housing. Councillor Griffith referred to data obtained from the analytics research unit in Gwynedd Council with regard to average house prices in the Rhosyr area in 2014 (£147,500) set against the average household income (£22,986) meaning that 62% of households in Rhosyr have been priced out of the market. Given the level of empty homes in the area it is essential the properties forming part of the proposed scheme do not become holiday homes. The quality of the Welsh Language assessment undertaken is disappointing and refers to the 2001 rather than the 2011 Census. Those able to speak, write and read in Welsh in Newborough have declined to 51.7%. Newborough is also a historically important village and the application site is close to Llys Rhosyr. Councillor Ann Griffith referred to a report by Gwynedd Archaeological Trust and an EAS report from 2013 which mention evidence of archaeological interest along the street frontage of Church Street and she read extracts therefrom. She emphasised that due regard must be had of this important aspect should the proposed development be permitted. The issue of parking is crucial to Newborough as a village through which the traffic to Llanddwyn passes and without adequate parking facilities the village's businesses will not be able to prosper. Councillor Griffith went on to highlight the range of issues raised in letters of objection to the Planning service.

Having addressed the Committee as a Local Member and having declared an interest in this application, Councillor Ann Griffith subsequently withdrew from the meeting for the determination thereof.

Councillor Peter Rogers also speaking as a Local Member emphasised the traffic problems in Newborough with investment in Llanddwyn making it one of the most visited sites but without a corresponding investment in the road network around the area. Newborough village is at saturation point and given the volume of visitors cannot afford to lose neither toilet nor car parking facilities. Newborough is also a deprived area and further development as proposed serves little purpose if not accompanied by employment opportunities especially for the younger generation. There are undeveloped plots in the area and the proposal would be better sited outside the village on the way to Aberffraw.

The Committee sought clarification of the parking situation and whether the provision of spaces offered as part of the proposal might offset the loss of the car park.

The Highways Officer said that according to the Traffic Officers there are currently 13 available parking spaces together with one disabled parking space. The proposal provides for 11 public parking spaces apart from the remainder of the site which will provide for private parking for occupiers of the properties and is in accordance with the Council's parking standards. In light of the traffic that already uses the road, it is not considered that the increase generated by the proposed additional 17 properties will have a material effect. Although the Highways Authority is aware of problems with the road network it would be difficult for it to refuse the application because the Traffic Officers have not stated that the car parking spaces are full and neither have they had complaints to that effect. The Officer said that he believed that 11 parking spaces provided as part of the proposal would serve current usage i.e. mixed use by both residents and visitors.

The Committee was concerned about the car parking situation in Newborough and the possibility that the proposal would further deprive local residents and visitors of parking facilities. However given the evidence presented by the local members regarding affordable housing need in the area, the Committee emphasised the importance of providing affordable housing for the community. The Planning Development Manager confirmed that 47% of the development would be provided as affordable housing but that it was a matter for the developer to determine how that element will be delivered.

Councillor Victor Hughes said that he thought that an opportunity has been lost with this application to ensure that traffic linked to the development does not pass through the village square and to link the two sites by utilising an alternative strip of land. The Highways Officers said that the Highways Authority has only assessed the application as presented and that he could not confirm whether or not the land referred to is adequate.

Councillor Victor Hughes proposed that determination of the application be deferred to ask the applicant to consider re-siting the proposed development. His proposal was seconded by Councillor Richard Owain Jones.

It was resolved to defer determination of the application in order to ask the applicant to consider re-siting the proposal.

7.5 Full application for the demolition of the existing dwelling together with the erection of a new dwelling in its place at Glasfryn, Ravenspoint, Trearddur Bay

The application is presented to the Planning and Orders Committee at the request of a Local Member. At its meeting held on 2 September, 2015 the Committee resolved that a site visit be undertaken and this was subsequently carried out on 16th September, 2015.

The Planning Development Manager reported that the scheme is a one for one replacement of an existing dwelling 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. At the time of the site visit attention was drawn by Local Members to the potential impact of works on the boundary wall between the subject dwelling and the adjoining property and to concerns expressed by the neighbour about the flow of water from the application site to his land. The Officer said that additional information has been received confirming that the scheme will incorporate plans for a retaining wall along the boundary within the curtilage of the existing dwelling along with a drain meaning there will be no additional loading on the boundary wall and no water flowing from the site to the adjoining property .

Councillor Lewis Davies proposed that the application be approved and the proposal was seconded by Councillor Vaughan Hughes.

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

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 38C219F – Full application for the erection of traditional agricultural barns at Cae Mawr, Llanfechell

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

Having declared an interest in this application, Councillor Nicola Roberts did not take part in the consideration and determination thereof.

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

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

11.2 48C311F – Full application 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, Pen Lôn

The application is presented to the Planning and Orders Committee as the applicant is related to an officer within the Planning Department. The application has been scrutinised by the Monitoring Officer as required under the paragraph 4.6.10.4 of the Council's Constitution.

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

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

12. REMAINDER OF APPLICATIONS

12.1 12C431F – Full application to change the existing window to French doors at Gwynfa, Beaumaris

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

The Planning Development Manager reported that as the Listed Building application for the change of window to a French door has been previously approved by the Local Planning Authority it is not considered that the Authority can refuse the planning application. The recommendation is therefore to approve the application.

Councillor Vaughan Hughes proposed that the application be approved and the proposal was seconded by Councillor Lewis Davies.

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

12.2 12LPA1003E/FR/VAR/CC – 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 wall) from planning permission reference 12LPA1003B/CC/MON (minor amendments to scheme previously approved under 12LPA1003/FR/CC and variation of condition (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

The application is presented to the Planning and Orders Committee as it has been made by the Council and is on part of Council owned land.

The Planning Development Manager informed the Committee that since the report was drafted an additional letter of objection has been received from a resident of Alma Street, Beaumaris the substance of which refers to the scheme in its entirety. The Officer reported that the application can be summarised as one to amend the relevant conditions to allow the applicant a further period of time to submit a Construction Management Plan, Traffic Management Plan and details of the finish to the wall which information was due to be submitted prior to the commencement of works. The application also seeks to amend the condition with regard to the public sewer and to delete the planning condition in relation to the bunding as this element of the scheme will no longer be implemented, and this represents the only physical change to the development.

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

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

12.3 14LPA1021/CC – Full application for the erection of an agricultural building for the storage of hay and straw on land at Bwlchyfen, Tyn Lon

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

Councillor Lewis Davies proposed that the application be approved and the proposal was seconded by Councillor Vaughan Hughes.

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

12.4 19LPA1018/CC – Full application for the demolition of existing buildings at 91-95 Market Street, Crown Hotel and Grill, Holyhead

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

The Planning Development Manager reported that the scheme of demolition proposed is urgently necessary given the structural condition of the buildings and the risk that poses. Temporary shoring of the building has already taken place.

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

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

12.5 19C698Q – 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 permission 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

The application is presented to the Planning and Orders Committee in accordance with legal advice.

The Planning Development Manager informed the Committee that the application is for a reduction in the number of affordable dwellings from 37 to 20 (not 18). The Officer reported that the key issue is whether the Section 106 agreement continues to serve a useful planning purpose as modified. Under the modified proposal 20 affordable housing units will be provided which will be offered to Clwyd Alun Housing Association at 70% of their open market value. Consultation has taken place with the District Valuer who advises that approval of the application would ensure the viability and deliverability of the proposal which would in turn contribute to the need for housing in the area and, in the Officers' view, contribute positively to the community and local economy through the generation of employment and wealth. Officers accept that the development will not be delivered without the requested reduction in the affordable homes provision, and given that Officers believe that the proposal would benefit the community were it to go ahead, the recommendation is one of approval.

Whilst disappointed that the development thus modified would deliver a reduced affordable homes provision, and whilst noting also that such requests are becoming more frequent, the Committee accepted that the development is unlikely to happen without the reduction and that the housing is required in the area. On that basis the Committee was minded to support the application.

Councillor Jeff Evans proposed that the application be approved and the proposal was seconded by Councillor Nicola Roberts.

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

12.6 43C196 – 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

The application has been called in by a Local Member who requests that a site visit be undertaken.

Councillor Trefor Lloyd Hughes asked that a site visit be carried out so that Members can better appreciate local concerns with regard to privacy, amenity and traffic issues as well as potential noise and light pollution.

Councillor Lewis Davies proposed that the application site be visited and the proposal was seconded by Councillor Jeff Evans.

It was resolved that the application site be visited in accordance with the Local Member's request for the reasons given.

12.7 46C14V/1 – Full application for the 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

The application is presented to the Planning and Orders Committee as it has been called in by a Local Member due to concerns regarding there being no additional toilets and flooding risk.

Having declared an interest in this application, Councillor Victor Hughes did not take part in the consideration and determination thereof.

Councillor Trefor Lloyd Hughes said that he shared the Community Council's concerns with regard to the application and he asked that the Committee undertake a site visit so that Members can better understand the issues with regard to the flooding risk.

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

It was resolved that the application site be visited in accordance with the Local Member's request for the reason given.

12.8 47LPA1020/CC – Full application for the erection of an agricultural building for the purpose of housing livestock on land at Cott, Llanrhuddlad

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

Having declared an interest in this application, Councillor Victor Hughes did not take part in the consideration and determination thereof.

Councillor Kenneth Hughes proposed that the application be approved and the proposal was seconded by Councillor Lewis Davies.

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

13. OTHER MATTERS

13.1 12LPA1003C/CC/SCR – Screening opinion for flood relief culvert at Castle Meadow, Beaumaris

The Committee was informed that the Local Planning Authority considers that an EIA is not required in this instance.

It was resolved to note the information presented.

**Councillor W.T.Hughes
Chair**

PLANNING SITE VISITS

Minutes of the meeting held on 21 October, 2015

PRESENT:	Councillors Jeff M. Evans, K.P. Hughes.
IN ATTENDANCE:	Development Management Team Leader (NJ).
APOLOGIES:	Councillors John Griffith, Vaughan Hughes, R.O. Jones
ALSO PRESENT:	Local Member : Councillor T.LI. Hughes (for both applications)

1. 43C196 – 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

The Members were shown the access to the site and proposed works before proceeding to the buildings themselves. The location of a public footpath and permissive footpath were pointed out. The proposals were viewed in relation to proximity to the dwelling at Ty'r Garreg and other properties in the vicinity. The elevation of the site was pointed out in relation to the surrounding landscape which is designed an Area of Outstanding Natural Beauty. The site was approached and left by making a circuit of the route in order to understand the highway network.

2. 46C14V/1 – 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

The Members were shown the existing caravan park in relation to the proposed extended site and surrounding properties and public footpath. The location of proposed caravans in relation to an existing ditch was shown as was existing vegetation to be retained. The properties from which letters of objection have been received were pointed out.

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6.1

Gweddill y Ceisiadau

Remainder Applications

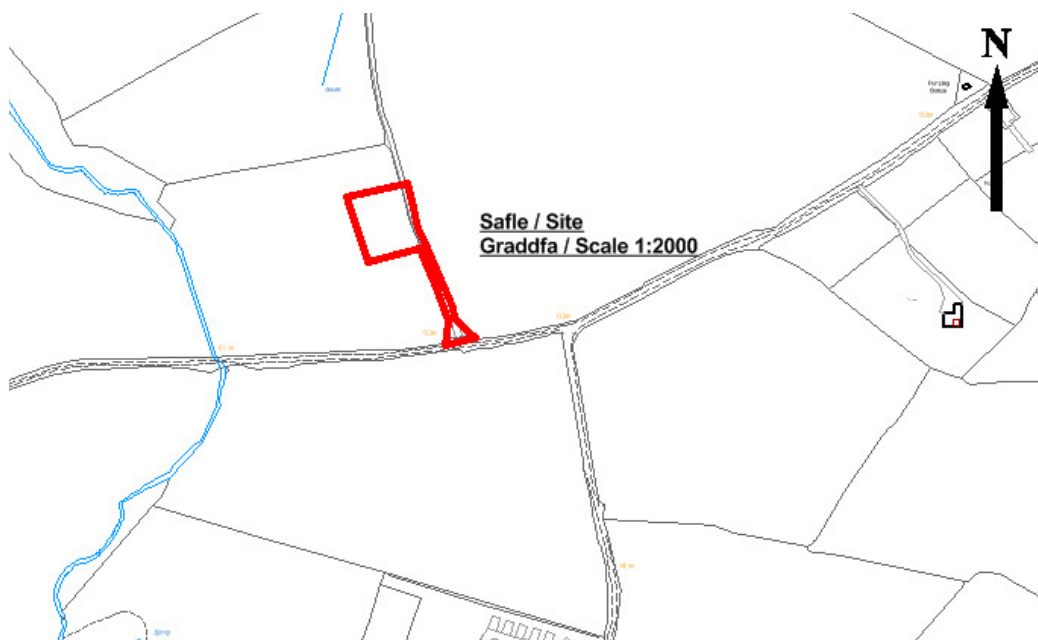
Rhif y Cais: **42C127B/RUR** Application Number

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: 04/11/2015

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.

Planning Committee: 04/11/2015

Report of Head of Planning Service (NJ)

Recommendation:

Gohirio

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 2nd September 2015 the Members resolved to undertake a site visit prior to determining the application. The site was visited on 16th September.

At its meeting held on 7th October 2015 the Members resolved to defer the application in order to allow the applicant time to consider alternative proposals for the site which could include retaining the public car park and toilet facilities. At the time of writing this report, no additional details had been received.

7.1

Gweddill y Ceisiadau

Remainder Applications

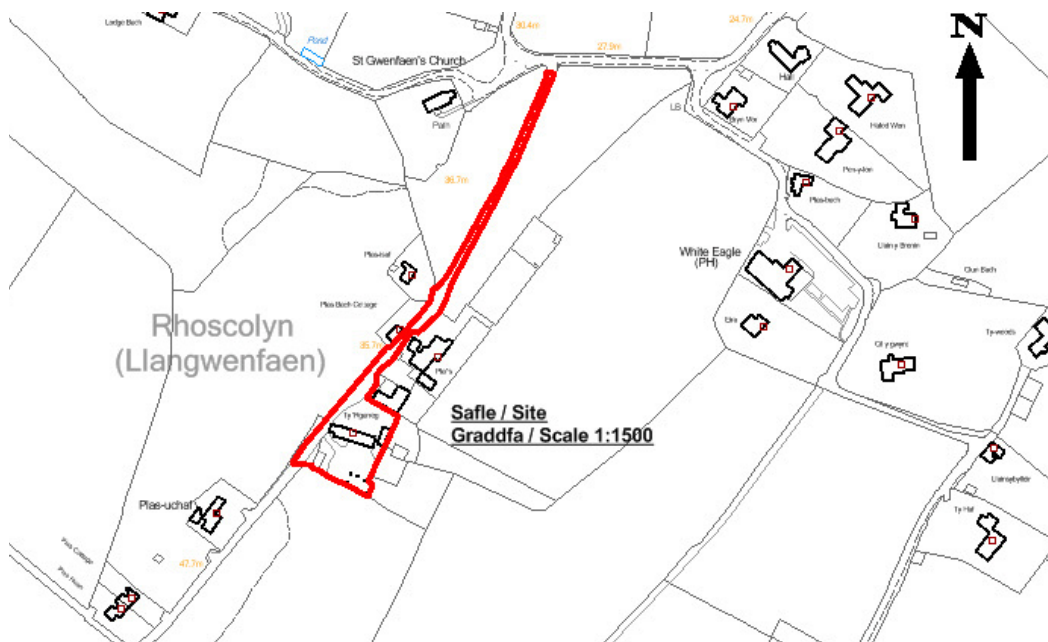
Rhif y Cais: **43C196** Application Number

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: 04/11/2015

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.

At its meeting held on 7th October 2015 the members resolved to undertake a site visit prior to determining the application. The site was visited on 21st October 2015.

1. Proposal and Site

The site is located in the designated AONB and comprises a stone agricultural building range. The site is accessed off a private road along which a permissive 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
Policy 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 – Great concern regarding the impact of the development on traffic in Rhoscolyn; the road is extremely busy and the opening of a restaurant will increase traffic on a narrow and winding road; despite plans to widen the access the difficulties of entering and exiting the lane will persist; concerns regarding effects on other business particularly those preparing food; concerns were also expressed regarding wildlife and on agriculture; finally, the condition of the access lane is of concern.

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. Ty'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

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 permissive 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 Ty'r 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.

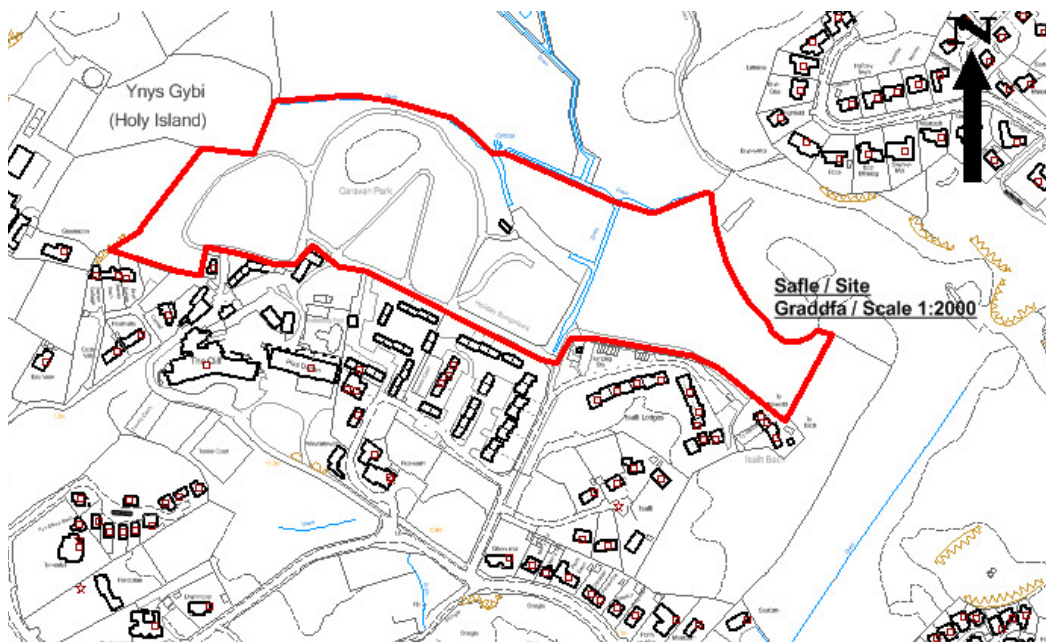
Rhif y Cais: **46C14V/1** Application Number

Ymgeisydd Applicant

Mr Robert Songhurst

Cais llawn i ail-fodelu'r maes carfanau parhaol presennol i ddarparu ar gyfer 14 o garfannau gwyliau parhad wedi'u hail-leoli i'r elfen deithiol 'barhaol' ynghyd ag ymestyn y parc er mwyn ail-leoli 46 o garfannau 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: 04/11/2015

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.

At its meeting held on 7th October 2015 the Planning and Orders Committee resolved to defer consideration of the application in order to visit the site. The site was visited on 21st October 2015.

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 1st March and 31st 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

Policy TO6 Touring Caravans

Policy EN2 AONB

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 through 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

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. 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

(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 31st 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.

8.1

Ceisiadau'n Economaidd

Economic Applications

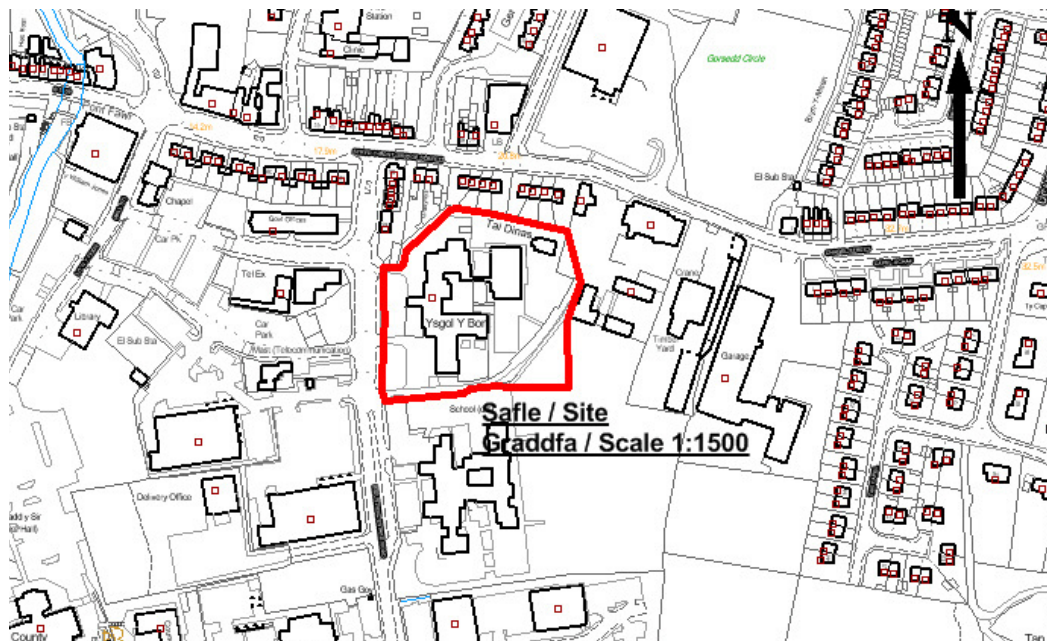
Rhif y Cais: **34C687/ECON** Application Number

Ymgeisydd Applicant

Mr Jeff Williams

Cais llawn ar gyfer codi 63 o fflatiau ar gyfer Cynllun Gofal Ychwanegol ar dir y cyn / Full application to erect 63 Extra Care Scheme apartments on the site of the former

Ysgol y Bont School, Industrial Estate Road, Llangefni



Planning Committee: 04/11/2015

Report of Head of Planning Service (MTD)

Recommendation:

Permit

Reason for Reporting to Committee:

This is an application which involves Council owned land.

1. Proposal and Site

Use

The proposal is for 63 extra care apartments with associated communal facilities including lounge, restaurant/cafe multi use spaces, buggy store, laundry, assisted WC, hairdressers and communal gardens.

The proposal will provide accommodation with on hand care for residents in such need. The scheme has been designed to accommodate the specific needs of the existing and predicted Local community and as such the future tenants for this development will be selected from/by Ynys Mon and Pennaf housing, based on criteria relating to age and assisted living needs. A panel will decide on who is eligible to move in to this scheme, this panel will contain officers from Social Services and Housing and they will assess people based on their care needs. It is envisaged that the registered social landlord Pennaf will be offering a tenancy to the eligible person using a standard assured tenancy agreement.

Part of the scheme will be open to the public (Community hub), this part of the scheme will include the café and a multi-purpose room, the aim is to provide services, information and social opportunities within the scheme for residents and people from the community to access. Some examples could include, falls prevention classes, IT lessons, sessions on debt management, coffee mornings, signposting services etc.

The site

The site lies approximately 200m outside the Llangefni Conservation area within an area of mixed uses. The northern boundary of the site adjoins residential development along Bridge Street. To the south and east the area becomes more industrial and commercial in nature. To the east the site is bordered by light industrial buildings.

The development site itself comprises approximately half the of the former school site which included a number of community out buildings (on remaining part of site).

The proposed part two, part three storey building is in the form of an open courtyard around a communal garden. The majority of the building is set out at the upper ground level which extends to the west where the change in levels allows the creation of a lower ground floor. Parking is to the north of the site where 35 spaces are to be provided.

Access is via Industrial Estate Road. This access road sweeps to the east of the building then north where the parking spaces are to be provided along with turning area, trade/service point and bin enclosure.

2. Key Issue(s)

- i Policy context/location
- ii Need
- iii Amenity visual/residential
- iv Highways matters

3. Main Policies

Gwynedd Structure Plan

Strategic policies 1 and 5
A2 Housing Land
A9 Affordable Housing
A10 Sheltered housing
D32 Landscaping
FF12 Parking
D4 Siting and design
B1 Employment Generating Developments

Ynys Mon Local Plan

1 General policy
26 Car parking
42 Design
48 Housing Development Criteria
49 Defined Settlements
51 large sites

Unitary Development Plan (Stopped)

Part One policy 3 Language and Culture
Part One Policy 4 Integrated Transport and the location of Development
GP1 Development Control Guidance
GP2 Design
TR10 Parking
HP3 New Housing Development main and secondary centres
HP7 Affordable housing
HP11 Residential and nursing homes
SG6 Surface water

Supplementary Planning Guidance

Affordable housing
Parking standards
Planning and Welsh language
Design Guide for the Urban and Rural Environment.

Planning Policy Wales

TAN 2 Planning and Affordable Housing
TAN 12 Design
TAN 18 Transport

4. Response to Consultation and Publicity

Local Members no response

Town Council no response

Welsh Water Condition

Wales and West Utilities Comments in respect of existing utilities which may need to be diverted.

Drainage comments regarding surface water.

Environmental Health attention drawn to the Building Act 1984 and potential for noise nuisance.

Highways Conditions

Natural Resources Wales No objection

At the time of writing this report one letter has been received raising concerns in respect of moving the existing bus stop and noise and disturbance from the existing bus stop.

5. Relevant Planning History

The site has been the location of Ysgol y Bont school. No recent planning history is considered relevant to the scheme.

6. Main Planning Considerations

Location

The site is located immediately adjacent to Llangefni town centre where all facilities are within walking distance. Furthermore, bus services are immediately available which will enable residents to travel farther afield.

Given the above and having regard to the site being within the confines of the settlement it is considered that the location meets the sustainability tests for such a development.

Need

A needs assessment was commissioned in 2013 and findings from this report predicted the following for Llangefni catchment area:

- The over 75 population will increase by 84% from 2013 to 2033;
- In Llangefni, there is need for 80 units of extra care housing (including 9 units for dementia) in 2013, again with the potential to increase in the next 20 years.
- The number of domiciliary care clients will double (assuming current eligibility criteria) from 2013 to 2033.

Social care service provision data shows:

- At March 2014, 32 Cefni residents aged 65 and over were in residential care.
- In 2013/14, 108 Cefni residents were in receipt of domiciliary care.
- The vast majority (87% in Cefni) were either owner occupiers or private tenants.

The number of residential care placements and domiciliary care packages in 2013/14 in Llangefni exceed the projected demand for extra care housing in this area, suggesting enough need for care to sustain development of extra care housing. This would replace current Council owned residential care

homes and work alongside other developments of both existing assets, such as Sheltered Housing, and new initiatives such as Community Hubs.

Amenity

The application has been scrutinized through the pre application process and it is considered that the design and scale of the proposal is acceptable in this location.

Furthermore, given the layout and the position of other dwellings in the location it is not considered that there will be undue harm to the amenities of those occupiers nearby.

Highways

The Highways Authority raise no objection to the scheme subject to conditions being attached to any permission these are reproduced below.

7. Conclusion

It is considered that the proposals will provide a much needed facility in a form and location which is suited to this development.

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 13/08/2015 under planning application reference 34C687/ECON.

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

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

(05) The occupancy of the apartments hereby granted planning permission shall be restricted to:

a) A person aged 60 years or over and to any spouse, civil partner or dependent relative of that person;

b) A person of any age With a personal care plan (care provided by a personal care team on site) by reason of health or social need and to any spouse, or civil partner, or dependent relative of that person.

(06) With the exception of Demolitions works to the existing buildings on site, No part of the development shall commence until a noise survey in order to determine noise levels for both day and night has been carried out, and a detailed report of the survey findings together with a detailed scheme of noise attenuation and or noise Insulation measures has been submitted to and approved in writing by the Local Planning Authority. The measures as are approved shall be fully implemented prior to the first occupation or use of the development

(07) A method statement shall be submitted and agreed in writing for the removal of existing hard surfacing near retained trees

(08) No development shall commence until a drainage scheme for the site has been submitted to and approved in writing by the Local planning Authority. The scheme shall provide for the disposal of foul, surface and land water, and include an assessment of the potential to dispose of surface and land water by sustainable means. Thereafter the scheme shall be implemented in accordance with the approved details prior to the occupation of the development and no further foul water, surface water and land drainage shall be allowed to connect directly or indirectly with the public sewerage system.

(09) No development shall take place including any works of demolition until a construction management plan or construction method statement has been submitted to and been approved in writing by the Local Planning Authority. The approved plan/statement shall be adhered to throughout the construction period and shall include.

- Hours of Working
- Contaminated Land
- Soil handling
- Control of the Water Environment
- Ecology
- Noise and Vibration
- Dust and Air Quality
- Construction Traffic Management
- Protection of trees and hedges not scheduled for removal

The plan shall be implemented throughout the development works.

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

10.1

Ceisiadau'n Tynnu'n Groes

Departure Applications

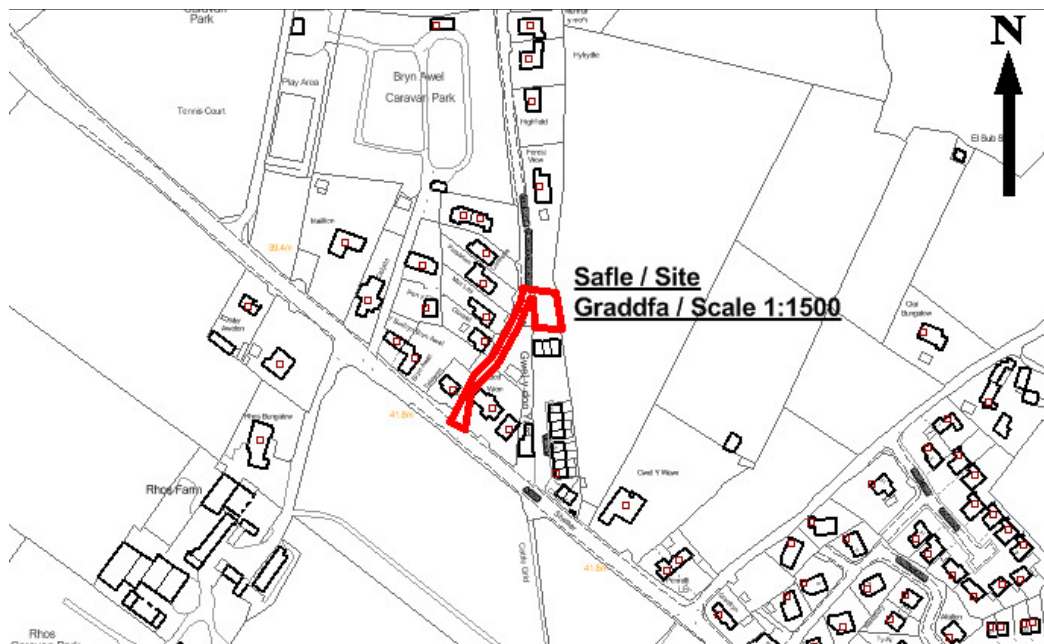
Rhif y Cais: **42C237** Application Number

Ymgeisydd Applicant

Mr Alan Foster

Cais llawn ar gyfer codi annedd ar dir ger/Full application for the erection of a dwelling on land opposite

Plas Tirion, Helen's Crescent, Pentraeth



Planning Committee: 04/11/2015

Report of Head of Planning Service (MTD)

Recommendation:

Permit

Reason for Reporting to Committee:

This is a departure application for which the recommendation is to permit

1. Proposal and Site

It is proposed to erect a single storey bungalow.

The site is located adjacent to the recently constructed "Sidings" development in Pentraeth. Access is onto Helens Crescent.

2. Key Issue(s)

Policy
Highways
Amenity

3. Main Policies

Gwynedd Structure Plan

Policy A2 Location of Housing Land
Policy A3 Scale and Phasing of housing
Policy D4 Siting and Design

Ynys Mon Local Plan

Policy 1 General Policy
Policy 31 Landscape
Policy 42 Design
Policy 48 Housing Development Criteria

Ynys Mon Unitary Development Plan (Stopped)

GP1 Development Control Guidance
GP2 Design
EN1 Landscape Character
HP4 Villages

SPG Design Guide for the Urban and Rural Environment

4. Response to Consultation and Publicity

Local Members No comments

Community Council Already overdeveloped, local objections, questions over ownership.

Highways Conditions

Drainage comments

Ecological Advisor no objection and comments

Comments raised in correspondence received include;

Highway hazards will be created
The applicant does not own the access
Access was not allowed previously
Other applications may follow
Will cause damage to road
The applicant has no right of way

5. Relevant Planning History

The adjacent site "The Sidings" was granted permission for 13 dwellings On 29/10/13 under ref 42C231

42C237A/LUC Certificate of Lawful Use for the use as a storage/builders yard approved

6. Main Planning Considerations

The site is located outside the settlement boundary in the Ynys Mon Local Plan but within it in the Unitary Development Plan. Given the weight that can be attributed to the UDP it is considered that the proposals are acceptable in land use terms.

The site is located adjacent to a new development and there are dwellings on the opposite side of the access road. However, given the distances from the surrounding dwellings it is considered that the new dwelling will not impose any harm on the amenities of the occupiers thereof.

Furthermore, a bungalow in this location is not considered to harm the visual appearance/character of the locality.

In terms of access and traffic generation, a certificate of lawfulness has been granted establishing that there is a lawful use of the site for a storage/builders yard. Given this it is accepted that the proposed use would not generate any additional vehicular movements over the use that the land could be used for.

7. Conclusion

The proposals are acceptable in terms of land use policy, amenity and traffic generation/access.

8. Recommendation Permit

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 access shall be laid out and constructed strictly in accordance with the submitted plan (2) enclosed plan before the use hereby permitted is commenced and thereafter shall be retained and kept free from permanent obstruction and used only for access purposes.

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

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

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

(04) The car parking accommodation shall be completed to the satisfaction of the Local Planning Authority before the use hereby permitted is commenced.

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

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

Reason: In the interests of amenity.

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

Reason: In the interests of amenity.

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

Reason: For the avoidance of doubt.

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

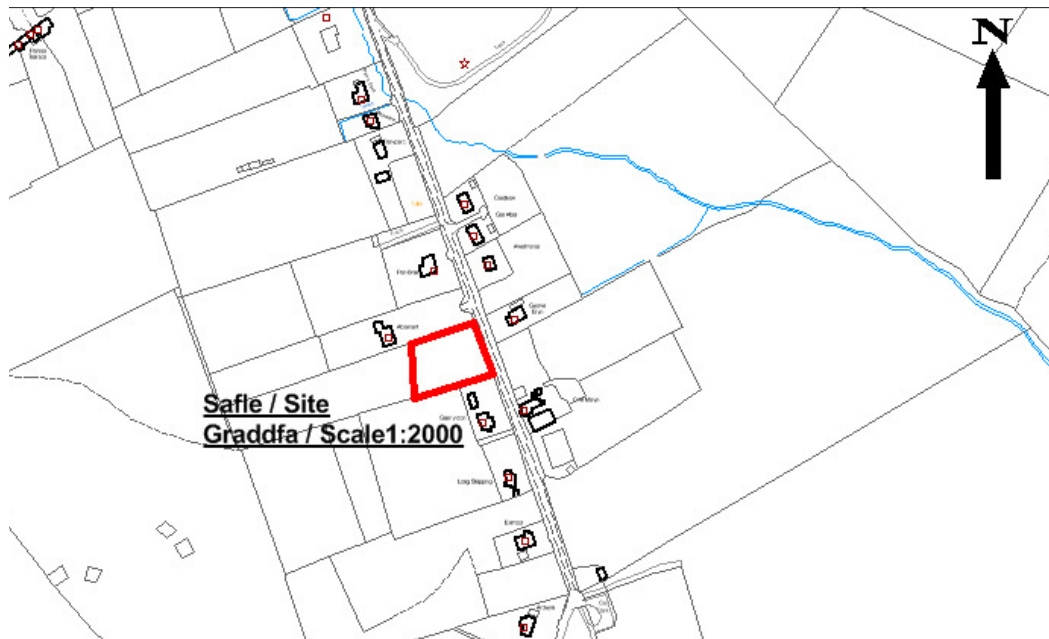
Rhif y Cais: **45C207J** Application Number

Ymgeisydd Applicant

Mr Mick Collins

**Cais llawn ar gyfer codi annedd gyda garej ar wahan ynghyd a chreu mynedfa i gerbydau ar dir yn /
Full application for the erection of a dwelling and a detached garage together with the
construction of a vehicular access on land at**

Ynys Hafan, Pen Lon



Planning Committee: 04/11/2015

Report of Head of Planning Service (SCR)

Recommendation:

Permit

Reason for Reporting to Committee:

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

1. Proposal and Site

The application site is located in Penlon in Newborough. The site is located between two properties and there are dwellings on the opposite side of the road. The dwellings are predominantly single storey or dormer style properties.

The proposal is a full application for the erection of a dwelling and detached garage together with the construction of a new vehicular access. The proposed dwelling is split into two sections, with a modern and contemporary mono-pitch single storey section which will provide bedrooms and a dormer section which will provide the living accommodation, kitchen and an additional bedroom a single storey corridor will be constructed between both sections.

2. Key Issue(s)

The key issue is whether the proposal is acceptable in terms of policy, design and impact on the locality and amenities of nearby residential properties.

3. Main Policies

Ynys Mon Local Plan

- 1 – General Policy
- 30 - Landscape
- 48 – Housing Development Criteria
- 53 – Housing in the Countryside.
- 30 – Landscape

Gwynedd Structure Plan

- A2 – Housing Land
- A3 – New Housing Development
- A6 – New Dwellings in the Open Countryside
- D1 – Area of Outstanding Natural Beauty
- D4 – Location, Siting and Design.

Stopped Unitary Development Plan

- GP1 – Development Control Guidance
- GP2 – Design
- HP5 – Countryside Hamlets and Clusters
- EN2 – Area of Outstanding Natural Beauty

Planning Policy Wales, 2014, 7th Edition

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

4. Response to Consultation and Publicity

Community Council – No objection

Local Member, Cllr P Rogers – No response at the time of writing this report.

Local Member, Cllr A Griffith – No response at the time of writing this report.

Natural Resource Wales – No response at the time of writing this report.

Welsh Water – Recommend conditional approval

Highways – Recommend conditional approval – one of the conditions is that a detailed traffic management scheme is submitted for approval in regards to the construction traffic. This condition is not considered necessary as there is ample space within the site to accommodate the vehicles and machinery during the construction period.

Drainage – Standard comments

The application was afforded three means of publicity these were; the posting of a site notice near the site and the serving of personal notifications on neighbouring properties representations and the publication of a notice in the local press. The latest date for the receipt of representations was the 3rd September, 2015 and at the time of writing this report one letter of representation had been received at the department. The main issues raised can be summarised as follows:

i) Application form completed incorrectly as a ditch runs along the boundary of the site and trees can be found along the boundary of the site.

A copy of the letter was forwarded to the agent and an amended site plan has been submitted illustrating the existing course of the ditch and the existing trees on the site.

Other issues were also raised in regards to the adjoining property name being incorrect on the location plan however the applicant has amended the plan and corrected the details of the adjoining property.

5. Relevant Planning History

45C207: Erection of a dwelling on part of land at Cae Ponciau Wil, Penlon, Newborough. Refused – 10.03.94

45C207A: Erection of an agricultural building on land at Cae Ponciau Wil, Penlon, Newborough. Withdrawn – 26.05.94

45C207B: Erection of a dwelling on land at Cae Ponciau Wil, Penlon, Newborough. Refused – 12.09.94 (Appeal – Dismissed – 07.02.95)

45C207C: Agricultural development determination form for the erection of a woodland maintenance building at Crud Awel Woodland Plantation, Penlon, Newborough. Permission required – 06.08.96

45C207D: Erection of a woodland maintenance building at Crud Awel Woodland Plantation, Penlon, Newborough. Approved – 06.06.97

45C207E: Retention of a caravan sited for temporary accommodation at Cae Ponciau Wil, Penlon, Newborough. Refused – 04.12.98

45C207F: Outline planning application for the erection of a dwelling on land at Cae Ponciau Wil, Penlon, Newborough. Refused – 13.03.02

45C207G - Outline application for the erection of a dwelling on land adjacent to Abernant, Penlon, Newborough – Approved 09/03/12

45C207HVAR – Application under Section 73 for the variation of conditions (02) and (03) from planning permission reference 45C207G (outline application for the erection of a dwelling) so as to extend the time limit of the planning consent on land adjacent to Abernant, Penlon – Approved 18/05/2015

45C207K/SCR – Screening opinion for erection of a dwelling and a detached garage together with the construction of a vehicular access on land at Ynys Hafan, Penlon, Newborough – EIA not required 07/09/2015

6. Main Planning Considerations

Principle of Development - The application site is considered as being in the countryside under the provisions of Policy 53 of the Ynys Mon Local Plan; however, it is identified as a Countryside Hamlet and Cluster under policy HP5 of the Stopped Unitary Development Plan.

The Stopped Unitary Development Plan remains a material planning consideration in view of the advanced stage reached in the Unitary Development Plan adoption process and since it has been subject to scrutiny at a Public Enquiry and supported in the Inspector's Report of 2004.

The application site is an 'infill site' which is immediately adjacent to the developed part of the rural hamlet as per the provision of Policy HP5.

The principle of the development is therefore acceptable under the provisions of Policy HP5 of the Stopped Unitary Development Plan and this is a material consideration of significant weight.

Design – The surrounding properties are of a mixture of single storey or dormer construction with a mixture of modern and traditional design. The proposal is of a modern contemporary design the application is accompanied with a statement of justification describing how the design of the dwelling was reached and drawings are provided illustrating its impact on the public vista. The design and materials to be used in the construction of the dwelling are considered acceptable in this location.

Affect on surrounding properties – The proposal complies with the guidance contained within the document titled Supplementary Planning Guidance – Design Guide for the Urban and Rural Environment in terms of distances between existing and proposed dwellings. In addition, the site is also obscured from the view of the adjoining properties by way of the existing screening along the boundary of the site.

Effect on surrounding landscape - 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.

As articulated above the design and materials to be used in the construction of the dwelling are considered acceptable in this location and consequently it is not considered to have a detrimental impact on the surrounding landscape.

7. Conclusion

Whilst the proposal is contrary to policy 53 of the Ynys Mon Local Plan and policy A6 of the Gwynedd Structure Plan, the proposal is acceptable under the provision of policy HP5 of the Stopped Unitary Development Plan.

The design of the dwelling is considered acceptable and the proposal will not have a detrimental impact on the amenities currently enjoyed by the occupants of the surrounding properties or have a visual impact on the designated Area of Outstanding Natural Beauty.

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 removal of the vegetation shall take place between the 1st March and 30th August in any year unless the site has been checked for the presence of nesting birds by a suitably qualified ecologist and certified as being free of nesting birds. Should nesting birds be found to be present, no development shall take place until the chicks have fledged.

Reason: To safeguard any nesting birds which may be present on the site.

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

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

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

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

(06) The access shall be constructed with 2.4 metre by 43 metre splays on either side. Within the vision splay lines nothing exceeding 1 metre in height above the level of the adjoining carriageway shall be permitted at any time

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

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

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

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

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

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

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

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

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

(11) The 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.

11.1

Gweddill y Ceisiadau

Remainder Applications

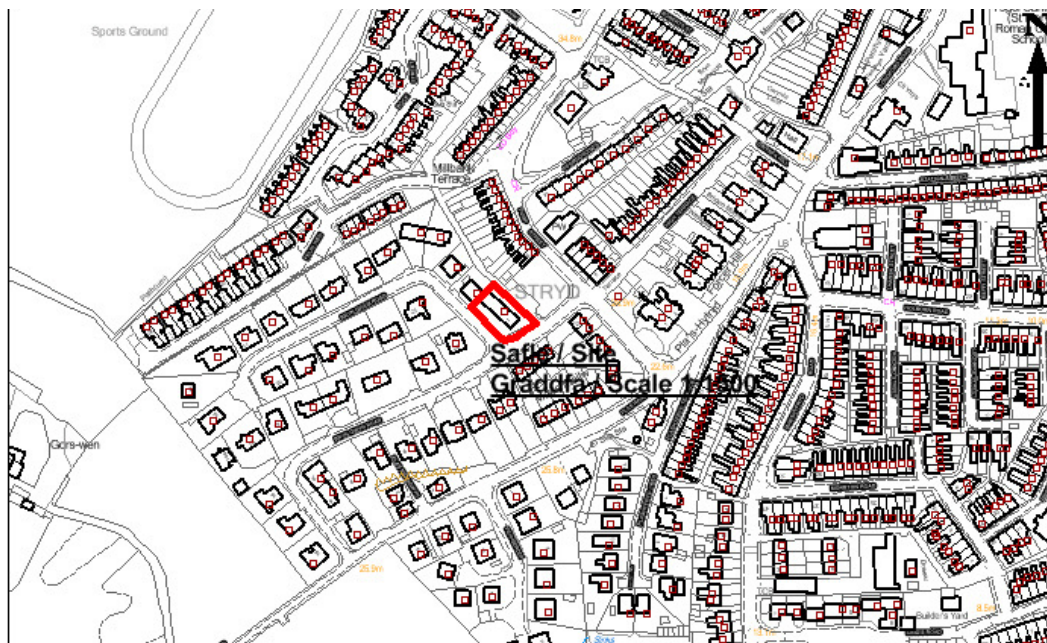
Rhif y Cais: **19C895E** Application Number

Ymgeisydd Applicant

Millbank Community Centre

Cais llawn i ddymchwel adeilad presennol ynghyd a chodi canolfan cymuned newydd yn ei le yn / Full application for the demolition of the existing building together with the erection of a new community centre in its place at

Millbank Community Centre, Holyhead



Planning Committee: 04/11/2015

Report of Head of Planning Service (OWH)

Recommendation:

Permit

Reason for Reporting to Committee:

The applicant is a member of the Authority

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

1. Proposal and Site

The application site is within the Millbank area in Holyhead.

The proposal entails the demolition of the existing community centre together with the erection of a new community centre in lieu.

2. Key Issue(s)

The key issue is whether the siting and design of the proposed new community centre is acceptable and impact on amenity.

3. Main Policies

Ynys Mon Local Plan

Policy 1 – General Policy

Policy 5 - Design

Policy 42 - Design

Gwynedd Structure Plan

Policy D4 – Location, Siting and Design

Policy D29 - Design

Stopped Unitary Development Plan

Policy GP1 – General Control Guidance

Policy GP2 – Design

Planning Policy Wales (7th Edition), July 2014

Technical Advice Note 12 – Design

4. Response to Consultation and Publicity

Councillor Trefor Hughes – Declaration of Interest

Councillor Jeffery Evans - No response received at the time of writing this report

Councillor Dafydd Thomas - No response received at the time of writing this report

Town Council – No objection

Drainage - The development site is served within an area served by combined public sewers and Welsh Water should be consulted.

Highways – Traffic Management scheme condition to be placed within the decision notice.

Welsh Water – Standard conditions regarding to the public sewers.

North Wales Police - No response received at the time of writing this report

Public Consultation – The application was afforded two means of publicity. These were by the placing of a notice near the site and serving of personal notifications on the owners of neighbouring properties. The latest date for the 1st neighbours notification of representations was the 02/07/2015. During this state, the department has received 4 letters; 3 of which had concerns and 1 support letter.

Their concerns were:

- Proposed development is close to boundary of 2 Bryn Gwyn Road
- Loss of light to living room window at 2 Bryn Gwyn Road.
- Parking issues

In respect to the above, the concerns was noted where the department received amended plans which was received at this department on the 04/09/2015 to which the application was re-notified. The latest date for representations was 07/10/2015. At the time of writing this report. 1 letter of representation have been received at this department. Their concerns repeated the 1st comments regarding to parking issues.

With respect to the parking issues, the Highway Authority considered imposing a condition on Traffic Management during construction stage. With respect to parking issues once the building has completed, it is not considered that the proposed development would form an adverse impact on parking as the building is currently used as a community centre and the proposed new build would still be used as a community centre. A small parking area is available between the community centre and Pump Street.

5. Relevant Planning History

19C895/AD – Erection of a community board at Senior Citizens Club, Millbank, Holyhead Approved 20/01/2005

19C895A - Siting of a temporary portacabin at Senior Citizens Club, Millbank, Holyhead Approved 25/03/2005

19C895B – Re-renewal of temporary planning permission 19C895A for the siting of a portacabin on land at Seniors Citizens Club, Millbank, Holyhead Approved 14/03/2007

19C895C – Application for the construction of a disabled ramp to the front of Senior Citizens Club, Millbank, Holyhead Approved 04/02/2009

19C895D – Re-renewal of temporary planning consent for the siting of a portacabin used as a

6. Main Planning Considerations

The proposal is for the demolition of the existing community centre together with the erection of a new community centre in lieu. The proposed scheme has been amended where the location of the community centre has been flipped and positioned further away from 2 Bryn Gwyn Road. Due to this, the dwelling 2 Bryn Gwyn Road, will not lose light to the living room window to a degree to warrant refusal.

There are ample spaces within the development site to accommodate the proposed scheme. The new design of the community centre will be a 'T' shape building and will have a pitched roof.

It is not considered that the proposal will lead to overlooking as the new windows formed face the vacant green field and the estate road. The proposed materials are considered acceptable.

Conditions will be placed on the decision notice to ensure that during construction, the highway road will not be impacted regarding to the parking and the storing of materials.

It is not considered that the proposed scheme will impact the surrounding amenities or any neighbouring properties to a degree that it should warrant a refusal. The concerns raised by the neighbouring properties have been noted and taken into consideration when making this decision.

7. Conclusion

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

8. Recommendation

Permit

(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) Prior to the commencement of works, a full comprehensive and robust Traffic Management Scheme including:-

- i. The parking of vehicles for site operatives and visitors**
- ii. Loading and unloading of plant and materials**
- iii. Storage of plant and materials used in constructing the development**
- iv. Wheel washing facilities (if appropriate)**
- v. Hours and days of operation and the management and operation of construction and delivery vehicles shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter proceed in accordance with the approved scheme.**

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

(03) The development permitted by this consent shall be carried out strictly in accordance with the plan(s) submitted on the 04/09/2015 under planning application reference 19C895E.

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.

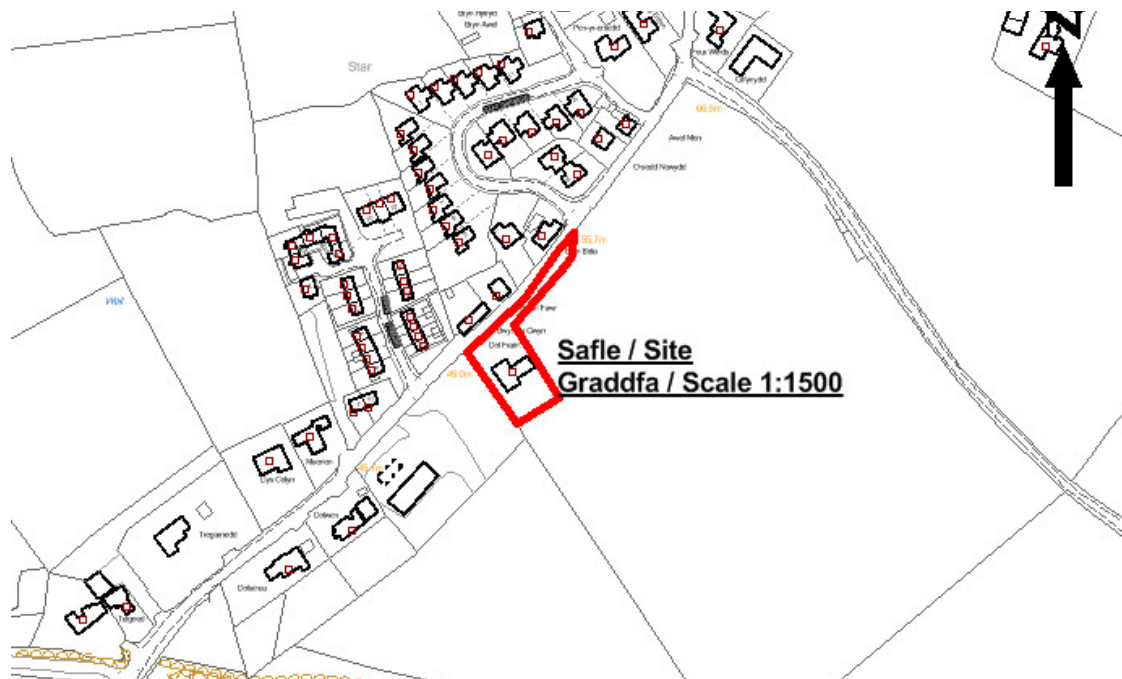
Rhif y Cais: **41C113C** Application Number

Ymgeisydd Applicant

Mr John Foulkes

Cais llawn ar gyfer creu mynedfa i gerbydau a chau y fynedfa bresennol ar dir yn / Full application for the construction of a vehicular access and the closure of existing access on land at

Dol Frait, Star



Planning Committee: 04/11/2015

Report of Head of Planning Service (BWG)

Recommendation:

Permit

Reason for Reporting to Committee:

The application is being presented to the Planning Committee as the applicant is related to a member of staff within the Planning and Public Protection Department of the County Council.

1. Proposal and Site

The proposal is for a full application for the construction of a vehicular access and the closure of existing access on land at Dol Ffaint, Star.

2. Key Issue(s)

- Highway Safety
- Amenity
- Landscape Impact

3. Main Policies

Ynys Mon Local Plan

Policy 1 – General Policy

Policy 30 – Landscape

Gwynedd Structure Plan

Policy D4 – Environment

Policy FF1 – Increase Traffic Generation

Stopped Unitary Development Plan

Policy GP1 – Development Control Guidance

Policy GP2 – Design

Policy EN1 – Landscape Character

4. Response to Consultation and Publicity

Community Council – Objection due to the road being narrow, and that the existing access is safer.

Local Member (Cllr Alun Wyn Mummery) –

No response at the time of writing the report

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

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

Highways Authority – Conditional Approval

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 is the 4th November, 2015. No response at the time of writing the report.

5. Relevant Planning History

41C113 – Outline application for the erection of a dwelling on land opposite Bwthyn Gwyn, Star. Approved 10/02/06

41C113A/DA – Detailed plans for the erection of a dwelling together with the construction of a new access on land adjacent to Dolwen Outbuildings, Star. Approved 10/09/07

41C113B – Outline application for the erection of a dwelling on land opposite Refail Fawr, Star. Non-determination. Appeal Dismissed 18/02/09

6. Main Planning Considerations

Highway Issues

The Community Council have objected to this application for the following reason:-

The road is too narrow, and the existing access is safer.

However, the Highways Department have been consulted and are content with the proposal with appropriate worded conditions.

Affect on amenities of surrounding properties

The proposal will not harm the amenities of the occupants of neighbouring properties.

7. Conclusion

The principal consideration in this instance is highway safety, and the council's Highways Department are satisfied with the proposal in strict accordance with the amended plans received on the 5th October, 2015.

8. Recommendation

To **permit** the application 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) The access shall be laid out and constructed strictly in accordance with the amended submitted plan on 05/10/2015 before the use hereby permitted is commenced and thereafter shall be retained and kept free from permanent obstruction and used only for access purposes.

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

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

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

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

Reason: To minimise danger and inconvenience to highway users.

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

Reason: To minimise danger and inconvenience to highway users.

(06) The development permitted by this consent shall be carried out strictly in accordance with the plan(s) submitted on the 05/10/15 under planning application reference 41C113C.

Reason: For the avoidance of doubt.

Informatives

The Highway Authority shall not be responsible for any road surface water entering the site as the result of the development.

Any adjustments, resiting and/or protection of any statutory services in the highway shall be his responsibility and carried out at his own expense.

If he/she chooses to carry out the work himself/, the Applicant should be advised to apply in writing to the Corporate Director of Highways, Transportation and Property for the necessary consent, as required under Section 171 of the Highways Act, 1980 to carry out work within the highway for the formation of the footway and/or verge crossing.

The footway and/or verge crossing required in connection with this development shall be carried out at his expense by the Highway Authority, their Agents or other approved Contractor before the access is brought into use and completed before the use is commenced.

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

Technical Advice Note 12 – Design

Technical Advice Note 18 – Highways

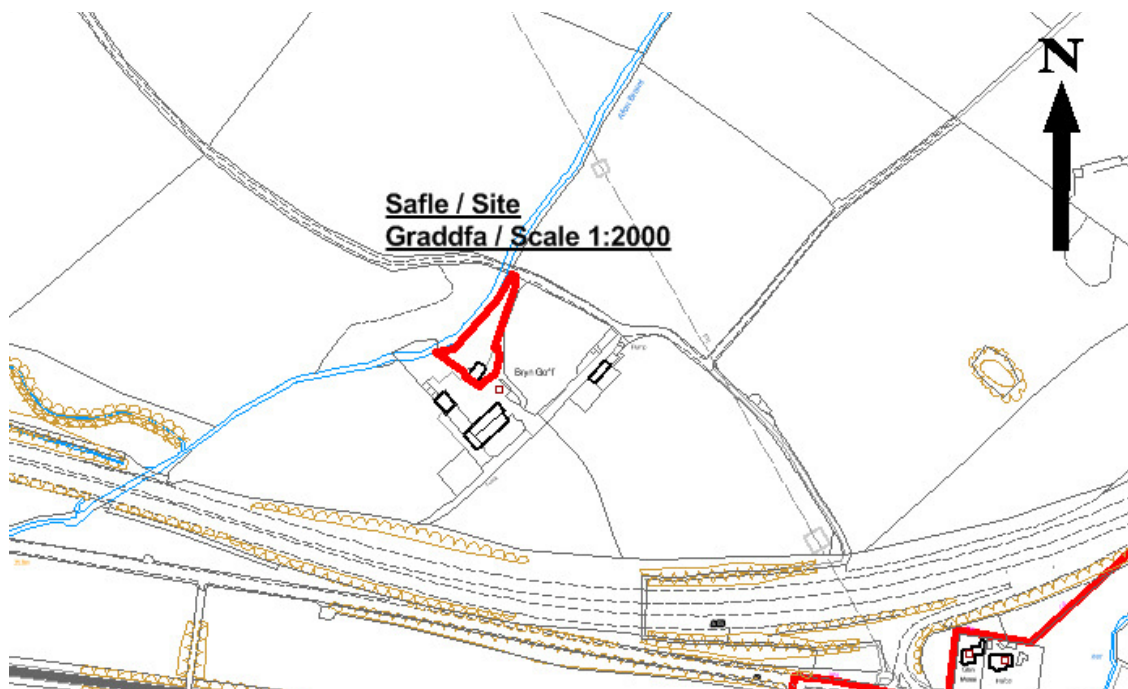
Rhif y Cais: **41C99P/ENF** Application Number

Ymgeisydd Applicant

Mr & Mrs Brian Griffith

Cais ôl-weithredol i gadw trosi adeilad allanol 'fel yr adeiladwyd' yn / Retrospective application to retain the outbuilding conversion 'as built' at

Unit 6, Nant Y Felin, Bryn Gof, Sar



Planning Committee: 04/11/2014

Report of Head of Planning Service (JBR)

Recommendation:

Permit

Reason for Reporting to Committee:

The applicant is a relative of a 'serving councillor' . The application has been scrutinised by the Monitoring Officer as required under paragraph 4.6.10.4 of the Council's Constitution.

1. Proposal and Site

The application is for retrospective planning permission to retain the outbuilding conversion 'as built'.

The application site is located within a complex of converted outbuildings on the outskirts of Star.

2. Key Issue(s)

The key issue is whether the additional rebuilding works carried out are acceptable.

3. Main Policies

Ynys Mon Local Plan

Policy 1 – General Policy

Policy 31 – Landscape

Policy 42 – Design

Policy 55 - Conversions

Gwynedd Structure Plan

Policy D3 – Landscape Conservation Areas

Policy D4 – Location, Siting and Design

Policy D28 – Natural Slates

Policy D29 - Design

Stopped Unitary Development Plan

Policy GP1 – Development Control Guidance

Policy GP2 – Design

Policy EN1 – Landscape Character

Policy HP8 – Rural Conversions

4. Response to Consultation and Publicity

Councillor Alun W Mummery – No response at time of writing report.

Councillor R Meirion Jones – No response at time of writing report.

Councillor Jim Evans – No response at time of writing report.

Highways – No recommendation.

Drainage – No response at time of writing report.

Natural Resources Wales – Comments.

Community Council – No observations.

WG Trunk Road Agency – TRA does not wish to issue a direction in respect of this application.

5. Relevant Planning History

41C99B – Change of use of outbuildings into 6 residential units, erection of private garages, installation of a septic tank, alterations to the vehicular access together with the construction of a vehicular access to Unit 7 at Bryn Gof, Star .

Granted – 5.7.11

41C99N – Full application for alterations and extensions together with the erection of a garage with garden store at Unit 6 Bryn Gof, Star.

Withdrawn – 29.7.15.

6. Main Planning Considerations

Planning permission was granted on the 5th July 2011 for the conversion of a range of outbuildings into 6 dwellings, including the subject building.

In May 2015 an application was received for alterations and extensions together with the erection of a garage/garden store at Unit 6 – planning application reference number 41C99N.

During a routine site visit, it was noted that more rebuilding works had been undertaken as part of the conversion of the outbuilding than had been permitted as part of the planning permission granted in July 2011, and the matter was therefore referred to the Enforcement Section. At the time of that visit the conversion works were nearing completion with only internal works remaining.

Following an investigation by the Enforcement Section, planning application reference 41C99N was subsequently withdrawn and the current application for the retention of the outbuilding conversion ‘as built’ was submitted.

The original building comprised of an old stone outbuilding with a double pitched roof, with a further pitched roof, timber framed addition clad with corrugated sheets.

The original planning permission granted, permitted the demolition of the timber framed, corrugated sheet clad section of the building and its replacement with a new extension comprising of two double bedrooms and a small single bedroom/study, the remainder of the building was to be retained.

However, it was apparent following an investigation by the Enforcement Section, that in addition to demolition of the timber framed, corrugated clad section, the small middle stone section of the building had also been demolished and rebuilt.

This rebuilding works comprise of a small section of the front gable above the existing large opening, the internal stone wall and the rear wall. The remainder of the building which comprises of the main part of the stone outbuilding has been retained as per that approved.

There has therefore been a slight increase in the amount of rebuilding above that originally permitted, the majority of which comprises of an internal wall of the dwelling.

The development has been finished to a very high standard including the rebuilt external walls which have been clad with natural stone to match the remainder of the building; the visual appearance of the building does not differ significantly from that which was originally granted permission.

7. Conclusion

The development is considered to be acceptable; the additional rebuilding of external walls which have taken place are considered to be minor in nature. Overall the conversion and extension of this building has been carried out to a high standard and the design and visual appearance of the building is not significantly different to that originally granted permission.

It is therefore considered that the development accords with the provisions of policy 55 of the Ynys Mon Local Plan and policy HP8 of the Stopped Unitary Development Plan which related to the conversion of existing buildings.

8. Recommendation

Permit

(01) The development permitted by this consent shall be carried out strictly in accordance with the plan(s) submitted on the 18/08/2015 under planning application reference 41C99P/ENF.

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)

Technical Advice Note 9: Enforcement of Planning Control

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12.1

Gweddill y Ceisiadau

Remainder Applications

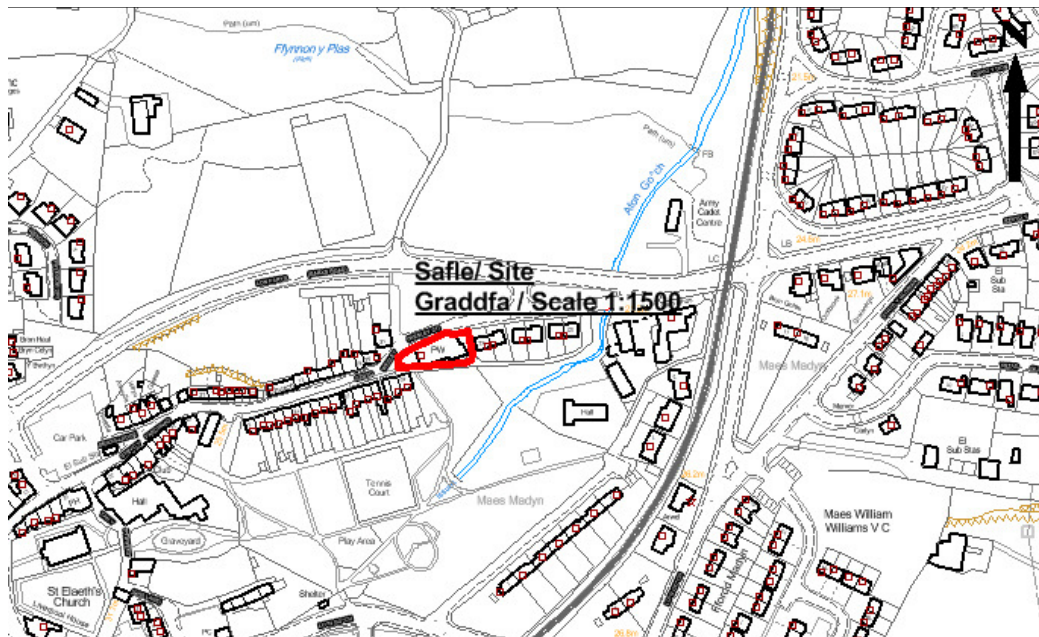
Rhif y Cais: **11C500A** Application Number

Ymgeisydd Applicant

Vencourt Ltd

Cais llawn i newid defnydd yr adeilad i 6 fflat ynghyd ag addasu a dymchwel rhan o'r adeilad yn / Full application for the change of use of the building into 6 flats together with alterations thereto and partial demolition of the building at

Mona Safety Products, Wesley Street, Amlwch



Planning Committee: 04/11/2015

Report of Head of Planning Service (MTD)

Recommendation:

Permit

Reason for Reporting to Committee:

On request of Local member Aled Morris Jones

1. Proposal and Site

It is proposed to convert the former Capel Bethel into 6 flats. This involves the demolition of part of the building to the rear to provide parking spaces.

The Chapel has been in use since 1975 as a warehouse and shop selling safety products with ancillary offices. This use however no longer takes place.

2. Key Issue(s)

- Amenity issues
- Highway issues

3. Main Policies

Gwynedd Structure Plan

A1 Housing Location
A2 Housing
D4 Siting and Design
D24 Demolition in Conservation Area
D25 New development in Conservation Areas
FF11 Traffic
FF12 Car Parking

Ynys Mon Local Plan

1 General Policy
42 Design
48 Housing Development Criteria
56 Flats
26 Car Parking
40 Conservation of Buildings
41 Conservation of Buildings

Ynys Mon Unitary Development Plan (Stopped)

GP1 Development Control Guidance
GP2 Design
TR10 Parking Standards
HP7b Flats
EN13 Conservation of Buildings

Planning Policy Wales (Edition 7)

SPG: Design Guide for the Urban and rural Environment

4. Response to Consultation and Publicity

Local Member: A M Jones has called the application to committee giving the reason of design and impact on locality.

Highways: Conditions

NRW: Liaise with departments Ecology Officer

Ecology Officer: No objection

Drainage: Comments regarding surface water

Welsh Water: Conditions

Letters from nearby residents highlight the following;

- No work has been done to the property and a hole has appeared in the roof, bats use this.
- The plans are not accurate the footpath is narrower than shown
- The dwelling capacity of the road will be increased by 20% which is unacceptable in a quiet residential area. This would harm the conservation area
- The design and use would not fit in and is contrary to the Councils guidelines.
- Will cause highway problems
- The building is in a very poor state
- Has a structural survey been carried out?
- The applicant is stating that he already has planning permission

5. Relevant Planning History

11C500: Conversion of former chapel into 8 residential flats (including 2 affordable units) together with alterations to the existing vehicular access at Capel Bethel, Wesley Street, Amlwch. Refused – 23/07/2007 Allowed on Appeal – 21/12/2007

6. Main Planning Considerations

The site is located within the settlement boundary for Amlwch.

It is considered that the building and parking arrangements are suitable to accommodate this development. Whilst additional parking is to be provided this is adequate to cater for the development and it is considered that the proposed use will not generate highways problems.

The proposals are in a residential area and the removal of the industrial use and change to six, two bedroom flats is considered more appropriate.

There is no objection to the part demolition which will allow for a parking area and whilst there is no amenity space to be provided, given the central location this is not uncommon/essential.

It is not considered that the amenities of nearby residents will be unduly harmed. Indeed there would be little control over a commercial use if such a business were to lawfully occupy the premises. And such a scenario could have a significant harm on amenities.

Furthermore, the use for 8 flats was previously granted at appeal and it is considered that a refusal of this application would be difficult to defend at appeal.

In respect of the objections raised the suggested in discrepancies on the plans do not materially affect the consideration of this application.

Matters relating to protected species have been addressed by the Councils Ecological advisor and NRW who do not object.

The condition of the building will be the subject of Building Regulations applications.

The increase in the number of residential units by converting this commercial building will not harm the Conservation Area as no new build is required.

The proposal will serve to improve its appearance by investing in what is a currently somewhat dilapidated building and bringing it into beneficial use and preventing further deterioration.

7. Recommendation

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

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

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

(02) The car parking to be provided shall be completed to the written satisfaction of the LPA prior to the occupation of the flats hereby approved.

Reason: In the interests of highway safety

(03) Unless otherwise agreed in writing the first floor rear window overlooking the rear car park shall be obscure glazed.

Reason: In the interests of amenity.

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

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

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

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

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

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

(07) The access shall be laid out and constructed strictly in accordance with the submitted plan before the dwelling is occupied and thereafter shall be retained and kept free from permanent obstruction and used only for access purposes.

Reason: In the interests of highway safety.

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

Reason: In the interests of highway safety.

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

Reason: In the interests of highway safety.

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

Reason: In the interests of highway 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.

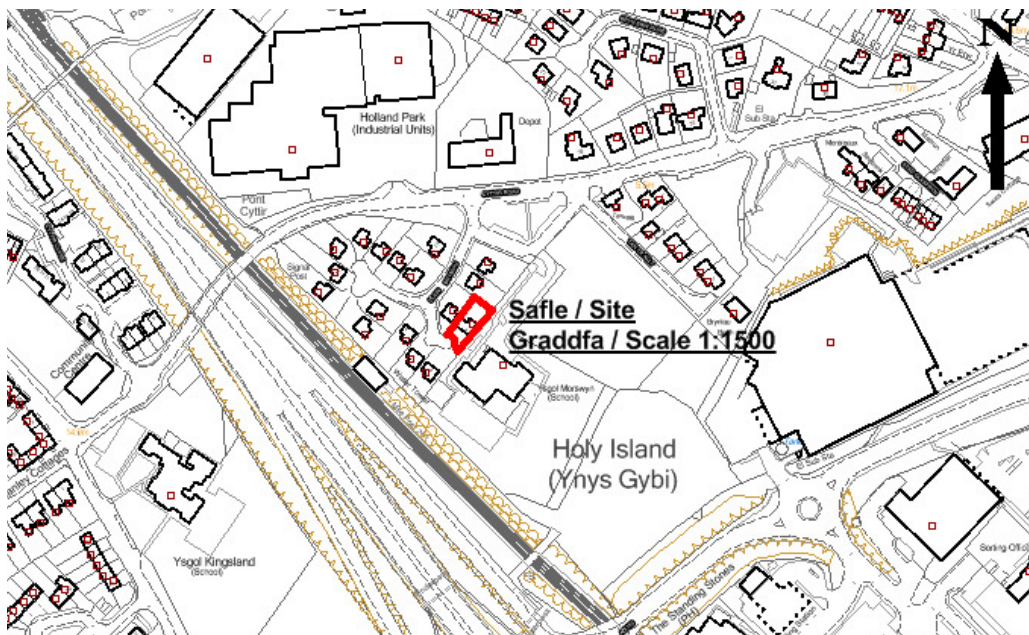
Rhif y Cais: 19C1170 Application Number

Ymgeisydd Applicant

Mr and Mrs Harper

Cais llawn i addasu ac ehangu yn / Full application for alterations and extensions to

4 Llain Bryniau, Caergybi



Planning Committee: 04/11/2015

Report of Head of Planning Service (OWH)

Recommendation:

Permit

Reason for Reporting to Committee:

The extensions footings adjoin land which is owned by the Council to which notice has been served.

1. Proposal and Site

The application lies at Llain Bryniau in Holyhead. To the Eastern side of the dwelling lies Morswyn Primary School.

The proposal entails alterations and extension to the dwelling known as 4 Llain Bryniau.

2. Key Issue(s)

The key issue is whether the proposed scheme is acceptable.

3. Main Policies

Ynys Mon Local Plan

Policy 1 – General Policy

Policy 5 – Design

Policy 42 – Design

Gwynedd Structure Plan

Policy D4 – Location, Siting and Design

Policy D29 - Design

Stopped Unitary Development Plan

Policy GP1 – General Control Guidance

Policy GP2 – Design

Policy HP 7a – Extension

Planning Policy Wales (7th Edition), July 2014

Technical Advice Note 12 – Design

4. Response to Consultation and Publicity

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

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

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

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

Public Consultation – The application was afforded two means of publicity. These were by the placing of a notice near the site and serving of personal notifications on the owners of neighbouring properties. The latest date for the receipt of representations was the 15/10/2015. At the time of writing this report, the department have not received any representations.

5. Relevant Planning History

No site history

6. Main Planning Considerations

The proposal entails alterations and extensions to both sides of the dwelling.

On the Western side of the dwelling, a new extension will be formed above the existing garage which has been converted into a bedroom. On the first floor, a new bedroom will be formed. The height of this extension will be the same height as the highest part of the main dwelling. To the rear on the ground floor, a small extension will be erected to extend the current kitchen. On the Eastern side of the dwelling a single storey extension will be formed to form a new store room.

It is not considered that the proposal will lead to overlooking as the new windows face the applicants garden and Llain Bryniau estate road. The proposed materials are considered acceptable.

It is not considered that the proposed extension would form an adverse impact on the surrounding amenities to a degree to warrant a refusal.

7. Conclusion

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

8. Recommendation

Permit

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

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

(02) The development permitted by this consent shall be carried out strictly in accordance with the plan(s) submitted on the 25/09/2015 under planning application reference 19C1170.

Reason: For the avoidance of doubt.

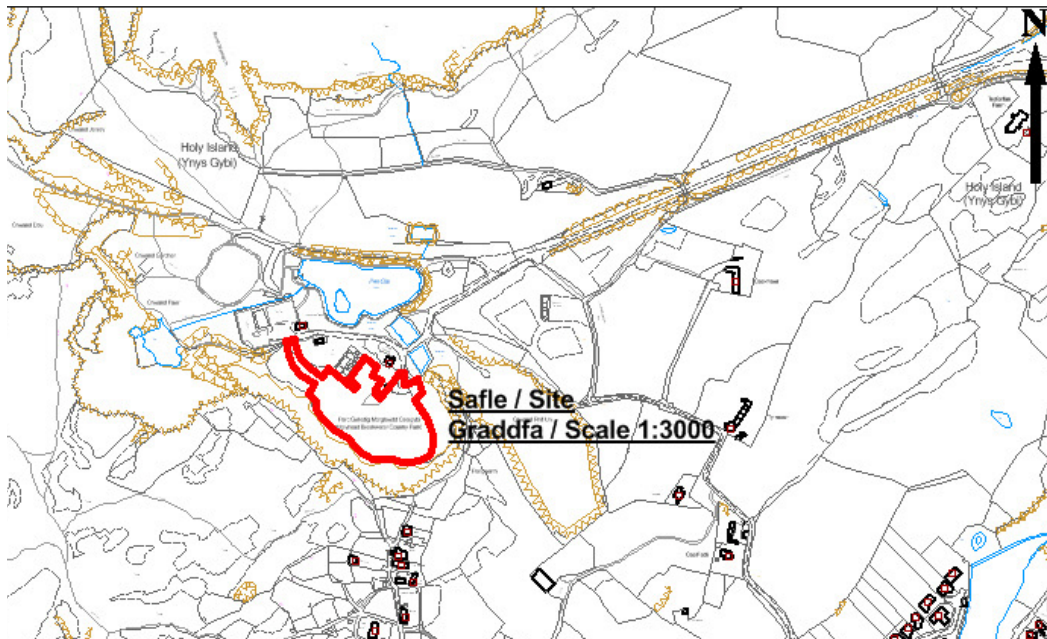
Rhif y Cais: 19LPA875B/CC Application Number

Ymgeisydd Applicant

Isle of Anglesey County Council

Cais llawn i newid defnydd rhan o'r tir yn faes i garfannau teithiol (28 o safleoedd), codi bloc cawodydd/toiledau ynghyd â ffurfio ffordd fynediad newydd yn / Full application for change of use of part of the land into a touring caravan park (28 pitch), erection of a shower/toilet block together with the formation of a new access road at

Breakwater Country Park, Holyhead



Planning Committee: 04/11/2015

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.

Cllr R LL Jones has requested that the application be referred to the Planning and Orders Committee as the site is a public park which should be protected from overdevelopment.

1. Proposal and Site

The Breakwater Park is operated by the Council as a country park which has a central car parking area close to industrial heritage remains associated with the construction of the Great Breakwater at Holyhead; the lake is used for recreational fishing and model boating; the site has two café facilities and gives wider access to the countryside and the coast through a series of footpaths. Vehicular access is gained off Newry Beach along the route locally known as the 'top road' or 'cinder path'.

The proposal is to create a 28 pitch touring caravan site to the rear of the former warden's dwelling (more recently converted into a café facility). Access to the site will be shared with other users of the park. The site is enclosed by a sheer cliff face to the south and is well screened by existing buildings and features to the north. A new shower facility is proposed in an existing storage compound area located next to the existing public conveniences where a gated access point is proposed. Internal access tracks lead to the pitches themselves with the area in between being suitably landscaped. An exit track will cross the green to the west of the North Wales Wildlife Trust café building.

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 New Touring 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

Policy TO6 Touring Caravans

Policy EN2 AONB

Policy EN5 International Sites

Planning Policy Wales Edition 7

TAN 13 – Tourism

TAN 12 – Design

TAN 18 - Transport

4. Response to Consultation and Publicity

Cllr R LL Jones: At the request of ward residents, wrote to ask numerous questions regarding the development of the scheme prior to the making of the application, involvement of consultants; maintenance of the road and road safety including the safety of two bridges spanning the road; impacts on wildlife and local member consultation. A response has been sent to Cllr Jones by the applicant.

Residents are concerned regarding intrusion by caravans into this quiet and tranquil area; Ynys Cybi is always being asked to give up its open spaces; requests that the application be determined by the Committee as the site is a public park which should be protected from overdevelopment.

Cllr R Jones: I am totally against this application as it is not safe to allow such a development which can only mean a danger to all who venture down this track.

Cllr J A Roberts: No response to consultation

Holyhead Town Council: Concerns raised in a meeting that that of those who had expressed an opinion on the proposals, more had opposed the scheme than had supported it; concerns were expressed at the date of the ecology reports undertaken and that there would be detrimental effects on nesting birds and other wildlife; concerns were raised that the access road is narrow and is largely used by pedestrians and dog-walkers; questions were raised whether there was a limit on how long caravans could stay, how sewerage would be dealt with and who would deal with problems of anti-social behaviour. It was resolved to put these questions to the applicant before a decision was made. A response has been sent to Town Council and it is understood that the next meeting at which this application would be discussed was scheduled for 2nd November 2015.

Ecological and Environmental Advisor: Emergence surveys for bats for the two cliff tunnels required; comments in relation to site lighting proposals; vegetation clearance should be undertaken outside the bird nesting season; micro-siting of pitches required to be agreed to avoid key reptile habitat; planting should not shade out reptile habitat areas. Test of likely significant effects on Holy Island SPA/SAC and SSSI undertaken.

Natural Resources Wales: NRW does not object as the project is unlikely to adversely affect bats and the AONB; condition suggested regarding reasonable avoidance measures for Great Crested Newts; test of likely significant effects in relation to Holy Island Coast SPA / SAC and SSSI required.

Highway Authority – two passing bays should be provided on the access road and a condition should be imposed.

Dwr Cymru-Welsh Water: standard comments

Drainage Section: proposals should demonstrate that the drainage system is of sufficient capacity to accommodate the additional loading.

Built Environment and Landscape Section: proposal will not affect the setting of the grade II listed gunpowder magazine.

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

The whole of the mountain is a designated conservation area and should not be used as a caravan park;

A previous appeal for a golf course and equestrian centre was refused with the Inspector ruling that all land from Llaingoch through Felin Ddwr to the Breakwater Park should remain undeveloped;

The road is narrow and two way traffic is impossible, there are no passing places and no pavement for walkers;

There are badgers, newts and great crested newts in the park and its environs which are protected species;

Historic problems with travellers in the area;

The whole of the mountain was given to the public for recreational purposes;

There is no main drain on the site and septic tanks are not suitable to this environment;

The projected income would not cover the expense of developing the site; not everything can be judged by pounds, shillings and pence;

Insufficient publicity has been given to the application;

The scheme is out of character with the area; there are plenty of caravan parks in the locality and there is no need for any more;

Ethos of the park is quiet enjoyment where campers, bonfires etc. are not allowed – the lack of these is precisely why it is enjoyed by so many locals and tourists alike;

Other open areas in Holyhead have already been earmarked for development including Newry Beach and Penrhos which seems a deliberate policy to ruin the jewels in the crown

The notification period expires on 6th November.

5. Relevant Planning History

19LPA875/CC - Erection of 4 wooden sculptures and 1 bench at the Breakwater Country Park, Holyhead – approved 8/2/2007

19LPA875A/CC - Installation of solar panels on the roof of the Information Centre, Breakwater Country Park – approved 6/12/2007

19LPA875C/CC - Application to determine whether the prior approval of the authority is required for the demolition of a bridge at Breakwater Country Park, Holyhead – no decision to date

19C792 - Conversion of existing buildings into a 24 bed self-catering youth hostel at the ex-ranger's accommodation, Breakwater Country Park – approved 20/03/2003

19C792A - Amended plans for the conversion of existing buildings into a 24 bed self-catering youth

hostel at the ex-ranger's accommodation, Breakwater Country Park – withdrawn 15/01/2007

19C792B - Full application for the change of use of the warden's accommodation into a café with offices and storage above together with alterations and extensions, Breakwater Country Park - approved 8/3/2012

19C792C - Full application for the siting of a storage container on land at Breakwater Country Park – approved 7/9/2012

19C792D - Full application for the change of use of the existing warden's accommodation into a café with offices and storage above together with alterations and extensions, Breakwater Country Park - approved 7/9/2012

19C792E - Prior notification for the removal of material from a mining working deposit at Breakwater Country park – permitted development 24/9/2012

19C792F - Full application for the replacement of three angling platforms with a hard surface safe deck area together with alterations and extensions to three angling platforms at Breakwater Country Park – approved 26/04/2013

19C792G - Full application for construction of a bin store at Caffi'r Parc – approved 22/05/2014

19C792H - Full application for the change of use of the garage and storage building into bunkhouse accommodation at Breakwater Country Park – approved 4/7/2014

19C792K/SCR - Screening opinion for touring caravan park – EIA not required

6. Main Planning Considerations

Principle of the Development: Planning policies allow the creation of new touring caravan sites provided that the scheme has no unacceptable impact on the surrounding area. The application as proposed is for a 28 pitch site located in an enclosed and relatively unobtrusive area of the Country Park, behind the existing café building and in an area previously used for storage and now relatively overgrown. The area is gated and is not currently accessible to the public as part of the Park. The application includes planting and landscaping works to create an integrated and acceptable development. Planning permission has previously already been granted for holiday accommodation uses at the site – planning permission was granted to change the warden's accommodation into a youth hostel but it has since been developed into a popular café; the building to the rear of the café has a valid planning permission for use as bunkhouse accommodation. The proposed touring caravan site is unobtrusively positioned in the Park and is considered compatible with approved uses.

Landscape and Visual Impact: The site is not accessible to the public and is relatively unobtrusive, being situated below a cliff face and behind existing buildings. Long distance views may be possible for example from the path up to North Stack which provides a panoramic view of the Park but the units will be placed within a landscaped setting and set against existing built development which will ameliorate the impacts. A condition is proposed in relation to lighting to ensure that only appropriate low level lighting is used – this will reduce visual impacts as well as being acceptable in relation to impacts on protected species such as bats.

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. A test of likely significant effects in relation to Holy Island Coast SPA / SAC and SSSI has

been undertaken which has concluded that an appropriate assessment under the habitats Regulations is not required.

Technical considerations: Concerns have been expressed by local residents that the approach road to the Park is narrow and heavily used by pedestrians is unsuitable for use by vehicles towing caravans. The stretch of road immediately adjoining the Park, between the Park and the cattle grid under the first bridge, is straight and has several passing bays as well as wide grass verges. The stretch between the cattle grid and Newry Beach is more tortuous in nature and is narrower but the speed of traffic is controlled by speed humps. The scheme has been assessed by the Highway Authority and is considered acceptable subject to the creation of two additional passing bays. In relation to drainage, the site is served by private drainage apparatus and the capacity of this was being assessed at the time of writing.

7. Conclusion

The scheme is considered acceptable in its context.

8. Recommendation

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

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

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

(02) The number of touring caravans or motor homes on the site at any one time shall not exceed 28.

Reason: For the avoidance of doubt.

(03) The units shall be sited in accordance with drawing number 3024/03 Revision 06 and submitted on 25/09/2015 under planning reference 19LPA875B/CC

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

(04) The siting of the touring caravans and motor homes hereby approved shall be limited to an 11 month duration beginning on the 1st March in any one year and ending on the 31st January in the following year.

Reason: For the avoidance of doubt.

(05) The touring caravans or motor homes 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 and motor home 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 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.

(07) The development shall take place in accordance with the recommendations contained in the Oakwood Ecology Bat Survey Short Report dated 30th September 2015 including the timing of construction work.

Reason: To safeguard any protected species present.

(08) 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.

(09) No development shall commence until a scheme for the construction of two passing bays on the approach road, to include the location and construction specification of the passing bays and timing of 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: In the interests of highway safety.

(10) Notwithstanding the details shown on drawing 3024/04 Revision 04 no development shall take place until a habitat management and landscaping scheme has been submitted to and approved in writing by the local planning authority. The agreed scheme shall be implemented and planting proposals as agreed completed on the site before any touring caravans or motor homes are permitted to use the facility.

Reason: In the interests of amenity and wildlife

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.

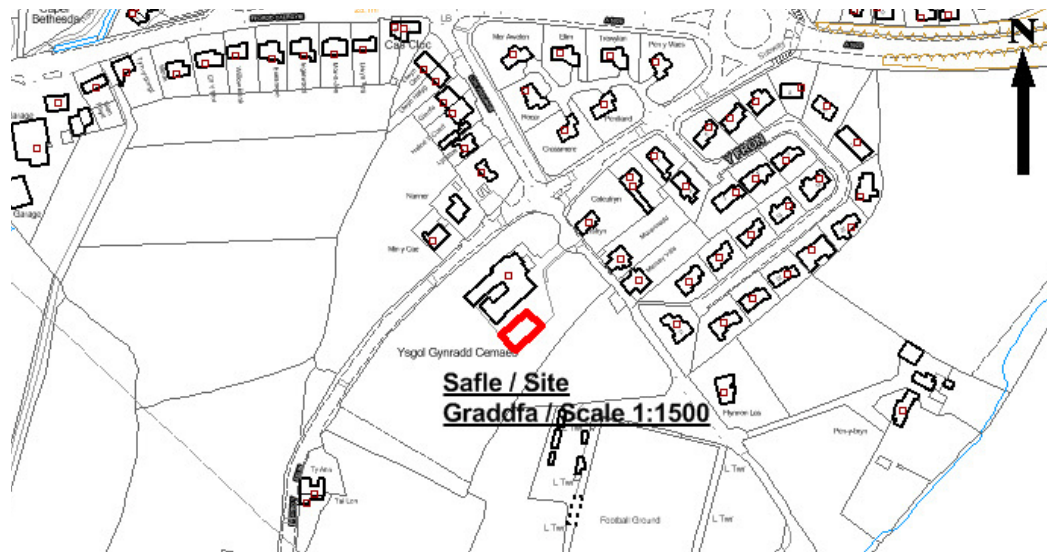
Rhif y Cais: 20C312 Application Number

Ymgeisydd Applicant

Cylch Meithrin Cemaes

Gosod caban symudol i'w ddefnyddio fel meithrinfa ar dir / Siting of a portacabin for use as a nursery on land at

Ysgol Gynradd Cemaes Primary School, Cemaes



Planning Committee: 04/11/2015

Report of Head of Planning Service (GJ)

Recommendation:

Permit

Reason for Reporting to Committee:

The application site is on Council owned land.

1. Proposal and Site

Full application for the erection of a building for the Cylch Meithrin in Cemaes

2. Key Issue(s)

The key issue is the design, location and whether the proposal will have any impact on adjoining properties.

3. Main Policies

Ynys Mon Local Plan

Policy 1 – General Policy

Policy 17 - Recreation and Community Facilities

Policy 31 - Landscape

Policy 42 – Design

Gwynedd Structure Plan

Policy D1 – Environment

Policy D4 – Location, siting and design

Policy D25 – Environment

Policy D26 – Environment

Stopped Unitary Development Plan

Policy GP1 – Development Control Guidance

Policy GP2 – Design

Policy EN1 – Landscape

4. Response to Consultation and Publicity

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

Local Member (William Hughes) – No response at the time of writing the report

Local Member (Richard Owain Jones) – No response at the time of writing the report

Local Member (Aled Morris Jones) – No response at the time of writing the report

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

Drainage Department – Standard Comments

Education Department – No response at the time of writing the report

Welsh Water – Standard Comments

A site notice was placed near the site and individual letters were posted to neighbouring properties. The expiry date to receive representations was the 16th October, 2015. At the time of writing the report no representations were received.

5. Relevant Planning History

None

6. Main Planning Considerations

The proposed new wooden frame building would measure approximately 12.1 metres long, 3.9 metres wide and 3.0 metres high with a flat roof.

Effect on the locality – The proposal will not have visual impact as it is sited within the school yard. The building will be seen from some adjoining properties, however it is considered that the dwellings are far enough for the proposed building not to have any impact.

I do not consider that the proposal will have a detrimental effect on the locality. The building will be located near the existing primary school. There is acceptable space within the site to accommodate the proposal without appearing cramped or overdeveloped. The proposal would be used by the Cylch Meithrin in Cemaes between the hours of 9.00am to 3.30pm.

Effect on the amenities of the surrounding properties - It is not considered that the proposal will detrimentally affect the amenities of the neighbouring properties.

7. Conclusion

There is acceptable space within the site to accommodate the proposal without appearing cramped or overdeveloped. The proposal would be used by the Cylch Meithrin.

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: For the avoidance of doubt

(02) The development permitted by this consent shall be carried out strictly in accordance with the plan(s) submitted on the 18/09/2015 under planning application reference 20C312.

Reason: For the avoidance of doubt.

In addition the Head of Service be authorised to add to, remove or amend any condition(s) before the

issuing of the planning permission, providing that such changes do not affect the nature or go to the heart of the permission/ development.

9. Other Relevant Policies

Planning Policy Wales, Edition 7

Technical Advice Note 12: Design

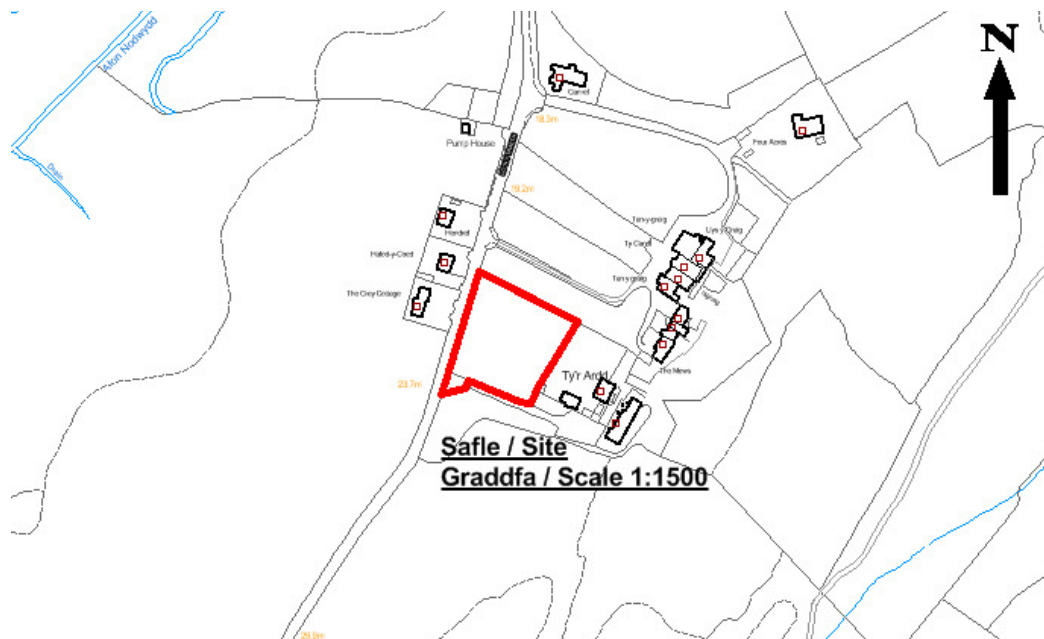
Rhif y Cais: **42C61N** Application Number

Ymgeisydd Applicant

Mr & Mrs T W Thomas

Cais llawn ar gyfer codi annedd a modurdy yn / Full application for the erection of a dwelling and garage at

Ty'r Ardd, Pentraeth



Planning Committee: 04/11/2015

Report of Head of Planning Service (MTD)

Recommendation:

Permit

Reason for Reporting to Committee:

The application has previously been presented to the Committee where it was resolved to refuse. It is considered that as there has been member involvement in the scheme, the amended application should be presented to continue this process.

1. Proposal and Site

It is proposed to construct a two storey residential dwelling.

2. Key Issue(s)

Whether the size and design are appropriate

3. Main Policies

Gwynedd Structure Plan

Policy A3 Scale and phasing of housing
Policy D1 Protection of the Environment
Policy D4 Siting and Design

Ynys Mon Local Plan

Policy 1 General Policy
Policy 30 AONB
Policy 42 Design
Policy 48 Housing Development Criteria

Ynys Mon Unitary Development Plan (Stopped)

Policy GP1 General Policy
Policy GP2 Design
Policy EN2 AONB

TAN 12 Design

SPG Design Guide for the Urban and Rural Environment

4. Response to Consultation and Publicity

1 letter has been received raising concerns in respect of the size of the dwelling and that it would not be in keeping with the surrounding properties. Natural views will be harmed. Deliveries will harm the lane. No contact has been made with the writer regarding connecting drainage. The apex of the garage will be directly in front of a bedroom window affecting views light and privacy.

Local Members No comments received

Community Council No comments

Welsh Water Comments

Highways Conditions

Drainage comments regarding soakaways

5. Relevant Planning History

42C61 Erection of 3 dwellings Refused 3/2/89

42C61A Erection of a dwelling Refused 17/4/91

42C61B as above Refused 13/5/91

42C61C as above Refused 7/12/91

42C61D Certificate of Lawfulness of caravan as a residential unit Granted 8/2/12

42C61G Removal of caravan and erection of dwelling Refused...Appeal allowed 24/3/14

42C61J returned to applicant

42C61K Erection of a dwelling refused 12/2014

6. Main Planning Considerations

Planning permission was granted on appeal to replace an existing residential caravan with a permanent dwelling

In his decision the Inspector tied the permission to the submitted plans in respect of size/footprint and also added a condition removing Permitted development rights so as to prevent the increase in size of the dwelling. This was to prevent harm to the location which is identified as an AONB. He states;

“A house of modest height and with a footprint similar to that shown on the indicative plans would not be unduly large, prominent or imposing. It was agreed at the hearing that a condition could be imposed withdrawing permitted development rights for extensions as the circumstances of this application area (sic) exceptional”

When the application was presented to the committee previously the officers report read;

“The submitted plans show a dwelling far larger than those the subject of the appeal, and it is considered that the size of the now proposed dwelling is far removed from that approved at appeal.

The footprint of the appeal proposal was given as 169.7square meters, whereas the proposal now is for a footprint of 251.50 square meters. It should be noted that at the appeal the appellant case was that the proposals foot print was not that much larger than a caravan. This is obviously not the case now.

Such is the size that harm over and above what the Inspector considered acceptable can be identified and it may be the case that the Inspector would have also identified this harm and dismissed the appeal for the reasons given below”

The scheme has now been amended and the proposed dwelling has a footprint of 215 sqm. Giving an increase of approx 45 sqm, this represents an increase of approximately 26%

It is considered that on balance the dwelling as now proposed will not appear over imposing and will be suited to the locality. The Planning appeal inspector commented that;

“...a well designed house built of materials appropriate to the locality would be visually more pleasing and more appropriate within the existing cluster of houses and the wider landscape than the utilitarian and inappropriate design of the existing caravan, or any other standard caravan that might replace it”

It is considered that the current proposal concurs with the Inspectors appraisal of the case which was before him, and that the same conclusions can be drawn from the proposals as they are presented now.

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

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

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

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

(04) Notwithstanding the submitted plans full amended details of the proposed garage shall be submitted to include a lower height and size and show a timber and slate construction which should be agreed in writing with the Local Planning Authority prior to the commencement of any works.

Reason: In the interests of amenity.

(05) Prior to the first occupation of the new dwelling hereby approved the use of the site for the stationing of a caravan shall cease and the existing caravan permanently removed from the land.

Reason: In the interests of amenity and to define the scope of this permission

(06) 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.

(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) 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.

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

Reason: In the interests of highway safety.

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

Reason: In the interests of highway safety.

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

Reason: In the interests of highway safety.

(12) 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 highway safety.

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

Reason: In the interests of amenity.

(14) The site shall be landscaped and trees and shrubs shall be planted in accordance with a scheme to be agreed in writing with the local planning authority before any development work is commenced on the site. This planting and landscaping work shall be carried out in full to the satisfaction of the local planning authority during the first planting season following the occupation of the building(s) or the completion of the development, whichever is the sooner.

The said trees and shrubs shall be maintained for a period of five years from planting and any trees or shrubs that die, or become severely damaged or seriously diseased during this period shall be replaced in the next planting season with others of similar size and species to those originally required to be planted, unless the local planning authority gives written consent to any variation.

Reason: In the interests of amenity.

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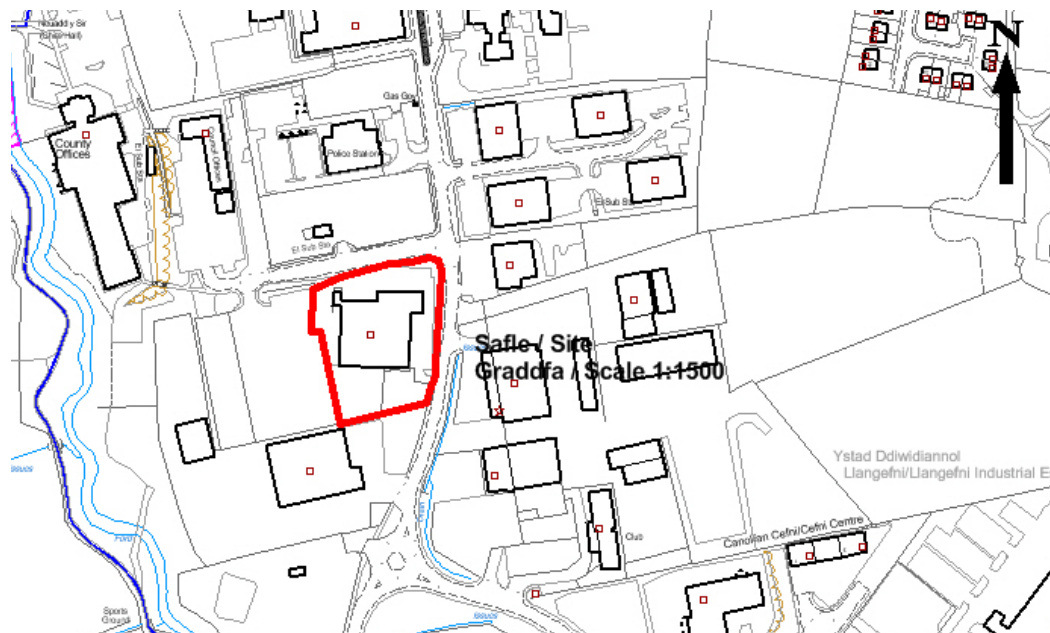
Rhif y Cais: **34LPA1015B/CC** Application Number

Ymgeisydd Applicant

Head of Service Economic

Cais llawn i godi 5 o unedau busnes hyblyg ynghyd â pharcio cysylltiedig ac iard wasanaeth, tirlunio, pwynt i wefru cerbydau trydan, panelau solar a 2 storfa ar gyfer biniau ailgylchu a lle i gadw beics ar safle'r hen / Full application for the erection of 5 flexible business units together with associated parking and service yard, landscaping, electrical vehicle charging point, solar panels and two bin \ recycling and cycling stores on the site of the former

Hyfforddiant Môn Training, Industrial Estate, Llangefni



Planning Committee: 04/11/2015

Report of Head of Planning Service (MTD)

Recommendation:

Permit

Reason for Reporting to Committee:

The application is reported to the committee because the Isle of Anglesey Council is the land owner.

1. Proposal and Site

The application is located on a principal approach of the Llangefni Industrial estate, in vicinity of commercial and municipal uses and recently approved industrial units which are currently nearing completion. Former training units on the application site have been demolished and crushed and the site is vacant.

The development would involve the erection of 5 industrial units in one block.

The units will be for industrial and business use and each unit will be fitted out internally to accommodate the requirements of individual occupiers.

The building will be a L shaped construction and will be accessed via the existing access on the Industrial estate Road.

2. Key Issue(s)

- Principle of Development
- Drainage & Flooding
- Relationship with surrounding

3. Main Policies

Gwynedd Structure

B1 Employment Provision

Ynys Mon Local Plan

2 – New Jobs

Stopped Ynys Mon Unitary Development Plan

EP4 – Other Employment Opportunities

Planning Policy Wales (November 2012)

Technical Advice Note 15 “Development and Flood Risk”

4. Response to Consultation and Publicity

Cllr Bob Parry: No comments received at the time of writing.

Cllr Dylan Rees: No comments received at the time of writing.

Cllr Nicola Roberts: No comments received at the time of writing.

Town Council: No comments received at the time of writing.

Highways: Conditions

Drainage The applicant should provide design & construction details for the surface water attenuation.

Natural Resources Wales: No comments received at the time of writing.

Environmental Services: Comments regarding construction

Economic Development: Supportive.

In addition to the above no comments were received as a result of statutory publicity.

5. Relevant Planning History

The site was formerly used for training purposes.

34LPA1015A/CC/SCR Screening opinion for 5 industrial units No EIA required 19/6/15

6. Main Planning Considerations

Principle of development

The application site is within the settlement boundary of Llangefni in the adopted Ynys Mon Local Plan and the Stopped Ynys Mon Unitary Development Plan.

Policy 2 "New Jobs" of the Ynys Mon Local Plan (December 1996), Policy B1 of the Gwynedd Structure Plan (November 1993), EP 4 of the Stopped Ynys Mon Local Plan and Planning Policy Wales lists criteria to be assessed in a considering employment developments.

Planning Policy Wales provides guidance on the use of previously developed land and it is the Assembly Government's objective for the more sustainable use of land and to encourage regeneration to encourage development on these sites.

The application site comprises previously developed land located within the settlement and it's re-development for proposed use accords with the aforementioned planning policy framework; detailed considerations are assessed below.

Relationship with Surroundings

As indicated previously in the report the site comprises a former industrial site adjacent to commercial and municipal uses. The scale, industrial/commercial design and materials are considered to be high quality and in accord with the surroundings. A condition has been recommended requiring landscaping of the site which provides for the retention of existing trees.

Drainage and flooding

Foul drainage will be connected to the public sewer. Surface water drainage will be attenuated and connected to the existing surface water drainage serving the former buildings on the application site. Surface water from the car parking areas will pass through an interceptor..

7. Conclusion

Subject to the receipt of consultation responses from the outstanding consultees listed in the report the proposal is acceptable.

8. Recommendation

Permit

(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 requirements of Section 91(1) 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) No development shall commence until a Developer has prepared a scheme for the comprehensive and integrated drainage of the site showing how foul water, surface water and land drainage will be dealt with and this has been agreed in writing by the Local Planning Authority in liaison with Dwr Cymru Welsh Water's Network Development Consultants.

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

(06) No development approved by this permission shall be commenced until a scheme for the provision and implementation of a surface water regulation system has been submitted to and approved in writing by the Local Planning Authority.

Reason: To prevent the increased risk of flooding on and off-site.

(07) No development shall take place until a scheme of landscaping and tree planting for the site which provides for the retention of existing trees has been submitted to and approved in

writing by the Local Planning Authority. The landscaping scheme shall show the proposed planting, including species, size and density and distinguish those trees to be retained showing their species, spread and maturity together with measures for their protection in the course of development. The approved new planting shall be implemented no later than the first planting season after the occupation of the buildings or completion of the development, whichever is the sooner. The approved protection measures shall be implemented prior to the commencement of development.

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

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

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

(09) The materials and colours in the “Schedule of External Materials” shall be used in the implementation of the development hereby approved unless otherwise approved in writing by the local planning authority.

Reason: To ensure a satisfactory appearance to the development.

(10) Each new non-residential building hereby permitted shall be constructed to achieve a minimum [Building Research Establishment Environmental Assessment Method (BREEAM)] (or subsequent equivalent quality assured scheme) overall [minimum overall standard] and achieve a minimum of [X credits] under category Ene1 - Reduction of CO2 Emissions in accordance with the requirements of [BREEAM] [date]. The development shall be carried out entirely in accordance with the approved assessment and certification.

Reason To ensure that the development meets nationally recognised sustainability credentials.

(11) Construction of any building hereby permitted shall not begin until an ‘Interim Certificate’ has been submitted to the Local Planning Authority, certifying that a minimum [BREEAM] overall excellent and a minimum of 8 credits under Ene1 - Reduction of CO2” Emissions has been achieved for that individual building in accordance with the requirements of [BREEAM] [2008].

Reason To ensure that the development meets nationally recognised sustainability credentials.

(12) Prior to the occupation of the individual building hereby permitted, a ‘Final Certificate’ shall be submitted to the Local Planning Authority, certifying that a minimum [BREEAM] overall [minimum standard] and a minimum of [x credits] under ‘Ene1 - Reduction of CO2” Emissions’ has been achieved for that building in accordance with the requirements of [BREEAM] [date].

Reason To ensure that the development meets nationally recognised sustainability credentials.

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

Gwynedd Structure Plan

D29 (Design)

FF11 (Traffic) FF12 (Parking Standards)

FF15 (Pedestrian Requirements)

Anglesey Local Plan

1 (General Policy)

5 (Design)

26 (Parking)

Stopped Anglesey Unitary Development Plan

GP1 (Development Control Guidance)

GP2 (Design)

TR10 (Parking Standards)

Isle of Anglesey Parking Standards (2008)

Isle of Anglesey Design Guide (2008)

13.1

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Other Matters

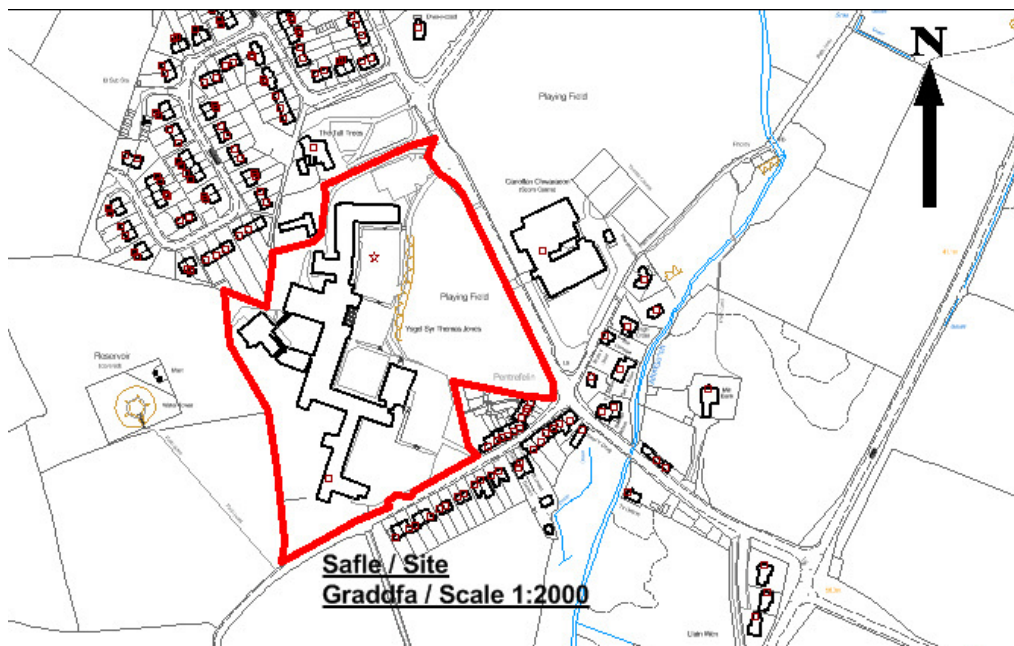
Rhif y Cais: **11LPA101K/1/LB** Application Number

Ymgeisydd Applicant

Isle of Anglesey County Council

Caniatâd Adeilad Rhestredig ar gyfer llunio 4 hatsh mynediad yn y llawr gwaelod crog yn/Listed Building Consent for the formation of 4 no access hatches in the suspended ground floor at

Ysgol Syr Thomas Jones, Amlwch



Planning Committee: 04/11/2015

Report of Head of Planning Service (GJ)

1. Conclusion

To note that the following application has been forwarded to the Welsh Assembly of Wales for determination in accordance with Regulation 13 of Planning (Listed Building and Conservation Areas) Act 1990:

11LPA101K/1/LB - Listed Building Consent for the formation of 4 no access hatches in the suspended ground floor at

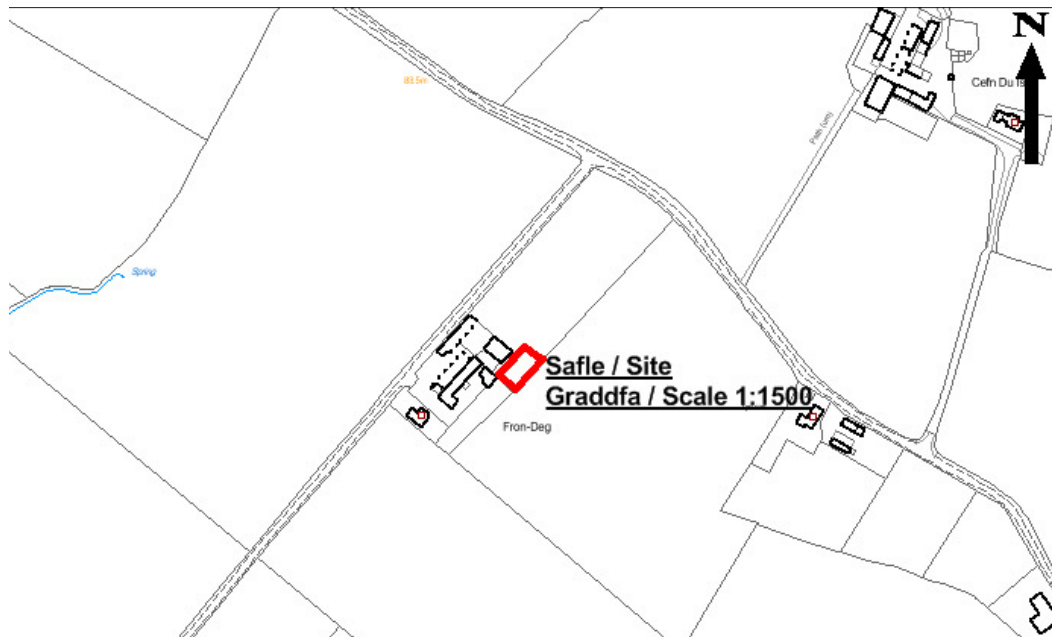
Rhif y Cais: **33LPA1024/CC** Application Number

Ymgeisydd Applicant

Isle of Anglesey County Council

Cais i bennu os oes angen caniatâd blaenorol ar gyfer codi sied amaethyddol i gadw bwyd a pheiriannau amethyddol ar dir yn / Application to determine whether prior approval is required for the erection of an agricultural shed to store feed and agricultural machinery on land at

Fron Deg, Gaerwen



Planning Committee: 04/11/2015

Report of Head of Planning Service (OWH)

Reason for Reporting to Committee:

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

The matter is therefore reported for information purposes only.