

Public Document Pack



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

Dr Gwynne Jones
Prif Weithredwr – Chief Executive

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

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

RHYBUDD O GYFARFOD	NOTICE OF MEETING
PWYLLGOR CYNLLUNIO A GORCHMYNION	PLANNING AND ORDERS COMMITTEE
DYDD MERCHER, 2 RHAGFYR, 2015 am 1:00 y prynhawn	WEDNESDAY, 2 DECEMBER 2015 at 1.00 pm
SIAMBR Y CYNGOR, SWYDDFEYDD Y CYNGOR, LLANGFNI	COUNCIL CHAMBER, COUNCIL OFFICES, LLANGFNI
Swyddog Pwyllgor	Ann Holmes 01248 752518 Committee Officer

AELODAU / MEMBERS

Cynghorwyr / Councillors:

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

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

A g e n d a

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

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

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

Index

1 APOLOGIES

2 DECLARATION OF INTEREST

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

3 MINUTES OF THE 4TH NOVEMBER, 2015 MEETING_(Pages 1 - 8)

To submit the minutes of the previous meeting of the Planning and Orders Committee held on 4th November, 2015.

4 SITE VISITS_(Pages 9 - 10)

To submit the minutes of the site visits undertaken on 18th November, 2015.

5 PUBLIC SPEAKING

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

6.1 42C127B/RUR – Ty Fry Farm, Rhoscefnhir

7 APPLICATIONS ARISING_(Pages 13 - 38)

7.1 11C500A - Mona Safety Products, Wesley Street, Amlwch

7.2 19C895E - Millbank Community Centre, Holyhead

7.3 19LPA875B/CC - Breakwater Country Park, Holyhead

7.4 45LPA605A/CC - Dwyrtd , Newborough

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

8 ECONOMIC APPLICATIONS_(Pages 39 - 54)

8.1 19LPA1025/CC - Market Hall, Holyhead

8.2 19LPA1025A/LB/CC - Market Hall, Holyhead

9 AFFORDABLE HOUSING APPLICATIONS

None to be considered by this meeting.

10 DEPARTURE APPLICATIONS_(Pages 55 - 64)

10.1 12C49M/VAR – Casita, Beaumaris

11 DEVELOPMENT PROPOSALS SUBMITTED BY COUNCILLORS AND OFFICERS

None to be considered by this meeting.

12 REMAINDER OF APPLICATIONS_(Pages 65 - 122)

12.1 12C31A/ENF – 13 Rosemary Lane, Beaumaris

12.2 12C463/ENF – 1 Hampton Way, Llanfaes

12.3 19LPA875C/CC – Breakwater Country Park, Holyhead

12.4 19LPA1023A/CC – Heliport, Penrhos Industrial Estate, Holyhead

12.5 32C197 – The Stables, Caergeiliog

12.6 38C316 – Cen Villa, Carreglefn

12.7 40C58L/RE – Tyddyn Isaf Caravan Park, Dulas

12.8 44C250A – Council Houses, Fourcrosses, Rhosgoch

12.9 45C841 – White Lodge, Penlon, Newborough

12.10 45C84J – Marram Grass Café, White Lodge, Penlon, Newborough

12.11 45C441A/FR – Tal y Bont Bach, Dwyran

13 OTHER MATTERS

None to be considered by this meeting.

This page is intentionally left blank

Planning and Orders Committee

Minutes of the meeting held on 4 November 2015

- PRESENT:** Councillor William Thomas Hughes (Chair)
Councillor Ann Griffith (Vice-Chair)
- Councillors Lewis Davies, John Griffith, K P Hughes,
Vaughan Hughes, Victor Hughes, Richard Owain Jones,
Raymond Jones and Jeffrey M.Evans
- IN ATTENDANCE:** Planning Development Manager,
Planning Assistants,
Senior Engineer (Highways and Development Control) (EDJ),
Legal Services Manager (RJ),
Committee Officer (MEH).
- APOLOGIES:** Councillor Nicola Roberts
- ALSO PRESENT:** Local Members : Councillors T.LI. Hughes (applications 7.1 & 7.2),
R.LI. Jones (application 12.3), A.M. Jones (application 12.1).
Councillor R.A. Dew – Portfolio Holder for Planning
-

1 APOLOGIES

Apology as noted above.

2 DECLARATION OF INTEREST

Declarations of interest were made as follows :-

Councillor Ann Griffith declared a personal and prejudicial interest with regard to application 6.2 and left the meeting during discussion.

Councillor John Griffith declared a personal and prejudicial interest with regard to application 11.3 and left the meeting during discussion and voting thereon.

Councillor T.V. Hughes declared a personal and prejudicial interest with regard to applications 7.2 and 10.1 and left the meeting during discussion and voting thereon.

Councillor W.T. Hughes declared a personal and prejudicial interest with regard to application 12.4 and left the meeting during discussion and voting thereon.

Councillor Raymond Jones declared a personal and prejudicial interest with regard to application 12.3 and left the meeting during discussion and voting thereon.

Councillor R.O. Jones declared a personal and prejudicial interest with regard to application 13.1.

Councillor T.V. Hughes referred to the previous meeting of the Planning and Orders and to an application by an Officer from by Planning Department for a dwelling at Llangrisiolus. He explained why he declared an interest in that item.

3 MINUTES

The minutes of the meetings of the Planning and Orders Committee were submitted and confirmed as correct :-

- 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

The minutes of the site visits held on 21 October, 2015 were submitted and confirmed as correct.

5 PUBLIC SPEAKING

The Chair announced that there would be public speakers in respect of applications 10.1 and 12.5.

6 APPLICATIONS THAT WILL BE DEFERRED

6.1 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.

6.2 45LPA605A/CC – Outline application with all matters reserved for the erection of 17 new dwellings, demolition of the existing toilet block together with the creation of a new vehicular access on land adjacent to Dwyryd, Newborough

Having declared an interest in this application, Councillor Ann Griffith left the meeting during discussion.

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 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 is presented to the Planning and Orders Committee as the request of a Local Member. At its meeting held on 7 October, 2015 the Committee resolved that a site visit be undertaken and this was subsequently carried out on 21 October, 2015.

Councillor T.LI. Hughes as a Local Member stated that he considered that the development should be in keeping with the surrounding area.

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

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

7.2 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 application is presented to the Planning and Orders Committee as the request of a Local Member. At its meeting held on 7 October, 2015 the Committee resolved that a site visit be undertaken and this was subsequently carried out on 21 October, 2015.

Having declared an interest, Councillor T.V. Hughes left the meeting during discussion and voting thereon.

The Planning Development Manager reported that the application is to remodel the existing static site and to extend the eastern boundary of the site in order to accommodate the touring element of the application.

Councillor T.LI. Hughes, a Local Member, stated that the surrounding area near this site is prone to flooding.

Members of the Committee questioned that the Local Members have raised the issue of flooding and drainage issue in the area. The Planning Development Manager stated that Dŵr Cymru/Welsh Water have stipulated standard conditions to the approval of the application i.e. Foul and surface water discharges shall be drained separately from the site; no surface water shall be allowed to connect directly or indirectly to the public sewer system unless approved in writing by the Local Planning Authority; land drainage 'run-

off' shall not be permitted to discharge at either directly or indirectly into the public sewer system.

Councillor Jeff Evans stated that he considered that the Cliff Caravan Park is a well-run establishment and as a Local Member he was confident that the applicant would comply with all the health and safety matters associated with the site. Councillor Jeff Evans proposed that the application be approved and Councillor K.P. Hughes seconded the proposal.

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

8 ECONOMIC APPLICATIONS

8.1 34C687/ECON – Full application to erect 63 Extra Care Scheme apartments on the site of the former Ysgol y Bont School, Industrial Estate Road, Llangefni

The application is presented to the Planning and Orders Committee as it involves Council owned land.

The Planning Development Manager reported that an additional letter of objection had been received. He highlighted the key main issues within the report i.e. location, need, amenity and highways. Highways requested that details of the access be conditioned.

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

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

9 AFFORDABLE HOUSING APPLICATIONS

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

10 DEPARTURE APPLICATIONS

10.1 42C237 – Full application for the erection of a dwelling on land opposite Plas Tirion, Helen's Crescent, Pentraeth

The application is presented to the Planning and Orders Committee as it is a departure application for which the recommendation is to permit.

Having declared an interest, Councillor T.V. Hughes withdrew from the meeting during discussion and voting thereon.

The Planning Development Manager reported that the site is located outside the settlement boundary in the Ynys Môn Local Plan but within the Unitary Development Plan.

The Chair invited Mr. Jamie Bradshaw to address the Committee in support of the application and he made the following points :-

- The site is set within the development boundary for Pentraeth in the Stopped Unitary Development Plan, which is a key material consideration for this application as it confirms that the site is set within the village;
- In respect of local residents concerns as to the effect of the proposal on highway safety, it is clear that this modest proposal would generate only a small amount of vehicle movements, and would not impact upon the safety or operation of the highway;
- The certificate of lawfulness confirms that the established lawful use of the site is for storage and distribution. This confirmed use would allow a broad selection of business to operate from the site;
- The proposal therefore would result in a real and material improvement from the existing situation at the site, as it would have a lower impact upon the highway than the site's current lawful use;
- There would be no negative impact upon the landscape as the site would be set amongst existing development, and would form a suitable addition alongside the surrounding properties in terms of its scale, form and appearance;
- There would also be no harmful impact upon the residential amenities or privacy enjoyed by neighbouring residents or upon the environment.

Councillor Lewis Davies proposed that the application be approved and Councillor R.O. Jones seconded the proposal.

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

10.2 45C207J – 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

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

Councillor Jeff Evans proposed that the application be approved and Councillor R.O. Jones seconded the proposal.

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

11 DEVELOPMENT PROPOSALS SUBMITTED BY COUNCILLORS AND OFFICERS

11.1 19C895E – 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

The application is presented to the Planning and Orders Committee as the applicant is a member of the authority. The application has been scrutinised by the Monitoring Officer as required under the paragraph 4.6.10.4 of the Council's Constitution.

The Planning Development Officer reported that the incorrect certificate of ownership of the site had been submitted and therefore the application will need to be deferred.

It was RESOLVED to defer the application for the reasons given by the Officer.

11.2 41C113C – Full application for the construction of a vehicular access and the closure of existing access on land at Dol Fraint, Star

The application was presented to the Planning and Orders Committee as the applicant is related to a member of staff within the Planning and Public Protection Department of the County Council. The application has been scrutinised by the Monitoring Officer as required under paragraph 4.6.10.4 of the Council's Constitution.

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

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

11.3 41C99P/ENF – Retrospective application to retain the outbuilding conversion 'as built' at Unit 6, Nant y Felin, Bryn Gof, Star

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

Having declared an interest in this application, Councillor John Griffith left the meeting during discussion and voting thereon.

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

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

12 REMAINDER OF APPLICATIONS

12.1 11C500A – 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

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

Councillor R.O. Jones requested that the site be visited. Councillor Lewis Davies seconded the proposal. The reasons given for visiting the site was due to local residents concerns regarding parking and highways issues together with the effect on the amenities of neighbouring properties.

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

12.2 19C1170 – Full application for alterations and extensions to 4 Llain Bryniau, Holyhead

The application is presented to the Planning and Orders Committee as the extension's footings adjoin land which is owned by the Council.

Councillor R.O. Jones proposed that the application be approved and Councillor Vaughan Hughes seconded the proposal.

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

12.3 19LPA875B/CC – 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

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

Having declared an interest, Councillor Raymond Jones withdrew from the meeting during discussion and voting thereon.

Councillor R.LI. Jones a Local Member requested that the site be visited. The reasons given for visiting the site was due to highways issues.

Councillor K.P. Hughes proposed that the site be visited and Councillor John Griffith seconded the proposal.

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

12.4 20C312 – Siting of a portacabin for use as a nursery on land at Cemaes Primary School, Cemaes

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

Having declared an interest, Councillor W.T. Hughes withdrew from the meeting during discussion and voting thereon.

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

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

12.5 42C61N – Full application for the erection of a dwelling and garage at Ty'r Ardd, Pentraeth

The application is presented to the Planning and Orders Committee where it was resolved to refuse due to the footprint of the dwelling. The application was approved through appeal. The application is now for a dwelling on the site somewhat larger than indicated at the appeal.

The Chair invited Mr. Rhys Davies to address the meeting in support of the application and Mr. Davies made the following points :-

- Outline application had been previously submitted in respect of this site. Concerns were expressed by the Planning Officers and the local community to the size of the dwelling. At the time the application was refused but was approved by appeal;
- The applicant has now submitted a full application for a much smaller dwelling on the site;
- The proposed dwelling conforms to the design of other properties in the vicinity.

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

Councillor Lewis Davies proposed that the application be refused and Councillor Ann Griffith seconded the proposal of refusal.

Following a subsequent vote it was **RESOLVED to approve the application in accordance with the Officer's recommendation subject to the conditions listed within the written report.**

LATE APPLICATION – CHAIR GAVE HIS CONSENT FOR THE APPLICATION TO BE DISCUSSED AS IT WAS AN URGENT ITEM

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

The application is presented to the Planning and Orders Committee as the Council is the land owner.

The Chair accepted the item onto the Agenda as a late item by reason of urgency. The urgency was to secure grant funding for the proposal within the funder's timetable and therefore could not allow the matter to be left for consideration at the next meeting.

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

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

13 OTHER MATTERS

13.1 11LPA101K/1/LB – Listed Building Consent for the formation of 4 no access hatches in the suspended ground floor at Ysgol Syr Thomas Jones, Amlwch

The Planning Development Manager reported that since the Council is the owner of the building the application has been forwarded to the Welsh Government for determination as the Local Planning Authority is prohibited from approving listed building consent.

Having declared an interest, Councillor R.O. Jones did not take part in the discussion or voting thereon in respect of this application.

It was RESOLVED to note that the application has been forwarded to the Welsh Government for determination in accordance with Regulation 13 of Planning (Listed Building and Conservation Areas) Act 1990.

13.2 33LPA1024/CC – 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

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

It was RESOLVED the report for information purpose only.

**COUNCILLOR W.T. HUGHES
CHAIR**

PLANNING SITE VISITS

Minutes of the meeting held on 18th November, 2015

- PRESENT:** Councillor W T Hughes (Chair)
- Councillors Jeff M Evans, John Griffith,
Kenneth P Hughes, Vaughan Hughes, Victor Hughes,
Richard O Jones
- IN ATTENDANCE:** Development Management Team Leader (NJ)
Planning Officer (MTD)
- ALSO PRESENT:** Local Member: Councillor R LI Jones (for Item 12.3 -
Breakwater Country Park, Holyhead)
-

1. 11C500A – MONA SAFETY PRODUCTS, WESLEY STREET, AMLWCH

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.

The planning officer explained that the application was for the conversion of the old chapel into flats and that there would be parking to the front and rear where a portion of the building was to be demolished.

Following comments from members, it was explained that Planning permission was previously given at appeal but that had lapsed and that the previous use was commercial.

2. 19LPA875B/CC – BREAKWATER COUNTRY PARK, HOLYHEAD

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.

The members travelled along the approach road to the Country Park and were shown the nature and width of the road, its boundaries and existing passing places. The Highway Officer explained that the public highway terminates near the Stena Engine Sheds and that the road from there into the park is a private road owned and maintained by the Council. He explained that the recommendation was to require two additional passing places on the public highway to facilitate traffic movements. The members were shown the private road leading to the Park and its passing places and the pedestrian path running parallel.

At the Park the members were shown the proposed site of the touring caravan development and shower block building and the officer explained the proposed road layout.

Councillor R LI Jones as local member pointed out the sheer rock face to the rear of the site and local wildlife habitat.

6.1

Gweddill y Ceisiadau

Remainder Applications

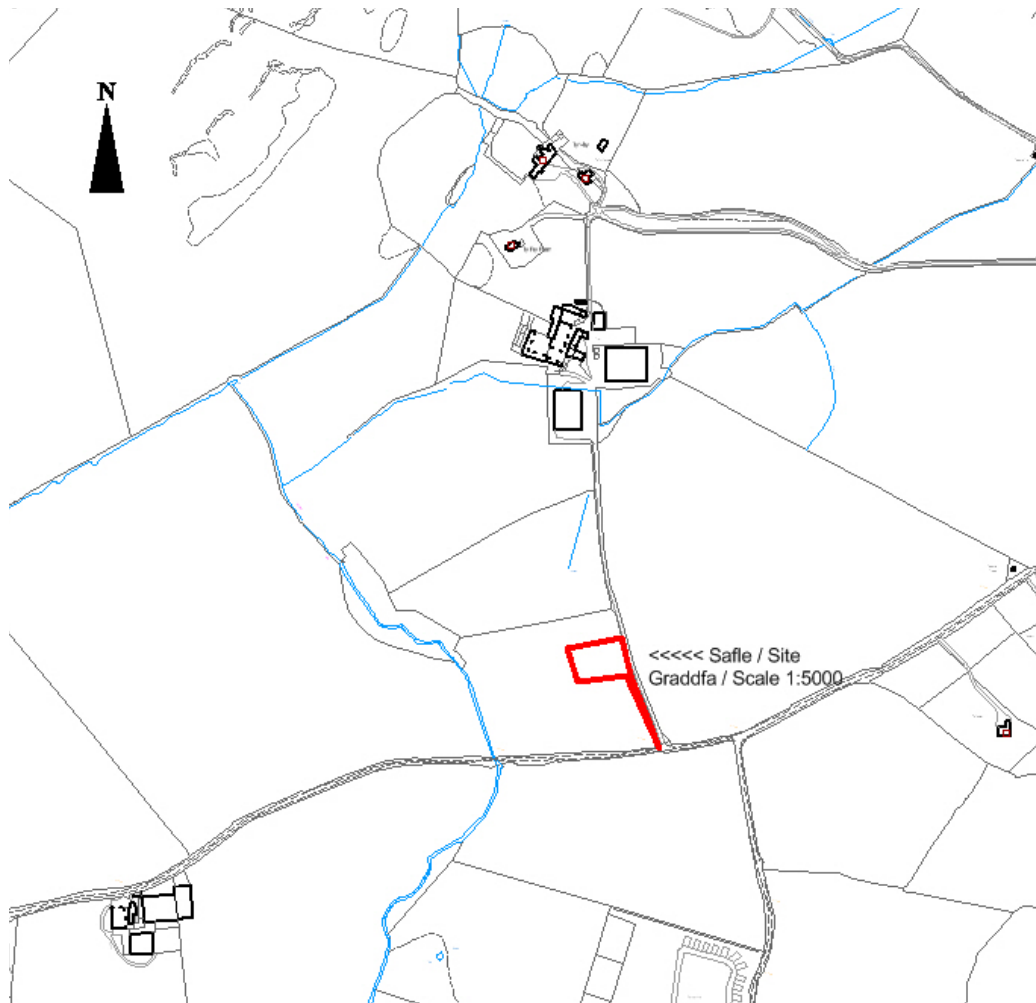
Rhif y Cais: **42C127B/RUR** Application Number

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: 02/12/2015

Report of Head of Planning Service (DFJ)

Recommendation:

Defer

Additional matters have arisen that need to be fully assessed before a recommendation can be formulated.

7.1

Gweddill y Ceisiadau

Remainder Applications

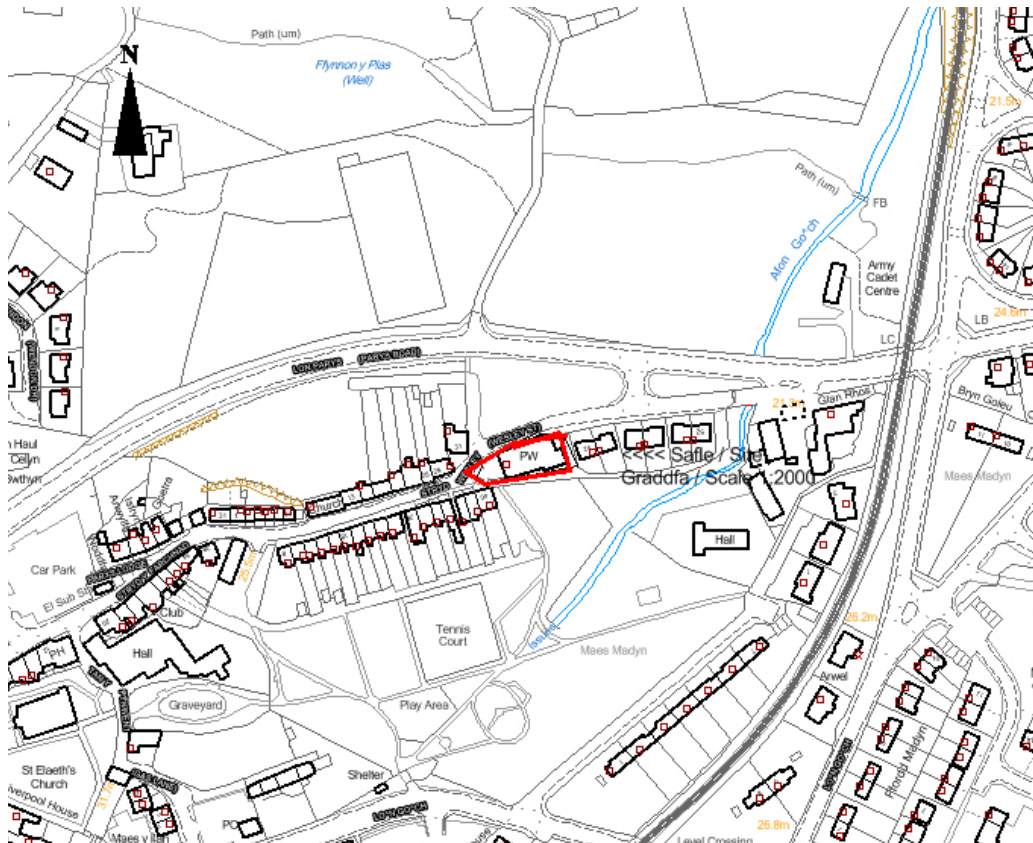
Rhif y Cais: **11C500A** Application Number

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: 02/12/2015

Report of Head of Planning Service (MTD)

Recommendation:

Permit

Reason for Reporting to Committee:

Originally on request of Local member Aled Morris Jones

Members will recall having visited the site on the 18th November following a resolution to do so at the last committee meeting

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.

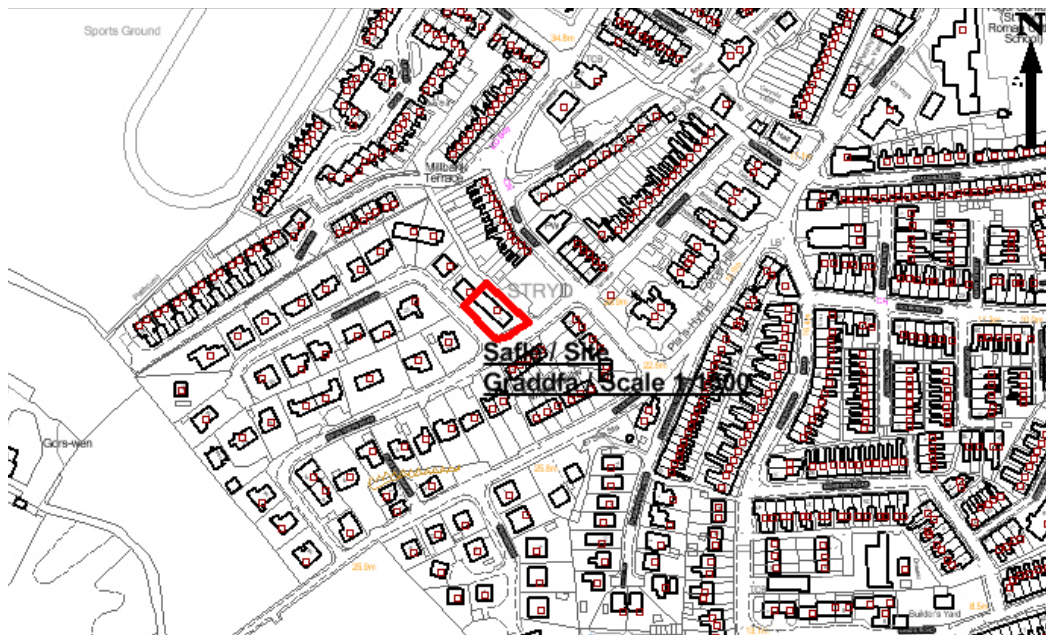
Rhif y Cais: **19C895E** Application Number

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: 02/12/2015

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.

Members will recall that the application was presented to the Planning and Orders Committee that was held on the 4th November 2015 where it was resolved to defer the determining of the application in order to receive the correct Certificates of ownership.

1. Proposal and Site

The application lies at 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-newal 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 community computer suite at Millbank Senior Citizens Club Holyhead Approved 12/03/2009

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 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.

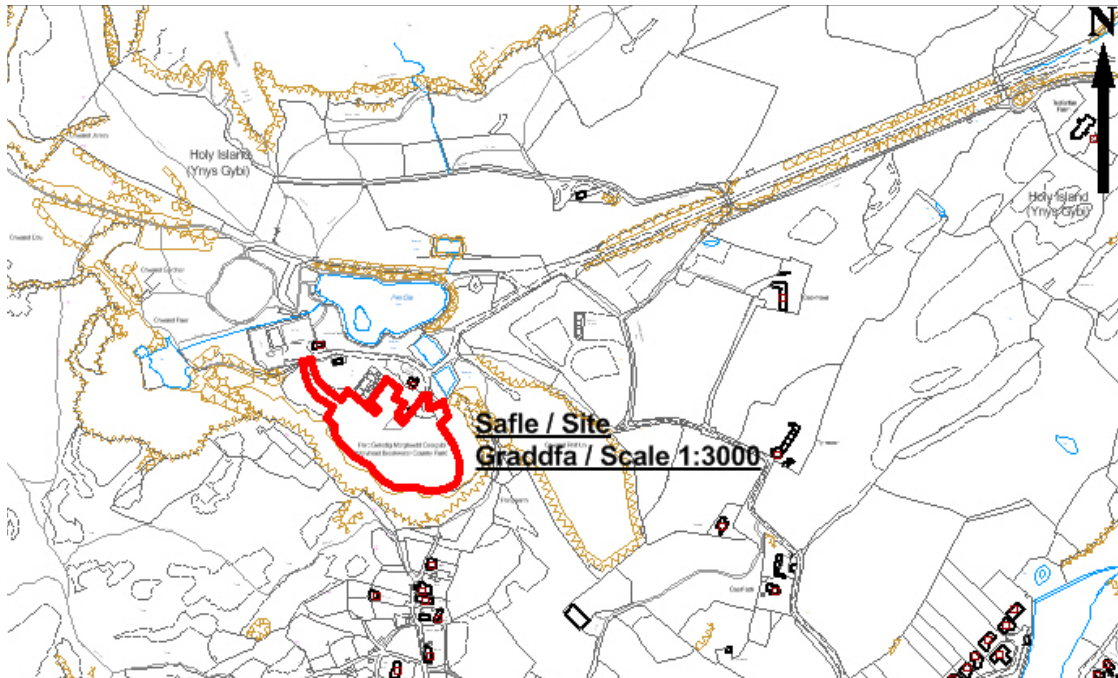
Rhif y Cais: 19LPA875B/CC Application Number

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: 02/12/2015

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.

At its meeting held on 4th November 2015 the Planning and Orders Committee resolved to visit the site prior to making its determination. The site was visited on 18th November 2015.

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. Following that meeting the Holyhead Town Council confirmed that it objects to the application as it considers the development would be at the wrong location in an area of outstanding natural beauty.

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.

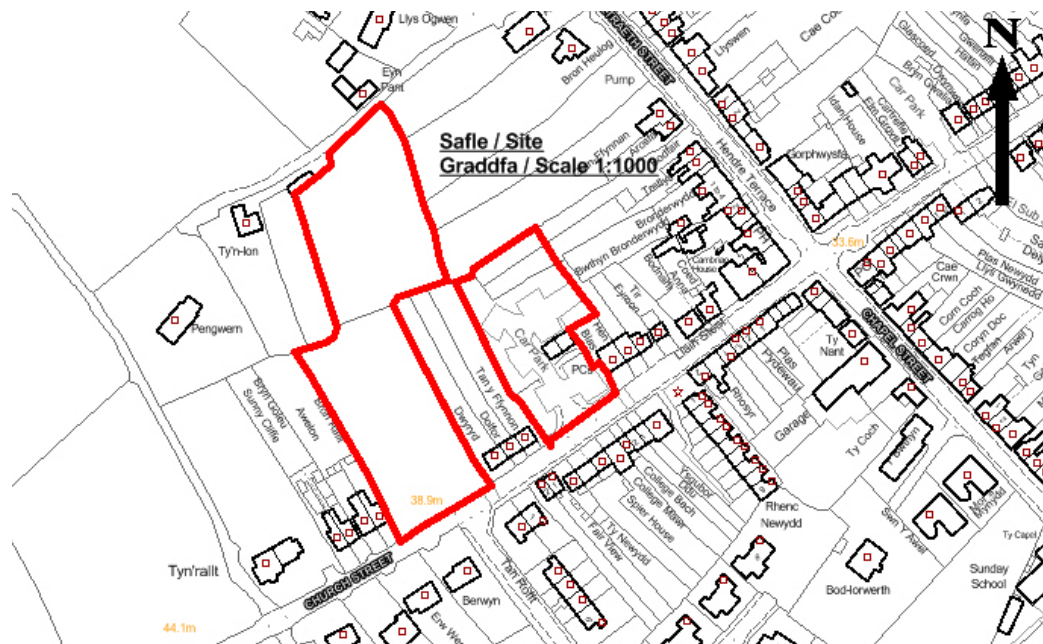
Rhif y Cais: **45LPA605A/CC** Application Number

Ymgeisydd Applicant

Head of Service Property

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

Dwryrd, Newborough



Planning Committee: 02/12/2015

Report of Head of Planning Service (NJ)

Recommendation:

Permit

Reason for Reporting to Committee:

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

At its meeting held on 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.

The applicant has provided additional information in support of the application which is included in the bundle of papers to Members. As well as providing background information in relation to the Council's decision to dispose of the site (which is not a planning matter) it also explains that the public conveniences on the site have been closed since April 2011 and are currently attracting anti-social behaviour – a Community Toilet Grant scheme is available to local business which open their facilities for public use; it furthermore explains that the existing public car park has 11 spaces in total whilst the scheme as proposed in the outline application would provide 28 parking spaces available for public use.

1. Proposal and Site

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

2. Key Issue(s)

Policy considerations, amenity and traffic.

3. Main Policies

Ynys Mon Local Plan

Policy 1 – General Policy

Policy 14 - Recreation and Community Facilities

Policy 30 – AONB

Policy 39 – Archaeology
Policy 48 – Housing Development Criteria
Policy 49 – Defined Settlements
Policy 51 – Large Sites

Gwynedd Structure Plan

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

Stopped Unitary Development Plan

Policy GP1 – Development Control Guidance
Policy GP2 – Design
Policy EN2 – AONB
Policy EN12 – Archaeological Sites
Policy HP3 – New Housing development – Main and Secondary Centres
Policy HP7 – Affordable Housing – Housing Need

Planning Policy Wales (Edition 7)

TAN 2 – Planning and Affordable Housing

TAN12 – Design

Circular 60/96 Planning and the Historic Environment – Archaeology

4. Response to Consultation and Publicity

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

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

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

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

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

Drainage – details are satisfactory in principle

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

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

Welsh Water – standard conditions

Highways – suggested conditions

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

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

Traffic congestion and highway danger;

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

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

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

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

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

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

Air ambulance uses the car park during emergencies;

Light pollution as a result of the development;

Development will block access to maintain property;

Concerns regarding access and damage to water supply;

Concerns regarding rights of way.

5. Relevant Planning History

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

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

6. Main Planning Considerations

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

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

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

Amenity impacts – the application is made in outline form but a layout is submitted in accordance

with statutory requirements. It is not considered that the two storey developments proposed are out of character with the area. The scheme provides adequate separation from existing properties. It is not considered that in its context as part of the village that the scheme will detrimentally impact the landscape value of the AONB.

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

7. Conclusion

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

8. Recommendation

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

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

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

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

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

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

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

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

Reason: To ensure the satisfactory appearance of the development

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

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

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

Reason: In the interests of amenity.

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

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

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

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

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

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

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

Reason: To prevent the increased risk of flooding.

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

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

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

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

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

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

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

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

Reason: In the interests of amenity.

(15) The highway boundary wall / hedge / fence or any new boundary erected fronting the highway shall at no time be higher than 0.6m above the level of the adjoining county road carriageway along the whole length of the site's boundary with the adjoining highway and nothing exceeding this height erected within 2m of the said wall.

Reason: To allow visibility on entering the highway.

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

Reason: In the interests of amenity and highway safety.

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

Reason: In the interests of amenity.

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

Reason: In the interests of amenity.

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

Reason: In the interests of pedestrian safety.

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

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

This page is intentionally left blank

8.1

Ceisiadau'n Economaidd

Economic Applications

Rhif y Cais: **19LPA1025/CC** Application Number

Ymgeisydd Applicant

Head of Service (Property)

Cais llawn i newid defnydd yr adeilad presennol o gyn neuadd farchnad i lyfrgell, swyddfeydd gyda siop goffi ategol ynghyd a chreu ramp newydd a chodi storfa beic yn / Full application for the change of use of former market hall into a library, offices with an ancillary coffee shop together with the creation of a ramp and the erection of a bicycle store at

Market Hall, Holyhead



Planning Committee: 02/12/2015

Report of Head of Planning Service (NJ)

Recommendation:

Permit

Reason for Reporting to Committee:

The application is made by the Council.

1. Proposal and Site

The site is the vacant former Market Hall site located just off Stanley Street in Holyhead. The property is a Grade II listed building and a separate application for listed building consent has been submitted under reference 19LPA1025A/LB/CC.

The planning applications entails the change of use of the former Market Hall into a library, offices with an ancillary coffee shop together with the creation of an entrance ramp and the erection of a bicycle store and bin store. The application site encompasses a 2m wide strip of land (currently forming part of a car parking area in association with past uses) along the southern elevation of the building which will allow pedestrian access to the building and onwards to Stanley Street from the direction of Trearddur Square and its public car park; it also includes the front court of the building to the east of the main access, where bike and bin storage are proposed and which would allow vehicular deliveries from Summer Hill. Steps lead down from this area to Stanley Street. The main access will be augmented by a ramped access arrangement.

2. Key Issue(s)

Policy compliance and impact on the locality including impacts on the Conservation Area.

3. Main Policies

Ynys Môn Local Plan

Policy 1 – General Policy

Policy 2 – New Jobs

Policy 5 – Design

Policy 14 – Recreation and Community Facilities

Policy 17 – Community Facilities

Policy 34 – Nature Conservation

Policy 40 – Conservation Areas

Policy 41 – Listed Buildings

Policy 42 - Design

Policy 48 – Housing Development Criteria

Policy 49 – Defined Settlements

Gwynedd Structure Plan

B1 – Employment Generating Developments

B8 – Conversion of Buildings

CH1 – Recreation and Tourist Development

D9 – Sensitive Areas

D10 – Flora and Fauna
D21 – Listed Buildings
D22 – Listed Buildings
D24 – Conservation Area
D25 – Conservation Area
D27 – Conversion of Listed Building
D29 – Design
D33 - Local Amenities

Stopped Unitary Development Plan

GP1 – Development Control Guidance
GP2 – Design
CC1 – Community Facilities
EP4 – Other Employment Opportunities
EP6 – Reuse of Buildings
EP8 – Vibrant Town, District and Local Centres
TO13 – Arts and Crafts
EN4 – Biodiversity
EN13 – Conservation of Buildings

Planning Policy Wales Edition 7

TAN 5 – Nature Conservation and Planning

TAN 12 – Design

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

Supplementary Planning Guidance: Design in the Urban and Rural Environment

Supplementary Planning Guidance: Holyhead Central Conservation Area Character Appraisal

Supplementary Planning Guidance: Holyhead Central Conservation Area Management Plan

4. Response to Consultation and Publicity

Local Members: No response at the time of writing

Holyhead Town Council – no objection

Design Commission for Wales: The Design Commission for Wales is supportive of the principle and intent of the scheme and the positive impact it will have on the vitality of the town centre and the future preservation of an important building. We have had the benefit of being consulted on the design proposals through our design review service in June 2015. At this stage we do not have any additional comments but refer you our report issued following design review (based on the proposals as at June 2015).

Economic Development Unit: No response at the time of writing

Highway Authority: No response at the time of writing

Footpaths Officer: Proposal is of sufficient distance from the Coastal Path to have no impact

Drainage Section: Dwr Cymru-Welsh Water should be consulted

Ecological and Environmental Advisor: Safeguards should apply, as advised by NRW, in relation to bats; no information held in relation to Natural Environment and Rural Communities Act (NERC

Act) species and habitats to suggest that there are any issues.

Natural Resources Wales: Further information regarding bats requested; no objection provided that the continuous ecological functionality of the building is maintained – a previous survey undertaken in 2008 found no evidence of bats but did highlight the potential for a bat maternity roost within the loft space; as the survey period is unfavourable and given the condition of the building, NRW considered the safeguarding of the potential maternity roost to be acceptable; the continuous ecological functionality should be maintained in order to maintain the potential for a maternity bat roost. In addition to the safeguarding of the loft space, no loss of access points, during and after works, should occur and no disturbance to the loft areas should occur during summer months when the maternity roost, if present, is likely to be in use.

Built Environment and Landscape Section: The building is listed as a grade II listed building and is located in a prominent town centre location inside the designated conservation area and within the setting of other listed buildings and the Roman Fort designated a Scheduled Ancient Monument. The building is referred to as the Principal Building in the Conservation Area Character Appraisal SPG and is highlighted in many other conservation reports and plans. The information contained in the application about the deteriorating condition, its architectural and historic significance since 1855 is comprehensive and helps support the proposal.

The scheme is supported in principle. In terms of the details, the bin and bicycle store will only require listed building consent of attached to the Market Hall – they are not attached according to the site plan; there is an anomaly between the site plan and the bicycle store drawings in that the drawings indicate square-on parking whilst the site plan indicated echelon parking, which is preferred to allow greater circulation space and a condition may be required. The floor plans and elevations clearly identify the proposed conversion and the protection of the character and appearance of the listed building has been extremely well considered. The officer is supportive of the proposed method of insulating the envelope of the building and the details of dealing with historic fireplaces and the roof.

Gwynedd Archaeological Planning Service: Adoption of the conservation plan should be secured through condition as well as a management plan

Dŵr Cymru-Welsh Water: Suggested condition in relation to no increase in surface water run-off to drain to the public sewerage system; grease trap should be fitted.

Response to Publicity: 1 letter was received as a result of the publicity undertaken from Mr Parry of 3 Trearddur Square who confirms his support for the proposed plans but queries whether staff car parking will be provided in the existing yard as there is a concern that if they use the public car park at Trearddur Square, residents will have nowhere to park. In response it is confirmed that any staff or members of the public using the site and travelling there by private vehicle would be expected to use public car parks including the adjoining car park at Trearddur Square.

5. Relevant Planning History

19C627: Application for a certificate of appropriate alternative development for (1) retail store; (2) shopping precinct; (3) affordable housing at Market hall, Stanley Street, Holyhead – Planning Permission would be granted 24/11/95

19C627A/LB: Listed building consent for the change of use of the ground floor to create a play area, café/restaurant, change of use of first and second floors into 11 units together with the erection of a detached three storey apartment block to create 11 units at Market Hall, Holyhead – approved

23/5/2011

19C627B: Change of use of the ground floor to create a play area, café/restaurant, change of use of first and second floors into 11 units together with the erection of a detached three storey apartment block to create 11 units at Market Hall, Holyhead – approved 9/11/2012

6. Main Planning Considerations

Principle of the Development: The site is centrally located within Holyhead town centre and is a landmark building within the designated Holyhead Town Conservation Area. It is an easily accessible site on foot, bicycle, by car and by public modes of transport.

Development Plan policies support the creation of community facilities. Policy 17 of the YMLP states:

“17. The Council will permit the development of community facilities as shown on the Proposals Map and detailed in Proposals FF13, FF16 and FF26. Other schemes will be permitted on suitable sites within the development boundaries shown on the Proposals Map or within or on the edge of other settlements”

The reasoned justification for the policy states that:

“3.43 The Plan's overriding aim is to safeguard and strengthen communities by creating jobs. Communities can also be strengthened by the retention or provision of facilities such as community halls, libraries, nurseries and places of worship. Applications within or on the edge of towns, villages and hamlets will be permitted provided that they comply with other policies in the Plan”.

Policy 40 of the YMLP states:

“40. The character and appearance of all designated conservation areas will be protected from unsympathetic development. Enhancement of their characters will be achieved by carrying out improvements and permitting high quality new development. The Council will define and designate additional Conservation Areas within other areas of special architectural or historic interest where it is considered necessary to preserve and enhance the character and appearance of those areas”.

Policy 41 of the YMLP states:

“41. Buildings of special architectural and historic interest and their settings will be protected from unsympathetic development, alterations or demolition. Appropriate uses which help to preserve their character and fabric will be permitted”.

Similar policies are contained within the Gwynedd Structure Plan and within the Stopped Ynys Mon Local Plan. There is general support for the development of community facilities, particularly within settlements and as mentioned previously, the application site is centrally located in Holyhead town centre and is easily accessible by the community. In accordance with statutory requirements, policies in relation to designated conservation areas and listed buildings seek to preserve or enhance the special character and seek to ensure that inappropriate developments do not occur.

Planning Policy Wales states at paragraph 6.5.8 in relation to listed buildings that

“6.5.8 There should be a general presumption in favour of the preservation of listed buildings. The continuation or reinstatement of the original use should generally be the first option when the future of a listed building is considered. However, not all original uses will now be viable or necessarily

appropriate. The application of development and listed building controls should recognise the need for flexibility where new uses have to be considered to secure a building's survival. The aim should be to identify the optimum viable use that is compatible with the character and setting of an historic building"

and at paragraph 6.5.17 in relation to conservation areas that

"6.5.17 Should any proposed development conflict with the objective of preserving or enhancing the character or appearance of a conservation area, or its setting, there will be a strong presumption against the grant of planning permission. In exceptional cases the presumption may be overridden in favour of development deemed desirable on the grounds of some other public interest. The Courts have held that the objective of preservation can be achieved either by development which makes a positive contribution to an area's character or appearance, or by development which leaves character and appearance unharmed".

It is considered that the development as proposed, bringing a community use to a building which once thrived as a busy market hall is compatible with planning policies and national planning policy advice which seek to protect the special character and features of such buildings and which seek to foster and maintain community focussed activities within such buildings.

Visual Amenity and Design: Limited change is proposed to the external appearance of the building other than mainly through repair and maintenance. Lost chimney stacks are proposed to be reinstated, as well as the east elevation clock, while new window openings are proposed to the north elevation to allow greater interaction with Summer Hill. Roof lights will bring light into the internal space. Similar openings are proposed to the south elevation and a new door is inserted into the west elevation to allow greater interaction with Trearddur Square. Signage proposals are not part of the current application although they are illustrated on the drawings. It is considered that the repair and refurbishment of the building will bring about significant visual improvement and reinstate the building's significance in the conservation area. The proposed new openings are contemporary and simple in form and will complement the cotemporary space proposed within the building.

Landscape Impact: The site is within the built up context of central Holyhead, surrounded by development from two storey terraced housing to the rear of three storey commercial premises, a vacant former car parking area (with planning permission for residential development) and a public car park and public highway. The improvements proposed to the forecourt of the building, including the creation of an access ramp will refocus attention on the building and visually improve the immediate context, similarly with treatment of the footway on the south elevation. Repair of the building's fabric will secure an immediate landscape improvement.

Residential Amenity: The building backs onto residential development and there is valid planning consent for a new residential development to the south of the hall. One letter querying parking arrangements has been received but the writer confirmed his support for the project. The Market hall is located to the rear of the main shopping street and within a mixed commercial /residential area of the town. The uses proposed are considered compatible in this context and are unlikely to lead to detrimental amenity impacts. The use of the public car park for private vehicle parking is not a matter which would carry significant weight in the decision.

Ecology impact: The application is supported by a previous survey report which did not reveal the presence of bats but which considered the potential for a bat maternity roost within the roofspace. Following consultation with Natural Resources Wales it is considered that the scheme can appropriately secure the continuous ecological functionality of the building and a condition is proposed to this effect.

Technical considerations: No response had been received from the Highway Authority at the time of writing. However, given the nature of the development and the local road infrastructure, it is not considered that unacceptable traffic impacts would occur. The drainage details are considered acceptable in principle subject to conditions.

Archaeology: The Market Hall is an historic building forming part of the long history of Holyhead. The Gwynedd Archaeological Planning Service has been consulted and considers the details submitted in support of the development acceptable. Reports have already been deposited as part of the Historic Environment Record. A condition is proposed in relation to securing the conservation of the building in accordance with the submitted conservation plan.

Impact on Listed Building and the Historic Environment: The Market Hall is a Grade II listed building and is located within the designated Holyhead Central Conservation Area. Under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990, "In considering whether to grant listed building consent for any works the local planning authority or the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses". A separate application for listed building consent has been made and is being considered concurrently by the Committee. It is considered that the scheme as permitted achieves the requirement of preserving the building and its special features. The Market hall is located within the setting of the Caernarfon Castle public house which is a Grade II listed building but consultation with the Conservation officer concludes that the proposals achieve the requirement of preserving the setting of the building.

The Market Hall is screened from view from the church and Roman walls at St Cybi which are a scheduled ancient monument and it is not considered that any direct impacts will arise.

The Section 72 duty under the Planning (Listed Buildings and Conservation Areas) Act 1990 is to pay special attention to the desirability of preserving or enhancing the character or appearance of any conservation area. The Market Hall is identified as a principal building within the Conservation Area Character Appraisal SPG. Its deteriorating condition is detrimental to the preservation of the character of the conservation area. As part of the Townscape Heritage Initiative, an additional SPG has been developed to help proactive management of the conservation area with the principal aim of increasing economic activity in the town's commercial core by using the historic environment as a positive resource to safeguard and create employment opportunities while improving the quality of life for the local community. The objectives of the THI include securing the repair and reuse of identified critical projects and to significantly reduce the number of historic buildings in disrepair or underuse, in particular those able to be used for commercial or mixed uses and to secure improvements to the public realm and promote a coherent conservation approach to the area. It is considered that the repair and alterations proposed to the building will secure positive improvement to the wider area and will serve to enhance the conservation area.

7. Conclusion

The scheme is considered acceptable in its context and will greatly improve the appearance of the area which is a designated conservation area as well as securing the repair and restoration of a principal listed building and promoting a long term viable use which will re-establish it at the heart of the community.

8. Recommendation

Permit

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

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

(02) No development shall take place until details of a schedule of works for the internal and external works to the building to include, but which is not limited to the internal and external finishing materials and architectural detailing has been submitted to and approved in writing by the local planning authority. The development shall be implemented in accordance with the approved details.

Reason: To ensure that the character and appearance of the building are preserved

(03) No development shall commence until a conservation plan for the building to include its future maintenance 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 that the character and appearance of the building are preserved

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: **19LPA1025A/LB/CC** Application Number

Ymgeisydd Applicant

Head of Service (Property)

Cais am Caniatâd Adeilad Rhestredig ar gyfer newid defnydd yr adeilad presennol o gyn neuadd farchnad i lyfrgell, swyddfeydd gyda siop goffi ategol ynghyd a chreu ramp newydd a chodi storfa beic yn / Application for Listed Building Consent for the change of use of former market hall into a library, offices with an ancillary coffee shop together with the creation of a ramp and the erection of a bicycle store at

Market Hall, Stanley Street, Holyhead



Planning Committee: 02/12/2015

Report of Head of Planning Service (NJ)

Recommendation:

Permit

Reason for Reporting to Committee:

The application is made by the Council.

1. Proposal and Site

The site is the vacant former Market Hall site located just off Stanley Street in Holyhead. The property is a Grade II listed building and listed building consent is sought for works to facilitate its change of use into a library, offices with an ancillary coffee shop together with the creation of an entrance ramp and the erection of a bicycle store and bin store. The application site encompasses a 2m wide strip of land (currently forming part of a car parking area in association with past uses) along the southern elevation of the building which will allow pedestrian access to the building and onwards to Stanley Street from the direction of Trearddur Square and its public car park; it also includes the front court of the building to the east of the main access, where bike and bin storage are proposed and which would allow vehicular deliveries from Summer Hill. Steps lead down from this area to Stanley Street. The main access will be augmented by a ramped access arrangement.

2. Key Issue(s)

Meeting the statutory requirement to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

3. Main Policies

Ynys Môn Local Plan

Policy 41 – Listed Buildings

Gwynedd Structure Plan

D21 – Listed Buildings

D22 – Listed Buildings

Stopped Unitary Development Plan

EN13 – Conservation of Buildings

Planning Policy Wales Edition 7

TAN 12 – Design

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

4. Response to Consultation and Publicity

Local Members: No response at the time of writing

Holyhead Town Council – no objection

Design Commission for Wales: The Design Commission for Wales is supportive of the principle and intent of the scheme and the positive impact it will have on the vitality of the town centre and the future preservation of an important building. We have had the benefit of being consulted on the design proposals through our design review service in June 2015. At this stage we do not have any additional comments but refer you our report issued following design review (based on the proposals as at June 2015).

The Society for the Protection of Ancient Buildings: No response at the time of writing

The Council for British Archaeology: No response at the time of writing

The Georgian Group: The date of the structure predominantly falls outside of our remit. We therefore defer to the other amenity societies in this instance.

The Royal Commission on the Ancient and Historic Monuments of Wales: No response at the time of writing

The Ancient Monuments Society: No response at the time of writing

Built Environment and Landscape Section:

1. The subject building is included in the statutory register of listed buildings on Anglesey and in Wales as being grade II (description and image attached).
2. The subject building is located in a prominent town centre location inside the designated conservation area and in the settings of other listed buildings and the Roman Fort designated a Scheduled Ancient Monument (SAM).
3. The subject building is quite rightly referred to as a Principal Building in the Conservation Area Character Appraisal SPG. I personally think it's possibly the foremost Principal Landmark Building synonymous with Holyhead and for this reason it's highlighted in many other associated Conservation Reports and Plans such as The Holyhead Central Conservation Area Management Plan SPG 2007, The Town Centre Master Plan, The Townscape Heritage Initiative (THI) and the Project Conservation Plan to name but a few.
4. The information contained in the application regarding the deteriorating condition of the building, its architectural and historic significance as well as its historic purpose and function over the decades since 1855 is extremely enlightening and very comprehensive and in my opinion helps to support the current proposal. All historic listed buildings are unique and each one has its own difficulties and complications in whatever context they stand, none more so than this Market Hall. Having said that and having been made fully aware of this application's development from its inception I have continually been fully supportive in principle.
5. I have now had a chance to study the details of the applications and should wish to bring the following to your attention:
 - 5.1. The proposed bin and bicycle store will only need Listed Building Consent (LBC) if the intention is to physically attach them to the external masonry of the (Market Hall) LB, which I don't believe it is according to the site plan. Alternatively they will need planning permission and the plans are helpful in that respect.
 - 5.2. While the general as proposed architecturally drawn scaled floor plans and elevations do clearly

identify the proposed conversion from the former Marker Hall into the proposed Library, offices and café much of the detail remains to be detailed up. The glass balustrade around the perimeter of the mezzanine, the mezzanine itself and the means of access to and from the mezzanine as well as the perimeter rooms and the fit out of the main hall. In such cases consideration must be given to ensuring that the correct and appropriate materials and architectural detail is approved by the local planning authority subject to conditions. (specific suggested LBC conditions to follow)

5.3. With regards to windows and doors it's generally clear what's being proposed. The application form and page 16 of the DAS states "reinstatement windows – Slimline double glazed either in original frames; replicas or new depending on condition. External doors – Slimline aluminium framed double glazed". Once again I'm supportive in principle as these proposals will maintain the architectural and historic character and appearance of the buildings windows while meeting the aims and expectations of the Building Regulations and those of the building's potential users. The proposed dominance of modern high spec' entrance door glazing follows an approved method which improves natural daylight into the building as well as legibility, insulation, security and again the expectations of the Building Regulations and those of the building's potential users. As there is an element of uncertainty you will need to consider a condition that seeks clarity of the full details of all windows and doors internal and external. (specific suggested LBC conditions to follow)

5.4. Possibly the most noticeable structural intervention in order to facilitate the mezzanine is the removal of the large timber valley beams. This will require not only structural calculation by an accredited and experienced Conservation Structural Engineer but also large scale architectural drawings with all aesthetic and material detailing finalised. Therefore this element (and possibly the option of wall opening between the reception hall and the main hall) will need to be covered by a specific LBC Condition. (specific suggested LBC conditions to follow)

5.5. The proposed layout plans shows W.C's, a kitchen and a Coffee Shop. There are no large scale architectural drawings or catalogue illustrations to identify the proposed detail (materials and finishes) of these. Following best practice it's desirable to have high quality modern (21st century) fittings which I suspect is what is proposed anyway but for pure clarity these will also need to be covered by a specific LBC condition. (specific suggested LBC conditions to follow)

6. The above are the areas of change which I believe will need to have specific LBC conditions while the conversion in terms of the protection of the character and appearance of the listed building has been extremely well considered. I am fully supportive of the proposed method of insulating the envelope even down to the detail of dealing with the historic fireplaces and the roofs.

7. Finally and from my own perspective and subjectivity I think that both options for opening up or increasing the restricted access and view between the reception hall and the main hall are acceptable but slightly impeded by the positioning of the reception desk. For obvious reasons my preference would be for the one of the least loss of historic fabric and structure with the reception desk positioned more central in the reception hall in order to facilitate better circulation and views, while the loss of arches is unfortunate their condition and the suggested new opening is I believe acceptable in these circumstances in creating a sustainable and use friendly building.

Gwynedd Archaeological Planning Service: Adoption of the conservation plan should be secured through condition as well as a management plan

Response to Publicity: No representations were received as a result of the publicity undertaken.

5. Relevant Planning History

19C627: Application for a certificate of appropriate alternative development for (1) retail store; (2) shopping precinct; (3) affordable housing at Market hall, Stanley Street, Holyhead – Planning Permission would be granted 24/11/95

19C627A/LB: Listed building consent for the change of use of the ground floor to create a play area, café/restaurant, change of use of first and second floors into 11 units together with the erection of a detached three storey apartment block to create 11 units at Market Hall, Holyhead – approved 23/5/2011

19C627B: Change of use of the ground floor to create a play area, café/restaurant, change of use of first and second floors into 11 units together with the erection of a detached three storey apartment block to create 11 units at Market Hall, Holyhead – approved 9/11/2012

6. Main Planning Considerations

Principle of the Development: In relation to legislative and policy requirements, Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that

‘(2) In considering whether to grant listed building consent for any works the local planning authority or the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses’.

National guidance for the determination of applications for listed building consent is contained within Circular 61/96. Paragraph 70 of the Circular sets out the General Criteria against which such applications should be judged:

- i. the importance of the building, its intrinsic architectural and historic interest and rarity, in both national and local terms;
- ii. the particular physical features of the building (which may include its design, plan, materials or location) which justify inclusion in the list; list descriptions may draw attention to features of particular interest or value, but they are not exhaustive and other features of importance (e.g. interiors) may come to light after the building’s inclusion in the list;
- iii. the building’s setting and its contribution to the local scene, which may be very important, e.g. where it forms an element in a group, park, garden or other townscape or landscape, or where it shares particular architectural forms or details with other buildings nearby; and
- iv. the extent to which the propose works would bring substantial benefits for the community, in particular by contributing to the economic regeneration of the area or the enhancement of its environment (including other listed buildings).

Planning policy in respect of applications for listed building consent as contained within the Gwynedd Structure Plan, the Ynys Mon Local Plan and the Stopped Unitary Development Plan are listed above. Policy 41 of the YMLP and Policy EN13 of the stopped UDP both state that:

‘Buildings of special architectural and historic interest and their settings will be protected from unsympathetic development, alterations or demolition. Appropriate uses which help to preserve their character and fabric will be permitted’.

Paragraph 6.1.2 of Planning Policy Wales states that

“Local planning authorities have an important role in securing the conservation of the historic environment while ensuring that it accommodates and remains responsive to present day needs”.

Paragraph 6.5.8 of Planning Policy Wales states that

“6.5.8 There should be a general presumption in favour of the preservation of listed buildings. The

continuation or reinstatement of the original use should generally be the first option when the future of a listed building is considered. However, not all original uses will now be viable or necessarily appropriate. The application of development and listed building controls should recognise the need for flexibility where new uses have to be considered to secure a building's survival. The aim should be to identify the optimum viable use that is compatible with the character and setting of an historic building”

Paragraph 6.5.9 of Planning Policy Wales states that

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

Policy 40 of the YMLP states:

“40. The character and appearance of all designated conservation areas will be protected from unsympathetic development. Enhancement of their characters will be achieved by carrying out improvements and permitting high quality new development. The Council will define and designate additional Conservation Areas within other areas of special architectural or historic interest where it is considered necessary to preserve and enhance the character and appearance of those areas”.

Policy 41 of the YMLP states:

“41. Buildings of special architectural and historic interest and their settings will be protected from unsympathetic development, alterations or demolition. Appropriate uses which help to preserve their character and fabric will be permitted”.

Similar policies are contained within the Gwynedd Structure Plan and within the Stopped Ynys Mon Local Plan. In accordance with statutory requirements, policies in relation to listed buildings seek to preserve the special characteristics of listed buildings and their settings and seek to ensure that inappropriate developments do not occur.

Impact on the Listed Building: The Market Hall is a Grade II listed building and is located within the designated Holyhead Central Conservation Area. Under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990, “

7. Conclusion

The scheme is considered acceptable in its context and will greatly improve the appearance of the area which is a designated conservation area as well as securing the repair and restoration of a principal listed building and promoting a long term viable use which will re-establish it at the heart of the community. The proposal is considered to meet the statutory requirement of preserving the building.

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 Planning (Listed Buildings and Conservation Areas) Act 1990

(02) No development shall take place until details of a schedule of works for the internal and external works to the building to include, but which is not limited to the internal and external finishing materials and architectural detailing has been submitted to and approved in writing by the local planning authority. The development shall be implemented in accordance with the approved details.

Reason: To ensure that the character and appearance of the building are preserved.

(03) No development shall commence until a conservation plan for the building to include its future maintenance 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 that the character and appearance of the building are preserved

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.

This page is intentionally left blank

10.1

Ceisiadau'n Tynnu'n Groes

Departure Applications

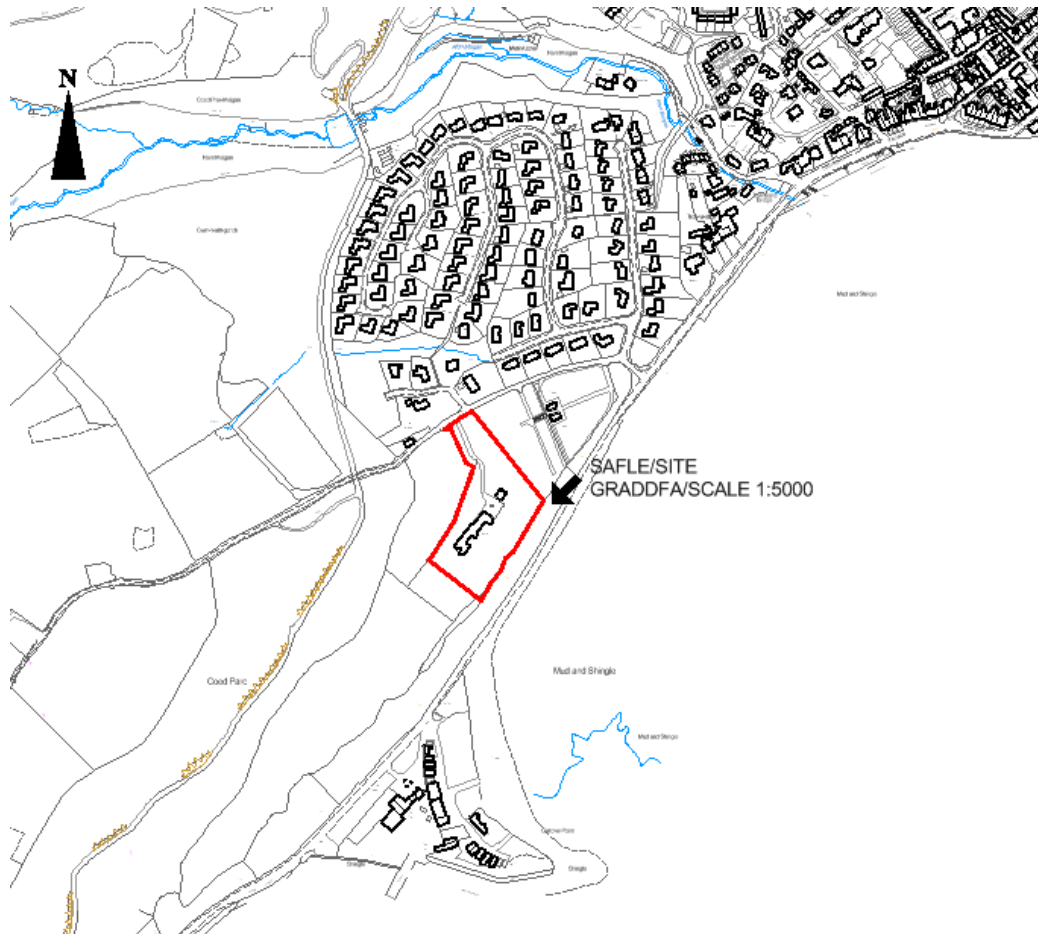
Rhif y Cais: 12C49M/VAR Application Number

Ymgeisydd Applicant

Gladman Care Homes Ltd

Cais o dan Adran 73 i ddiwygio amod (01) o caniatâd cynllunio rhif 12C49K (Codi 35 fflat preswyl ar gyfer pobl oedran 55 a uwch) er mwyn rhoi 5 mlynedd pellach i ddechrau datblygu yn / Application under Section 73 for the variation of condition (01) from planning permission reference 12C49K (Erection of 35 residential apartments for persons aged 55 and over) so as to allow a further 5 years to commence development at

Casita, Beaumaris



Planning Committee: 02/12/2015

Report of Head of Planning Service (MTD)

Recommendation:

Permit

Reason for Reporting to Committee:

The application is reported to the Planning Committee as it is a departure from the development plan.

1. Proposal and Site

This proposal was approved in 2010 and this application seeks to extend the life of the permission by another 5 years

The previous report has been updated and reproduced.

The application site encompasses a former nursing home, and its extensive gardens which are located in an elevated position above the A545 on the western approach to Beaumaris within an area forming part of the Area of Outstanding Natural Beauty. Landslip onto the A545 from the application site has occurred in recent years. The existing buildings on the application site are predominantly single storey, and there are a variety of mature trees within the grounds which are subject to TPO's. Access to the application site is via "Allt Goch Bach or Cemetery Lane" which forms a junction with A545 to the north east in proximity to the "Cae Mair" residential area.

The application is made to demolish the existing buildings and replace them with 2, 3 storey buildings containing 35 apartments. The applicants are proposing that the occupancy of the development is restricted to over 55's via 106 agreements and have confirmed that the development is C3 (residential) sheltered housing scheme.

The Officers have been in discussion with the developer for some time in order to design a scheme of development which would be acceptable from a planning point of view.

Highway improvements are proposed to the proposed vehicular access at "Allt Goch Fach" which leads up the application site from the A545. The applicants are also proposing to undertake stabilization works to the application site which slopes down to the A545.

2. Key Issue(s)

- Principle of development.
- Area of Outstanding Natural Beauty
- Highways & Parking

3. Main Policies

Gwynedd Structure Plan

A9 (Affordable Housing)

A10 (Sheltered Housing & Residential Homes for the Elderly)

FF15 (Pedestrian & Disables Access)

D1 (AONB)

Ynys Môn Local Plan

30 (Landscape)

48 (Housing Development Criteria)

49 (Defined Settlements)

30 (AONB)

Stopped Ynys Môn Unitary Development Plan

HP7 (Affordable Housing)

HP11 (Residential & Nursing Homes)

TR9 (Walking, Cycling & Horse Riding) EN1(Landscape Character)

EN2 (AONB)

4. Response to Consultation and Publicity

Local Member Lewis Davies considers that the application can be dealt with by Officers.

Beaumaris Town Council considers that the application is contrary to policy and the life of a planning permission cannot be extended by way of an application under S73 of the T&CP Act 1990. In addition their original letter of objection has been submitted and the original reporting of this is reproduced here:

Community Council - Beaumaris Town Council is totally opposed to any changes in the road layout. "Allt Goch Fach" is a steep narrow lane that is frequently used by persons travelling to and from Baron Hill Golf Course & Beaumaris Cemetery, as well as local residents. Any further restriction in width of the carriageway, for example by constructing build outs, should not be considered. The Town Council is also opposed to the development as it considers that it will have a substantial adverse impact on the AONB and the essential setting of the historic conservation area of the town. The proposal to move the footprint of the development area closer to the Menai Strait and build lower down the existing bank will substantially increase the mass of the buildings that will be visible from the town, offshore and the mainland. There are further concerns about the stability of the bank that has already suffered several landslips. The access road, Allt Goch Fach is totally inadequate for such a large development. The road is steep, narrow and already inadequate for traffic to and from Baron Hill Golf Course 7 funeral vehicles. There is no room for a pavement and the suggested installation of street lights is opposed because of the adverse effect this would have on neighbouring properties in terms of light pollution. The provision of parking for the proposed development is inadequate and it is felt that it does not conform to planning guidance. As allocation for residences for persons over 55, it seems unsatisfactory; pedestrian access is difficult and the steepness of the hill prohibits negotiation by mobility scooters. There are already adequate properties suitable for the over 55 age range in Beaumaris. Refusal recommended. Beaumaris Town Council continues to be totally opposed to this proposed development which would be totally out of character with the surrounding area and detrimental in the nature and setting of the historic town of Beaumaris. Development would be a hideous blot on the landscape having an unacceptable impact on the AONB, Beaumaris Castle & World Heritage Site –Menai Straits should be protected from development of this nature. Allt Goch unsuitable –snarrow, steep single track road. The site is immediately above an unstable bank which has not been stabilised, Need is for accommodation for young people. Overwhelming local opposition to the development.

Highways - Conditional permission.

Drainage - Technical considerations listed.

National Resources Wales No objection..

Welsh Water – No objection.

CADW - Whilst it is a large scale development in its immediate context. CADW does not consider that it represents development likely to have more than local importance on an area in the Register of Historic Landscapes.

Gwynedd Council - No objection in principle, concerns expressed about the effects of the development on the visual amenities of the area in terms of scale and mass.

In representations received points raised include:

The additional heavy traffic would be intolerable
The steep road is not suitable for this development
The land is not stable
Was not granted on planning grounds previously

5. Relevant Planning History

B/11/54 Extension to bungalow. Approved 21.07.54

B/8/54 Erection of three garages 21/04/54

B/2151 Bungalow Approved 18.04.87.

12C49 Change of use of dwelling to form residential care home for the elderly accommodating 15 persons together with conversion of existing garage and store to form owners accommodation, Conditional permission subject to a 106 agreement 28.07.89.

12C49A Conversion of existing bungalow together with extension thereto so as to provide accommodation for 15 elderly persons. Conditional permission 30.09.87.

12C49B Erection of a dwelling Refused 30.09.89.

12C49C Erection of a dwelling Conditional permission 13.10.89.

12C49D Detailed plans for 12C49C Conditional permission 01.05.90.

12C49F Extension of nursing home to form 10 bedrooms Conditional permission 30.07.92.

12C49G Detailed plans for the erection of a dormer bungalow Conditional permission 11.05.90

12C49K Erection of 35 residential units Approved 15/4/10

6. Main Planning Considerations

Principle of Development Having regard to the provisions of section 38(6) of the 2004 and act, determination must be made in accordance with the development plan unless material considerations indicate otherwise. The development plan for Anglesey comprises the approved Gwynedd Structure Plan (approved November 1993) and the adopted Ynys Mon Local Plan (December 1996).

Policies A10 of the Gwynedd Structure Plan states that sheltered housing will be permitted subject to the listed criteria which do not include a requirement that they are located within settlements.

Policy 49 of the Ynys Mon local plan states planning permission for residential development will be permitted within the settlement boundaries of the listed towns and villages, which include Beaumaris. Supporting text 5.44 of the Ynys Mon Local Plan states that decisions on sheltered housing will be made in accordance with the Structure Plan, this is only supporting text and not a policy. The application has been advertised as a departure because it is made for residential development outside the defined settlement boundary for Beaumaris in the Ynys Mon Local Plan.

On 1st December 2005 the County Council voted to implement the transitional arrangements set out in the LDP Wales regulations and to “stop work” on the Ynys Mon Unitary Development Plan “UDP”. The deposit plan of 2001, as amended by the Inspector's report, remains a material planning consideration carrying weight commensurate to the stage it reached. Beaumaris is identified as a Secondary Centre under the provisions of policy HP3 of the “UDP”. The settlement boundary for Beaumaris has been amended under the provisions of the “UDP & the application site is within the settlement boundary. In view of the advanced stage reached in the preparation of the “UDP” significant weight can be attributed to its provisions.

Having weighted the provisions of material policies and supporting text described above in relation to sheltered housing in addition to the advanced stage reached in the preparation of the “UDP” means that in this instance weight can be attributed such as to outweigh the provisions of the development plan. The principle of the development is acceptable under the provisions of the above listed policies; effects of the proposal on the locality are assessed below.

Landscape and Visual Impact The application site is located in an elevated location in relative proximity to the conservation and the Menai Straits within an Area designated as Area of Outstanding Natural Beauty and affects the setting of a grade II listed building at “Allt Goch Bach”. Photomontages have been submitted illustrating views of the development from agreed viewpoints in relation to these statutory designations. It is not considered that the height, massing and design would not result in an intrusive feature to the detriment of the character and amenities of the surrounding area, mitigation is also proposed in the form of a landscaping scheme.

Highways, Parking and Pedestrian Safety It is acknowledged that “Allt Goch Fach” leading to the application is narrow and would not normally be suitable for this scale of development. This needs to be weighted in relation to the existing use of the site as a nursing home as detailed in the Transport Assessment accompanying the application. In addition weight needs to be attributed to the highway improvements to the proposed vehicular access and Allt Goch Fach leading to the application site from the A545 which has been subject to a safety audit by the Highways Section of the council. In addition long term stabilisation works are proposed to the slope forming part of the application site above the A545 amounting to £832k. Having weighted all these material considerations the Highways Section have recommended conditional permission.

Affordability: Policy A9 of the Gwynedd Structure Plan, 51 of the Ynys Mon Local Plan, HP7 of the Stopped Anglesey Unitary Development Plan and the council's Supplementary Planning Guidance on Affordable Housing requires that an element of affordable housing is provided on large sites of 10 or more dwellings. Having assessed exceptional costings submitted as part of the development such as the stabilisation works above the applicants have agreed to an affordable housing contribution of £100k as Detailed in the recommendation below.

Foul and Surface Water Drainage Surface water from the development is piped into the Menai Straits & Foul drainage would be disposed of with a private treatment plant and the effluent

discharged directly into the Menai Straits. Subject to separate consent required this is considered acceptable.

Ground Stability

Concerns have been raised about the stability of the development in view of the geology and ground conditions of this sloping site. These concerns were passed to the applicants who confirmed that these factors have been taken into account in designing the scheme by their consulting engineers.

Matters raised in Objections received

There are two Tree Preservation Order designations on the application site. The proposed works will not have a detrimental impact on the Tree Preservation Order & is considered acceptable.

7. Conclusion

Having assessed all material considerations the development is considered acceptable and an unilateral undertaking has already been completed, permission can be granted subject to the obligations and conditions detailed below.

8. Recommendation

*The Head of Planning Service **permit** the development subject to a Unilateral Undertaking containing the following provisions:*

- Restriction of occupation to persons over 55 years of age,
- Affordable housing contribution of £100,000 to be made to the local planning authority.

(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) The development hereby permitted 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. (to be listed in table form upon issuing).

Reason: To ensure that the development is implemented in accord with the approved details.

(03) The front elevation of the development hereby approved shall where specified on the plans hereby approved be faced with a local natural stone or with a natural stone of equivalent colour texture and weathering characteristics.

Reason: To ensure a satisfactory appearance of the development.

(04) The building hereby permitted shall only be constructed with the slab level indicated on the plans hereby approved, unless otherwise approved in writing by the local planning authority.

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

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

Reason: To ensure a satisfactory appearance of the development.

(06) 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 visual amenities of the rural areas which forms part of a Special Landscape Area.

(07) 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 visual amenities of the locality.

(08) The scheme for parking, garaging and manoeuvring illustrated on the plans hereby approved (or any other drawing as may be approved in writing by the local planning authority) shall be laid out prior to the occupation of the development hereby permitted and that area shall not thereafter be used for any other purpose, unless otherwise approved in writing by the local planning authority. No jet ski or boat (including any associated trailer) shall be parked or stored on the application site.

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

(09) The development shall only be used as residential apartments for the residents over 55 and associated communal facilities under the provisions Class C3 (Dwelling houses) of the Schedule to the Town and Country Planning (Use Classes) Order 1987(as amended) or any Order revoking or re enacting that Order.

Reason: To define the scope of this permission to ensure that inappropriate uses do not take place.

(10) No development shall take place (unless otherwise approved in writing by the local planning authority) until full details of a scheme indicating all of the proposed means of enclosure around and within the site whether by means of walls, fences or hedges has been submitted to and approved in writing by the Local Planning Authority. The approved means of enclosure shall be constructed, erected or planted prior to the occupation of the development hereby approved.

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

(11) No development shall commence until a “scheme” for foul, surface and land drainage of the development has been submitted to and approved in writing by the local planning authority. The approved “scheme” shall be completed and operational before any of the apartments hereby approved are occupied.

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

(12) Full details of all external lighting and a report on any light spillage (lux levels) from the development (from internal and external light sources) onto any surrounding land or properties shall be submitted to an approved in writing by the Local Planning Authority before building or other operations start. The use of the lights shall not commence until the lighting has been installed in accord with the details approved in writing and to the satisfaction of the Local Planning Authority. Thereafter the approved details shall be retained to the satisfaction of the Local Planning Authority.

Reason: To safeguard the amenities of occupants of the surrounding properties.

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

Reason: To minimise danger and inconvenience to highway users.

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

Reason: To minimise danger and inconvenience to highway users.

(15) No other part of the development shall commence until the slope stabilisation scheme as submitted, above the A545, together with associated drainage works, has been completed to the satisfaction of, and approved in writing by the local planning authority.

Reason: To minimise danger and inconvenience to highway users.

(16) No development shall commence until an approved Highway Improvement Scheme (provision of anti skid surface; improved lighting, road markings and signage has been approved in writing by the LPA. The approved highway improvement scheme shall be completed before any of the apartments are occupied.

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

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

D14 (Broad Leaved Woodland)

D28 (Natural Mineral Slate)

D29 (Design)

FF11 (Traffic)

FF12 (Parking Standards)

Ynys Môn Local Plan

1 (General Policy)

26 (Parking)

31 (Landscape)

42 (Design)

48 Housing Development Criteria

Stopped Anglesey Unitary Development Plan

GP1 (Development Control Guidance)

GP2 (Design)

TR10 (Parking Standards)

EN1 (Landscape Character)

SG5 (Private Sewage Treatment Facilities).

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

Isle of Anglesey Parking Standards (2008)

Isle of Anglesey Design Guide (2008)

This page is intentionally left blank

12.1

Gweddill y Ceisiadau

Remainder Applications

Rhif y Cais: 12C31A/ENF Application Number

Ymgeisydd Applicant

Mr Malcolm Gilroy

Cais ol-weithredol ar gyfer codi estyniad deu lawr yn / Retrospective application for the erection of a two storey extension at

13 Rosemary Lane, Beaumaris



Planning Committee: 02/12/2015

Report of Head of Planning Service (JBR)

Recommendation:

Permit.

Reason for Reporting to Committee:

At the request of Councillor Lewis Davies.

1. Proposal and Site

The application is for retrospective permission for the erection of a two storey extension to the rear of 13 Rosemary Lane, Beaumaris.

The property is an end of terrace dwelling located within the designated Conservation Area.

2. Key Issue(s)

The key issues are whether the development is acceptable in terms of its location, siting, scale, design and materials, whether the development is acceptable within the designated area and whether the development accords with development plan policies.

3. Main Policies

Ynys Mon Local Plan

Policy 1 – General Policy

Policy 30– Landscape

Policy 40 – Conservation of Buildings

Policy 42 – Design

Policy 58 - Extensions

Gwynedd Structure Plan

Policy D1 – Environment

Policy D4 – Location, Siting and Design

Policy D25 – Conservation Areas

Policy D28 – Natural Slates

Policy D29 - Design

Stopped Unitary Development Plan

Policy GP1 – Development Control Guidance

Policy GP2 – Design

Policy EN2 – Areas of Outstanding Natural Beauty

Policy EN13 – Conservation of Buildings

4. Response to Consultation and Publicity

Councillor Lewis Davies – Request that the application be referred to the Planning Committee for

determination

Councillor Carwyn Jones – No response at time of writing report.

Councillor Alwyn Rowlands – No response at time of writing report.

Drainage – Comments.

Highways – No recommendation.

Town Council – Objection, refusal recommended.

Welsh Water – Comments

Natural Resources Wales - Comments

Response to Publicity

No representations received at the time of writing the report.

5. Relevant Planning History

12C31 – Alterations to 13 Rosemary Lane – Granted – 4.6.85

6. Main Planning Considerations

The application is submitted for retrospective planning permission for the retention and completion of a two storey extension to the rear of 13 Rosemary Lane, Beaumaris.

The subject property is located inside the special designated Conservation Area, covered by an Article 4 Direction and within the designated Area of Outstanding Natural Beauty

Works have commenced on the extension, but are not yet completed.

The size, design and materials of the proposed extension are identical to an extension erected on the neighbouring property.

It is considered that the proposed extension is acceptable in terms of size, design and materials and will bring symmetry to the rear of the terrace and will, in the Local Planning Authority's opinion be an improvement to the appearance of the rear of the terrace.

It is considered that the proposed extension is in keeping with the area and will not have a detrimental effect upon the amenities of the nearby residential occupiers or upon the character and appearance of the designated area.

The Town Council have objected to the application and recommended that it be refused on the grounds that that the granting of retrospective approval would set a dangerous precedent which weakens planning controls.

The fact that the application is made retrospectively is irrelevant in its determination. It is not a criminal offence to carry out development without first obtaining any necessary planning permission. There are provisions within the Planning Act to allow for planning permission to be applied for

retrospectively.

Paragraph 6 of Technical Advice Note 9: Enforcement of Planning Control states that in considering enforcement action, the decisive issue for the local planning authority should be whether the breach of planning control would unacceptably affect public amenity or the existing use of land and building meriting protection in the public interest. Enforcement action should be commensurate with the breach of planning control to which it relates; it is usually inappropriate to take formal enforcement action against a trivial or technical breach of control which causes no harm to public amenity. The intention should be to remedy the effects of the breach of planning control, not to punish the person(s) carrying out the breach. Nor should enforcement action be taken simply to regularise development for which permission had not been sought but is otherwise acceptable.

As stated above, it is considered that the development is acceptable and does not have an unacceptable impact upon the designated area or upon the amenities of nearby residential occupiers, it is further considered that planning permission would have been granted had an application been submitted prior to any development being undertaken, and consequently it would be regarded as unreasonable to refuse permission simply because the application is made retrospectively, furthermore, if on appeal it is concluded that there is no significant planning objection to the development it could result in an award of costs being made against the local planning authority.

7. Conclusion

The development is considered to be acceptable in terms of siting, design, scale and materials and it is not considered that the development will have a detrimental impact upon the amenities of nearby residential occupiers or upon the character and appearance of the designated area.

8. Recommendation

Permit

(01) The development permitted by this consent shall be carried out strictly in accordance with the plan(s) submitted on the 16/10/2015 under planning application reference 12C31A/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

Technical Advice Note 12: Design

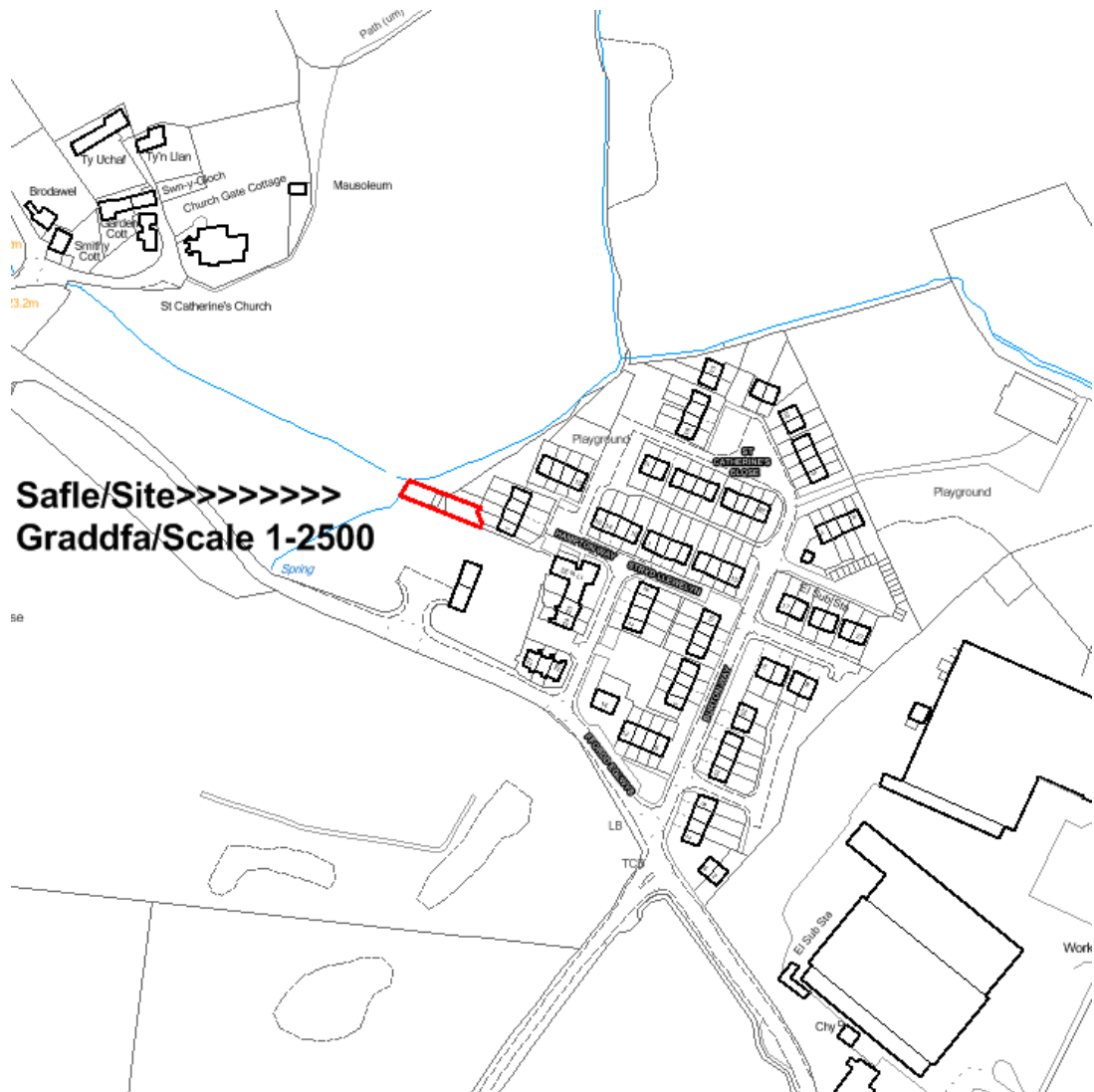
Rhif y Cais: 12C463/ENF Application Number

Ymgeisydd Applicant

Mr David Williams

Cais ôl-weithredol i gadw stabl/storfa gardd ynghyd ag estyniad i'r cwrtil yn / Retrospective application for the retention of a stable/garden store together with extension to curtilage at

1 Hampton Way, Llanfaes, Beaumaris



Planning Committee: 02/12/2015

Report of Head of Planning Service (JBR)

Recommendation:

Permit.

Reason for Reporting to Committee:

At the request of Councillor Lewis Davies.

1. Proposal and Site

The application is for retrospective permission for the erection of a stable/garden store and extension to the curtilage.

The application site comprises a piece of land located to the rear of 1 Hampton Way, Llanfaes.

2. Key Issue(s)

The key issues are whether or not the development and use of land is acceptable in terms of the impact upon the amenities of nearby residential occupiers, the visual impact upon the locality and designated Area of Outstanding Natural Beauty and whether the development accords with development plan policies.

3. Main Policies

Ynys Mon Local Plan

Policy 1 – General Policy

Policy 30– Landscape

Policy 42 – Design

Gwynedd Structure Plan

Policy D1 – Environment

Policy D4 – Location, Siting and Design

Policy D29 - Design

Stopped Unitary Development Plan

Policy GP1 – Development Control Guidance

Policy GP2 – Design

Policy EN2 – Areas of Outstanding Natural Beauty

4. Response to Consultation and Publicity

Councillor Lewis Davies – Request that the application be referred to the Planning Committee for determination

Councillor Carwyn Jones – No response at time of writing report.

Councillor Alwyn Rowlands – No response at time of writing report.

Drainage – Comments.

Community Council – Objection, refusal recommended.

Welsh Water – No response at time of writing report.

Environmental Health – No observations.

Response to Publicity

One letter of support received, a copy of the letter is provided in the letters pack.

5. Relevant Planning History

None.

6. Main Planning Considerations

The application is submitted following an enforcement investigation, for retrospective planning permission for the erection of a stable/garden store together with an extension to the domestic curtilage.

The land forms part of vacant ground to the rear and side of numbers 1, 3, 5, 7 & 9 Hampton Way, the land immediately to the rear of number 1 Hampton Way, upon which the stable/garden store is erected was purchased by the applicant from the Council in 1999, the remainder of the land remains in Council ownership and is rented to the applicant.

If the land was purchased in 1999 with the intention to use it as an extension to the domestic curtilage of number 1 Hampton Way and it has been used as such since that time, then its use would now be deemed lawful in planning terms.

The use of the land as an extension to the domestic curtilage of the adjoining dwelling is an acceptable and logical use and this application, in part, merely seeks to regularise the use which has and is being made of the land.

In addition consent is also sought to retain the stable/garden store erected on the land which, according to information provided with the application, was constructed between March and July 2014.

The building was erected as a stable for their horse but also for the storage of various items of domestic and garden equipment. The horse is kept in the small paddock to the rear of the building and only occupies the stable during adverse weather conditions.

The siting, design and scale of the building is considered to be acceptable and it is not considered that the building or its use has a detrimental impact upon the character and appearance of the area or upon the amenities of nearby residential occupiers.

The Community Council has objected to the application and recommended that it be refused on the grounds that the keeping of large livestock in a residential area should not be encouraged and that the granting of retrospective approval would set a dangerous precedent which weakens planning controls.

In response to the concerns of the Community Council.

When it comes to animals, planning law has no regard to the nature of the creature, but only to its function. In the case of horses, Planning law knows only six horses:

- i. The working horse;
- ii. The racehorse
- iii. The recreational horse
- iv. The grazing horse
- v. The residentially incidental horse
- vi. Horsemeat.

In this particular instance, it is considered that the horse falls under the “residentially incidental” category.

Under Section 55(2)(d) of the Town and Country Planning Act 1990 the use of any buildings or other land within the curtilage of a dwellinghouse for any purpose incidental to the enjoyment of the dwelling house is permitted development, this includes its use for the keeping of livestock for the personal enjoyment of the occupants of the dwellinghouse.

Consequently the keeping of a horse within the residential curtilage of a dwellinghouse is permitted under the provisions of the Act.

The Community Council have also objected and recommended that the application be refused on the grounds that the application is made retrospectively.

The fact that the application is made retrospectively is irrelevant in its determination. It is not a criminal offence to carry out development without first obtaining any necessary planning permission. There are provisions within the Planning Act to allow for planning permission to be applied for retrospectively.

Paragraph 6 of Technical Advice Note 9: Enforcement of Planning Control states that in considering enforcement action, the decisive issue for the local planning authority should be whether the breach of planning control would unacceptably affect public amenity or the existing use of land and building meriting protection in the public interest. Enforcement action should be commensurate with the breach of planning control to which it relates; it is usually inappropriate to take formal enforcement action against a trivial or technical breach of control which causes no harm to public amenity. The intention should be to remedy the effects of the breach of planning control, not to punish the person(s) carrying out the breach. Nor should enforcement action be taken simply to regularise development for which permission had not been sought but is otherwise acceptable.

As stated above, it is considered that the development is acceptable and does not have an unacceptable impact upon the area or upon the amenities of nearby residential occupiers, it is further considered that planning permission would have been granted had an application been submitted prior to the development being undertaken, and consequently it would be regarded as unreasonable to refuse permission simply because the application is made retrospectively, furthermore, if on appeal it is concluded that there is no significant planning objection to the development it could result in an award of costs being made against the local planning authority.

7. Conclusion

The use of land as an extension to the existing curtilage of 1 Hampton Way together with the retention of the stable/garden store building is considered to be acceptable and accords with relevant

development plan policies and it is not considered that the building or the use of land has an unacceptable impact upon the character and appearance of the area or upon the amenities of nearby residential occupiers.

8. Recommendation

Permit

(01) The building hereby permitted shall not be used at any time other than for purposes ancillary to the residential use of the adjoining dwelling.

Reason: To define the scope 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 & 30/09/2015 under planning application reference 12C463/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

Technical Advice Note 12: Design

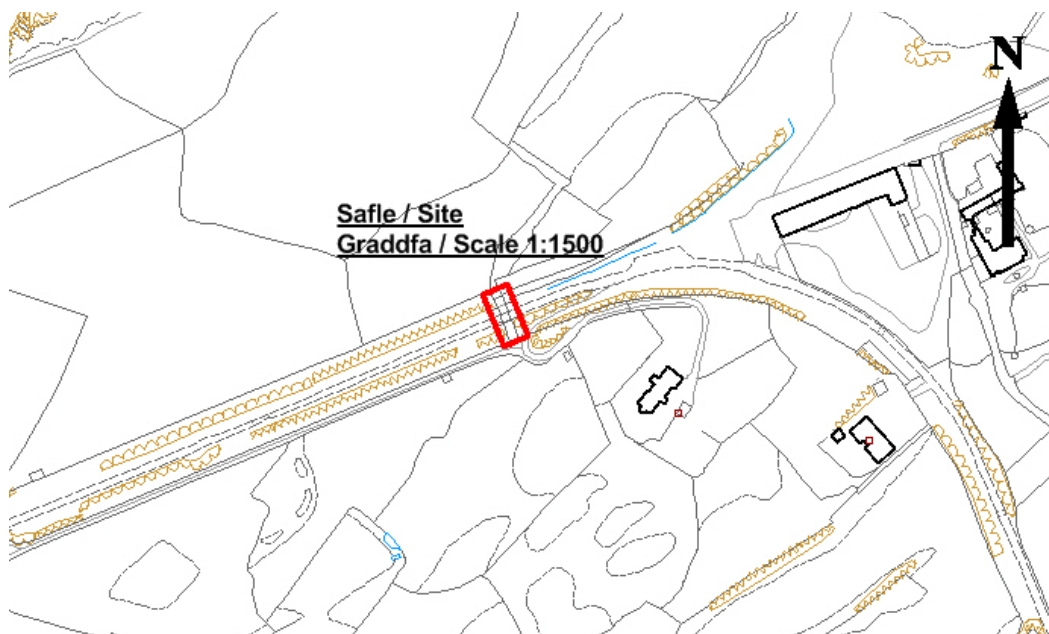
Rhif y Cais: **19LPA875C/CC** Application Number

Ymgeisydd Applicant

Isle of Anglesey County Council

Rhybudd o fwriad i ddymchwel drosbont yn / Prior notification for the demolition of an overbridge at

Breakwater Country Park, Holyhead



Planning Committee: 02/12/2015

Report of Head of Planning Service (NJ)

Recommendation:

Permitted Development

Reason for Reporting to Committee:

At the request of Councillor R LL Jones

1. Proposal and Site

The application made is for prior notification of the proposed demolition of an overbridge spanning the access road to the Breakwater Country Park. The bridge is of steel construction set on stone piers under which passes the road (in which a cattle grid is inserted) as well as a pedestrian / cycle path. The bridge surface is made up of timber treads and the remains of a timber balustrade are fixed to the sides. The bridge gives access from private land to farmland beyond but is not part of the public footpath network or part of the publicly accessible areas of the Country Park.

The demolition is sought as the condition of the bridge is considered unsafe for use and its deterioration could potentially lead to damage or injury to users of the road and path passing under it.

The proposal involves a temporary road closure whilst the timber is removed; the bridge structure will then be supported by a crane and the main beams cut away to the abutments. The timber will be reused as appropriate in the country park and the steel will be carted off site for scrap. The abutments will be fenced off for safety.

2. Key Issue(s)

Acceptability of the method of demolition and the restoration of the site.

3. Main Policies

Part 31 of Schedule 2 to the Town and Country Planning General Permitted Development Order 1995.

Ynys Mon Local Plan

Policy 1 – General Policy

Policy 31 – Landscape

Gwynedd Structure Plan

Policy D4 – Location, siting and design

Stopped Unitary Development Plan

Policy GP1 – Development Control Guidance

4. Response to Consultation and Publicity

Cllr R LI Jones: This bridge is no doubt a part of the original infrastructure to do with the Breakwater. Can we please see the background to this? What does Mr Dave Jump the Conservation Officer say?

Cllr R Jones: No reply at the time of writing

Cllr J A Roberts: No reply at the time of writing

Holyhead Town Council: No objection

Built Environment and Landscape Section: 1. The subject bridge is not a listed structure neither is it located in a designated conservation area. It does however have some local historic interest associated with the construction and building of the Great Breakwater.

2. The bridge dates from the mid-19th century around the time that work started on the Great Breakwater. Its purpose was to facilitate the movement of people and livestock over the purpose-built broad gauge railway that moved a phenomenal 7,000,000 tonnes of rock to construct the 2.4 km long Holyhead Great Breakwater.

3. After some examination of the bridge it appears to me that the existing cast iron bridge deck is not original because the socketed dressed limestone springers indicate that the original deck was a timber Burr Arched Truss Bridge. With this in mind and due to the clear health and safety justification for removing the bridge deck I have already undertaken a recording (measured and photographic) of the bridge with the intention to deposit it with the Historic Environment Record (HER)in Bangor once a report is complete.

Highway Authority: No recommendation in relation to highway impacts. Comments in relation to proximity of bridleway.

5. Relevant Planning History

None relevant to the bridge.

6. Main Planning Considerations

The application made is a prior notification for the proposed demolition of the bridge. The demolition is permitted development under part 31 of Schedule 2 to the Town and Country Planning General Permitted Development Order 1995. The matters under consideration are the method of demolition and the restoration of the site and the Council must consider whether it requires further details of these aspects.

The overbridge in question has been a health and safety concern for over 2 years.

In October 2013 large flakes of rusted metal fell from the overbridge onto the road below, including the pedestrian path avoiding the cattle grid. These pieces of rusted metal could have caused serious injury to anyone walking beneath and damage to vehicles driving below.

The remaining loose rusty flakes were removed by Amey, the Council's preferred contractors. The contractors also expressed concerns about the weakening of the overbridge as the steel members delaminate through rusting.

Following another visit, the structures officer at the time, also voiced his concerns over the integrity of the overbridge.

Because of negotiations regarding land adjoining the bridge and the related rights of access (resolved

in 2015) there have been delays with an application for “prior notification for proposed demolition” of the overbridge.

It is clear from the application that the condition of the bridge has been monitored for some years and that it is beyond economic repair. It is not a public footpath and is not publicly accessible. Removal of the structure will remove future liabilities as well as removing the current risk of damage and injury to users of the Country Park. The proposed method of demolition and the restoration of the site are adequate and fit for purpose. The principle of the demolition is not a consideration in the application made.

The Council has a period of 28 days to consider whether the method of demolition and the restoration of the site are acceptable to it. If it does not issue a decision within 28 days of receipt of the notification, the applicant is entitled to proceed with the development in accordance with the details submitted. Due to the Local Member call-in the applicant has agreed an extension of time in order to allow the Committee to consider the details.

7. Conclusion

The condition of the bridge has deteriorated beyond economic repair and it currently poses a risk of damage or injury to users of the Country Park. The proposed method of demolition and the restoration of the site are considered appropriate and fit for purpose.

8. Recommendation

That the development proceed as permitted development in accordance with the details as submitted.

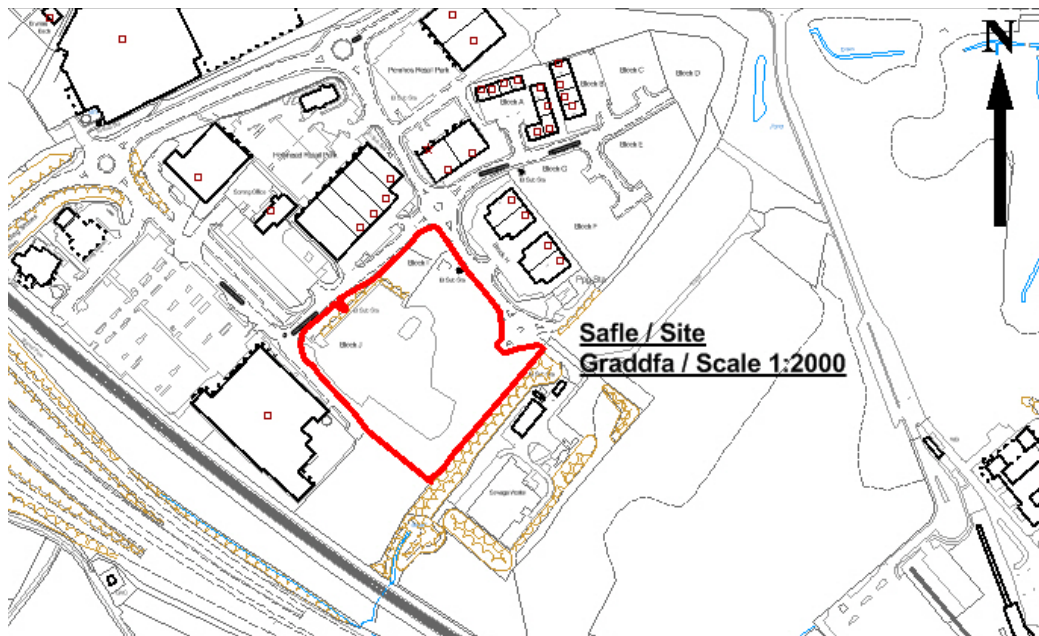
Rhif y Cais: **19LPA1023A/CC** Application Number

Ymgeisydd Applicant

Head of Service - Economic and Community Regenerat

Cais llawn i godi 10 o unedau busnes hyblyg ynghyd â pharcio cysylltiedig a iard wasanaeth, tirlunio, pwynt i wefru cerbydau trydan, paneli solar a dau storfa ar gyfer biniau ailgylchu a lle i gadw beics ar safle'r hen / Full application for the erection of 10 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

Heliport, Penrhos Industrial Estate, Holyhead



Planning Committee: 02/12/2015

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.

1. Proposal and Site

The site is the former heliport site at Holyhead, situated to the north east of the Morrison's supermarket. It already has an access spur off the highway into the site. Industrial units are located to the north of the site and retail outlets to the west which form part of the Penrhos retail park. The Dwr Cymru-Welsh Water Holyhead Sewage Treatment Plant is located to the east of the site. The site extends to some 1.7ha in area.

The proposal is to create flexible business units of a maximum of 2,811m² gross external area for B1, B2 or B8 uses together with car parking and service yard, landscaping, electric vehicle charging point and roof mounted solar panels.

2. Key Issue(s)

Policy compliance and impact on the locality.

3. Main Policies

Ynys Mon Local Plan

Policy 1 General Policy

Policy 2 New Jobs

Policy 5 Design

Policy 26 Car Parking

Policy 31 Landscape

Policy 32 Landscape

Gwynedd Structure Plan

Policy D4 Location, siting and design

Policy D17 Derelict land

Policy D20 Pollution control

Policy D29 Design

Policy D32 Landscaping

Policy FF12 Parking Standards

Stopped Unitary Development Plan

Policy GP1 Development Control Guidance

Policy GP2 Design

Policy EP2 Protection of Employment Land

Policy EP3 Local Action Area

Policy TR10 Parking Standards

Policy EN14 Biodiversity
Policy SG1 Contaminated Land
Planning Policy Wales Edition 7
TAN 12 – Design
TAN 18 – Transport

4. Response to Consultation and Publicity

Local Members: No response at the time of writing

Holyhead Town Council – no objection

Ecological and Environmental Advisor – mitigation measures should be followed

Natural Resources Wales: no response at the time of writing

JPPU – No objection in principle

Highway Authority – no response at the time of writing

Dwr Cymru-Welsh Water: no response at the time of writing

Drainage Section: additional details requested.

Environmental Health Section – no response at the time of writing

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

5. Relevant Planning History

19LPA1023/SCR Screening opinion for the erection of business units at the former Heliport Site, Penrhos Industrial Estate, Holyhead -EIA not required 30/9/15

6. Main Planning Considerations

Principle of the Development: The site is located outside the development boundary of Holyhead under the Ynys Mon Local Plan. However, it is a brownfield site on the edge of the town which forms part of an industrial estate. The site is included within the development boundary under the stopped Unitary Development Plan and within jobs allocation S2. Part of the site is allocated under the stopped UDP and a civic amenity site.

Structure Plan policies seek to protect industrial estates from inappropriate development. Policy 2 of the Local Plan allows job creating developments within or on the edge of existing settlements. The site is within a business / industrial allocation under the stopped UDP and is also within the Holyhead Local Action Area designated under Policy EP3 which aims to allow new development, redevelopment, rehabilitation and improvement which improves the town and port of Holyhead. In 2012 the Welsh Government designated Enterprise Zones including the Anglesey Enterprise Zone. Part of the site is within AEZ Site 3 Penrhos Industrial Estate. The vision for the Anglesey Enterprise Zone is to create a world-renowned centre of excellence for the production, demonstration and servicing of low carbon energy. The AEZ Strategic Plan 2015 aims to ensure in relation to industrial premises that there is an adequate supply of appropriate industrial property to meet the wide range of new business requirements.

The redevelopment of this brownfield site to create flexible business units is considered compatible with development plan policies which seek to protect industrial land and in tune with more recent initiatives which seek to engender business growth.

Landscape and Visual Impact: The site is part of an industrial landscape, backed by retail units forming part of the Penrhos Retail Park. The development as proposed is considered compatible with surrounding uses and is unlikely to lead to unacceptable amenity or landscape impacts.

Ecology impact: The application is supported by ecological assessment which demonstrates that some badger and other activity occurs across the site but not to an extent that the development as proposed would be unacceptable. A condition is proposed to the effect that habitat management is undertaken following the redevelopment of the site

Technical considerations: No response had been received from the Highway Authority at the time of writing. However, given the nature of the development and the local road infrastructure, it is not considered that unacceptable traffic impacts would occur. The details of the drainage of the site can be conditioned. A geo-environmental desk study has been undertaken and indicates contamination of the site is likely to have occurred as a result of past uses. A condition is proposed to the effect that no development shall take place until measures are agreed to deal with contaminants.

7. Conclusion

The scheme is considered acceptable in its context.

8. Recommendation

Permit

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

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

(02) No development shall commence until the Developer has prepared a scheme for the comprehensive and integrated drainage of the site, including any required attenuation measures, 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.

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.

(03) Full details of a scheme indicating all of the proposed means of enclosure around and within the site whether by means of walls, fences or hedges shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development. The approved means of enclosure round the external boundaries of the site shall be constructed, erected or planted prior to the commencement of the use hereby approved.

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

(04) The development shall take place in accordance with the recommendations contained in the Greenman Ecology Reptile and Badger Survey Report 15 August 2015. No development shall take place until a management plan for the mitigation 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 safeguard any protected species present.

(05) Development shall not begin until a scheme to deal with contamination of the site has been submitted to and approved in writing by the local planning authority. The scheme shall include an investigation and assessment to identify the extent of contamination and the measures to be taken to avoid risk to the public, buildings and environment when the site is developed. Development shall not take place until the measures approved in the scheme have been implemented.

Reason: in the interests of amenity.

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

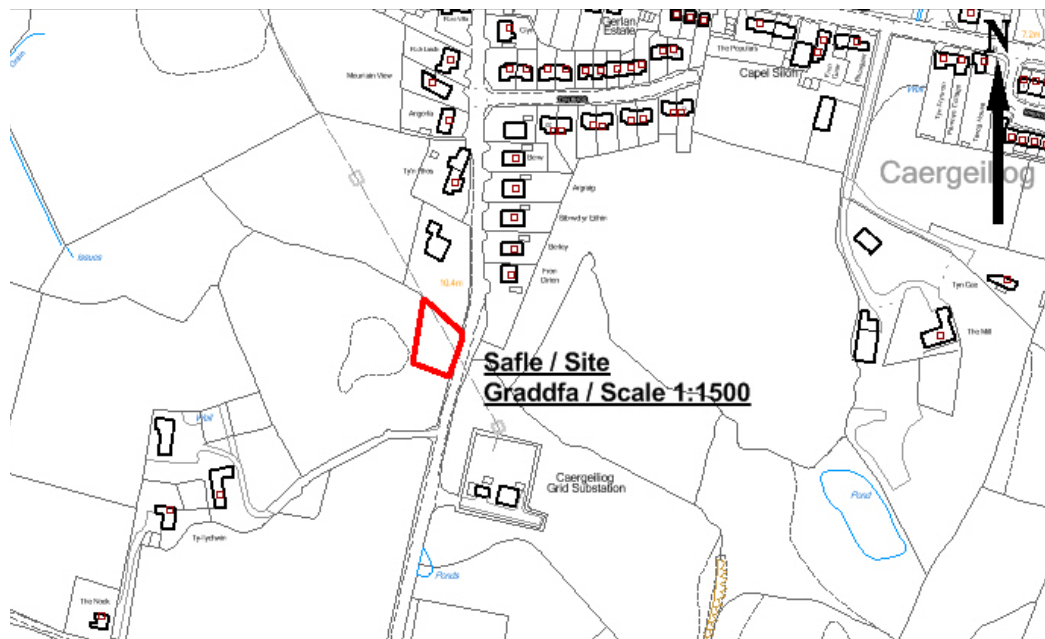
Rhif y Cais: **32C197** Application Number

Ymgeisydd Applicant

Mr & Mrs R Michael

Cais amlinellol ar gyfer godi annedd sydd yn cynnwys manylion llawn am y fynedfa i gerbydau ar dir yn / Outline application for the erection of a dwelling together with full details of the vehicular access on land at

The Stables, Caergeiliog



Planning Committee: 02/12/2015

Report of Head of Planning Service (SCR)

Recommendation:

Refuse

Reason for Reporting to Committee:

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

1. Proposal and Site

The proposal is an outline application for the erection of a detached dwelling with only the means of access to the site being considered as part of the application.

The site lies on the edge of the settlement of Caergeiliog in the corner of an agricultural field and faces the Class III Highway which runs from the village of Caergeiliog towards Llanfairyneubwll. The majority of the surrounding properties are of a single or dormer style construction.

2. Key Issue(s)

The key issue is whether the proposal complies with current policies and whether the proposal will affect the amenities of the surrounding properties or surrounding area or have a detrimental impact on highway safety.

3. Main Policies

Ynys Mon Local Plan

- Policy 1 – General Policy
- Policy 31 - Landscape
- Policy 42 – Design
- Policy 48 – Housing Development Criteria
- Policy 50 – Listed Settlement

Gwynedd Structure Plan

- Policy A2 – Housing
- Policy A3 - Housing
- Policy D4 – Location, Siting and Design
- Policy D29 - Design

Stopped Unitary Development Plan

- Policy GP1 – Development Control Guidance
- Policy GP2 – Design
- Policy HP4 – Villages
- Policy EN1 - Landscape

4. Response to Consultation and Publicity

Community Council – No objection

Local Member, Cllr G O Jones – Requested that the application be presented to the Planning and Orders Committee for consideration due to Local Need

Local Member, Cllr R Dew – No response at the time of writing the report

Highways Authority – Recommended refusal as the proposed access is substandard in terms of visibility.

Drainage Section – Standard comments

Welsh Water – Standard Comments

Wales and West Utilities – Comments / informative

The proposal was afforded two means of publicity; these were by the posting of a notice near the site together with the distribution of personal letters of notification to the occupiers of neighbouring properties. The latest date for the receipt of representations was the 3rd November, 2015 and at the time of writing the report no letters of representation had been received at the department.

5. Relevant Planning History

None

6. Main Planning Considerations

Policy - Caergeiliog is identified as a Listed Settlement under Policy 50 of the Ynys Mon Local Plan and as a Village under Policy HP4 of the stopped Unitary Development Plan. The site lies outside the development boundary of Caergeiliog under Policy HP4 of the stopped Unitary Development Plan.

Policy 50 of the Ynys Mon Local Plan states that single plots will be allowed within or on the edge of such settlements provided that they would not constitute an undesirable intrusion into the landscape or harm the character and amenities of the locality. As stated above the site lies outside the development boundary of Caergeiliog as defined under Policy HP4 of the stopped Unitary Development Plan. The boundary of the nearest neighbouring property forms the boundary of the village.

There are no residential properties situated immediately adjoining the application site and the nearest neighbouring property lies approximately 36 metres away (measured from the gable of existing dwelling to the gable of the proposed dwelling). It is considered that the erection of an additional dwelling in the corner of the agricultural will result in further residential developments of the land.

Policy A2 of the Gwynedd Structure Plan states that new housing should be located within or on the edge of settlements at a scale which reflects the settlements existing population at a proportion of the total population of the relevant district.

Paragraph 9.3.1 of Planning Policy Wales states that new housing should be well integrated with and connected to the existing pattern of settlements. The expansion of towns and villages should avoid creating ribbon development, coalescence of settlements or a fragmented development pattern.

Paragraph 9.3.3 of Planning Policy Wales states that insensitive infilling, or cumulative effects of development or redevelopment, should not be allowed to damage an area's character or amenity

Paragraph 9.3.4 goes on to state that in determining applications for new housing, local planning authorities should ensure that the proposed development does not damage an area's character and amenity.

Due to the distances between the proposal and the immediate neighbouring property and due to the fact that the boundary of the neighbouring property forms a logical edge to the village the proposal is not considered as an acceptable 'infill' application. The erection of a dwelling on this site will result in the further residential development of the field which would have a detrimental impact on the locality.

Effect on the amenities of adjacent residential properties - There is ample space within the site to accommodate the dwelling, parking/turning area and amenity area within the site. The distances between the existing and proposed dwelling are more than the distances recommended between developments within the Supplementary Planning Guidance – Design Guide for the Urban and Rural Environment. Therefore the proposal would not have an adverse effect on the amenities currently enjoyed by the occupants of the neighbouring properties.

Highway Safety – The Highway Authority have recommended that the proposal be refused due to the visibility from the proposed access being substandard. The minimum visibility splay required for the development would be 2.4 m x 90 metres and the splay crosses land that lies outside the control of the applicant. A copy of the Highway Authority comments have been forwarded to the applicants' agent however at the time of writing this report no response had been received at the department.

7. Conclusion

The erection of a dwelling in this location is not considered as an acceptable extension to the village. The residential development of the corner of the agricultural field cannot be supported as it would make it hard to refuse further residential development of the field in the future. The proposal would create an unacceptable intrusion into the landscape and if approved would create dangerous precedent for future applications, which would be difficult to resist in time. The site lies outside the development boundary of Caergeiliog as defined under Policy HP4 of the stopped Unitary Development Plan. The proposal therefore conflicts with Policy 50 of the Ynys Mon Local Plan and Policy HP4 of the stopped Unitary Development Plan.

It would constitute a harmful visual intrusion into the landscape designated a Special Landscape Area under Policy 31 of the Ynys Mon Local Plan and Policy EN1 of the Stopped Unitary Development Plan. The proposal would result in the extension of the built form into the countryside and is contrary to both Local and Structure Plan Policy and the advice contained within Planning Policy Wales.

The vehicular access is substandard as there is inadequate visibility towards the south-east and may have a detrimental impact on highway safety. The proposal therefore conflicts with Policy 1 of the Ynys Mon Local Plan and Policy GP1 of the stopped Unitary Development Plan.

8. Recommendation

Refusal

(01) The local planning authority considers that the proposal is not an acceptable extension to the village and the erection of a dwelling on the site would result in an obtrusive and incongruous feature

to the detriment of the character and amenities of the area. The proposal may result in the commencement of ribbon development along the Class III Highway to the detriment of the locality. The proposal is therefore contrary to Policy 1, 42 and 50 of the Ynys Mon Local Plan, Policies A2 of the Gwynedd Structure Plan and Policies GP1 and HP4 of the stopped Unitary Development Plan and the advice contained within Planning Policy Wales (7th Edition) and Technical Advice Note 12.

(02) The local planning authority considers that the proposed access has inadequate visibility and would have a detrimental impact on highway safety. The proposal is therefore contrary to Policy 1 and 42, 48 of the Ynys Mon Local Plan, Policy GP1 of the stopped Unitary Development Plan, Policy A2, A3 of the Gwynedd Structure Plan and the advice contained within Technical Advice Note 18: Transport.

9. Other Relevant Policies

Technical Advice Note 12 – Design

SPG – Urban and Rural Environment

Planning Policy Wales 7th Edition

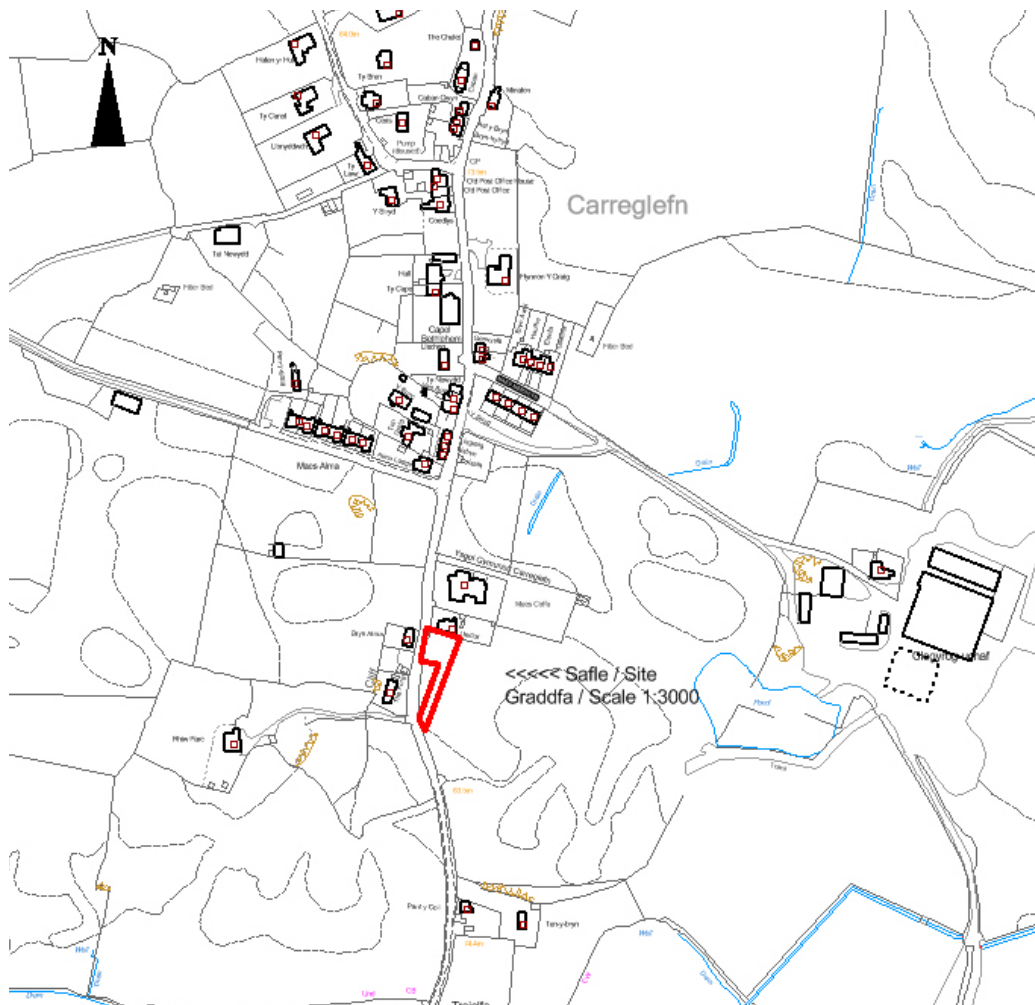
Rhif y Cais: **38C316** Application Number

Ymgeisydd Applicant

Miss Llinos Owen

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

Cen Villa, Carreglefn



Planning Committee: 02/12/2015

Report of Head of Planning Service (GJ)

Recommendation:

Refuse

Reason for Reporting to Committee:

The application is presented to the Planning Committee on the request of 2 local members.

1. Proposal and Site

The proposal is for Outline planning for the erection of a dwelling with full details of the vehicular access on land adjacent Cen Villa, Carreglefn.

2. Key Issue(s)

The key issue is whether the proposal complies with current policies and whether the proposal will affect the amenities of the surrounding properties.

3. Main Policies

Ynys Mon Local Plan

Policy 1 – General Policy

Policy 31 - Landscape

Policy 42 – Design

Policy 48 – Housing Development Criteria

Policy 50 – Listed Settlement

Gwynedd Structure Plan

Policy A2 – Housing

Policy A3 - Housing

Policy D4 – Location, Siting and Design

Policy D29 - Design

Stopped Unitary Development Plan

Policy GP1 – Development Control Guidance

Policy GP2 – Design

Policy HP5 – Countryside Hamlet and Cluster

Policy EN1 - Landscape

4. Response to Consultation and Publicity

Community Council – Objects to the application and raises concern on the impact on neighbouring properties, noise and dust impact on the school nearby, the road is dangerous and great crested newts.

Local Member (Cllr Ken Hughes) – Requested that the application be presented to the Planning and Orders Committee for consideration.

Local Member (Cllr Llinos Medi Huws) – Requested that the application be presented to the Planning and Orders Committee for consideration.

Local Member (Cllr John Griffith) – No response at the time of writing the report

Highways Authority – Conditional Approval

Drainage Section – Standard Comments

Welsh Water – Standard Comments

Natural Resources Wales – No response at the time of writing the report

The proposal was advertised through the posting of a notice on site together with the distribution of personal letters of notification to the occupiers of neighbouring properties. The latest date for the receipt of representations was the 29th October, 2015. At the time of writing the report 4 letters had been received objecting to the proposal.

The main reasons for objection as follows:-

- The primary school has a lack of parking spaces for staff, parents and visitors which means cars parking on the road. This would lead to loss of parking spaces. It would be impossible to control traffic and parking.
- This is a narrow road on a the brow of a hill and on a bend
- Noise issues if the rock would be cut which would have an impact on lessons of the children as the development is so close
- Dust if the rock would be cut and the health and safety of the children playing in the yard
- Extraction of rock could affect the foundations of neighbouring properties
- Disturbance to the water table
- Loss of character to the village
- Large trees in the vicinity would be damaged and topple as a result of root damage and/or anchorage degradation due to transmitted vibration
- Great Crested News live in this area
- There have been flooding issues with water runoff in and around this site in recent years
- Loss of light
- The site is very close to Llyn Hafodol and Cors Clegyrog Site of Scientific Interest. This SSSI is the habitat of the great crested newt which are a European protected species.

5. Relevant Planning History

None

6. Main Planning Considerations

Policy - Carreglefn is identified as a Listed Settlement under Policy 50 of the Ynys Mon Local Plan and as a Hamlet and Cluster area under Policy HP5 of the stopped Unitary Development Plan.

Single plot applications within or on the edge of a settlement are considered acceptable under Policy 50 of the Ynys Mon Local Plan.

Policy HP5 of the Stopped Unitary Development Plan states that single dwellings will be permitted on

'infill' sites, or other acceptable sites that are immediately adjacent to the developed part of the rural hamlet and clusters, provided that the development will not cause undue harm to the character of the group or any harmful visual intrusion into the surrounding landscape.

Poicy A2 of the Gwynedd Structure Plan states that new housing should be located within or on the edge of settlements at a scale which reflects the settlements existing population at a proportion of the total population of the relevant district.

Paragraph 9.3.3 states that insensitive infilling, or cumulative effects of development or redevelopment, should not be allowed to damage an area's character or amenity

Paragraph 9.3.4 states that in determining applications for new housing, local planning authorities should ensure that the proposed development does not damage an area's character and amenity.

Main planning considerations

The application site is on the edge of the settlement of Carreglefn. The application site consists of a rocky outcrop and would require substantial excavation of the rock which extends the whole length of the application site. The rock currently defines the edge of the settlement and the removal of such a large amount of rock will have a harmful visual impact on the landscape.

The proposal would be harmful to the character and appearance of the area and would not accord with Policy 50 of the Ynys Mon Local Plan. The erection of a dwelling on this site could also possibly result in future residential development on the land.

Due to the above the application currently does not comply with Policy 50 by virtue of the fact that it would extend the built form further into the landscape which would harm the character and amenities of the locality.

Effect on the amenities of adjacent residential properties

There is ample room within the site to accommodate a dwelling, parking and turning area. There would be a distance of between 7-12 metres between the gable of the proposed dwelling and the neighbouring property and a distance of approx. 13 metres from properties on the opposite side of the road. The dwelling would therefore not have an adverse effect on the amenities currently enjoyed by the occupants of the neighbouring properties.

Highways

The Highways Department has confirmed that they are satisfied with the application with appropriate worded conditions.

7. Conclusion

It is not considered that the erection of a dwelling in this location would be acceptable, and it would result in ribbon development. The engineering work to excavate a substantial amount of rock would have a detrimental impact on the character and appearance of the area which would constitute a harmful visual intrusion into the landscape designated a Special Landscape Area under Policy 31 of the Ynys Mon Local Plan and Policy EN1 of the Stopped Unitary Development Plan. The proposal would result in the extension of the built form into the countryside and is contrary to both Local and Structure Plan Policy and the advice contained within Planning Policy Wales.

8. Recommendation

Refusal

(01) The proposal in this form would prejudice the implementation of Policy 50 of the Ynys Mon Local Plan by creating a set of circumstances which make it difficult to resist further development on this field which could purport to be a logical extension of the settlement

(02) The engineering work to remove the rocky outcrop would have a detrimental impact on the character and appearance of the area and would constitute a harmful visual intrusion into the landscape and would therefore be contrary to Policy A2, A3 and D4 of the Gwynedd Structure Plan, Policies 1, 31, 42, 48 and 50 of the Ynys Mon Local Plan, Policies GP1, GP2, EN1 and HP5 of the Stopped Unitary Development Plan and the provisions of Planning Policy Wales (Edition 7, 2014)

9. Other Relevant Policies

Technical Advice Note 12 – Design

SPG – Urban and Rural Environment

Planning Policy Wales 7th Edition

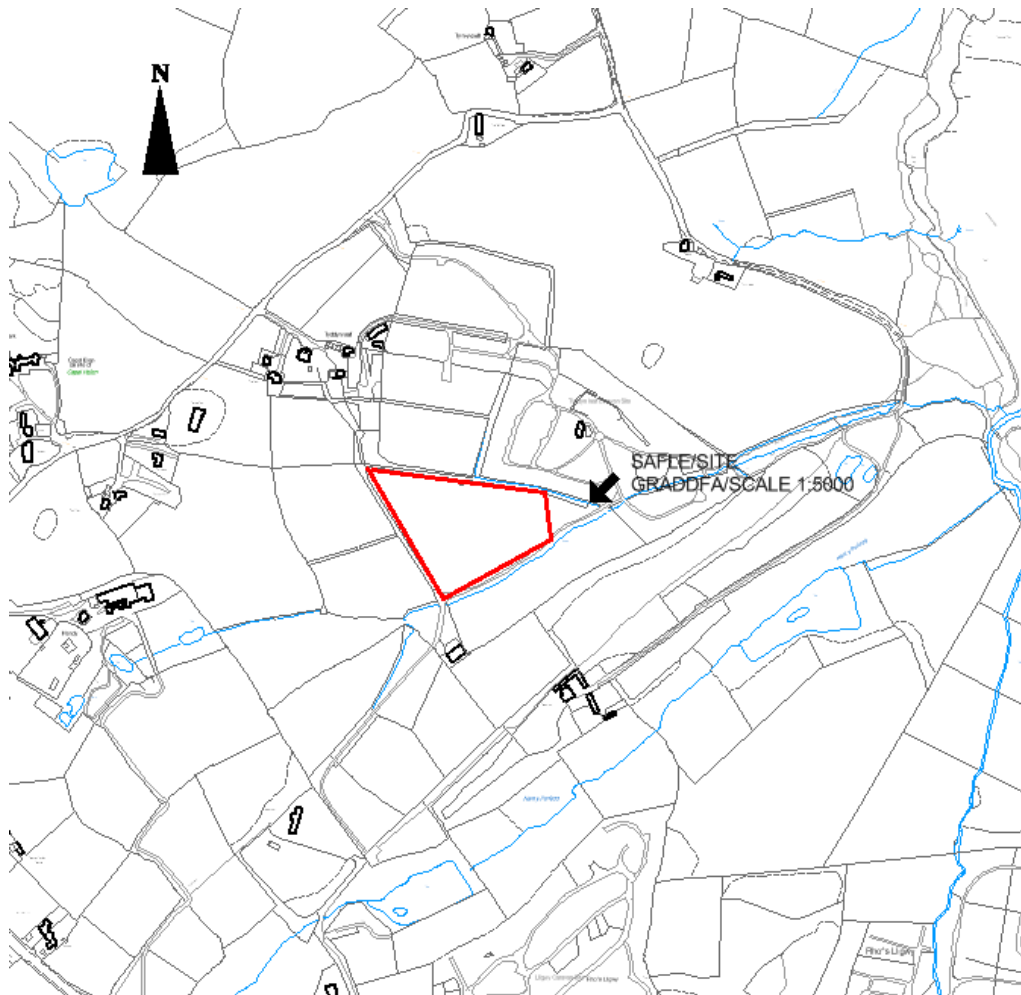
Rhif y Cais: **40C58L/RE** Application Number

Ymgeisydd Applicant

Mr Arthur Mount

Cais llawn ar gyfer gosod rhesi ffotovoltaidd 100Kw ar dir yn / Full application for the siting of 100Kw ground mounted photovoltaic array on land at

Tyddyn Isaf Caravan Park, Dulas



Planning Committee: 02/12/2015

Report of Head of Planning Service (MTD)

Recommendation:

Permit

Reason for Reporting to Committee:

The application has been called in by Councillor D Hughes

1. Proposal and Site

It is proposed to construct a solar panel array which will comprise 4 rows of panels each 100m in length. The panels will be approx. 1.7m in height and a width of 1.5m

The site is located several enclosures away from the existing Tyddyn Isaf caravan park reception area which is to the north. There is a public footpath to the south which connects Traeth Lligwy with the A5025.

2. Key Issue(s)

Policy compliance

Will there be harm to residential amenity?

AONB/ visual amenity context

3. Main Policies

Gwynedd Structure Plan

Policy C7 Renewable Energy

Policy D1 Protection of the Environment

Policy D4 Siting and Design

Policy D29 Design

Ynys Mon Local Plan

1 General policy

30 AONB

42 Design

45 Renewable energy

Ynys Mon Unitary Development Plan (Stopped)

Part one Policy 8b Energy Developments

GP1 Development Control Guidance

GP2 Design

EN2 AONB

EP 18 Renewable Energy

TAN 8 Planning for Renewable Energy

TAN 12 Design

4. Response to Consultation and Publicity

Local Member D Hughes has written objecting and has referred the application to the Planning Committee.

Ecological Officer comments/no objection

Environmental Health No objection

Drainage Comments

NRW No objection

In the letters received points raised include;

Would set a precedent

Seen for many miles

Visually Obtrusive

Will be seen from objectors lounge with unimpaired views for 7 months of the year

Would not be able to enjoy their property

Will be seen from footpaths

Damage local amenity in a sensitive area

Land has had benefits of grants and should not be used for this

Contrary to AONB management plan

Some people have not been informed of this

Appeals on site prevent this

Concerns over construction traffic

Should not use lane

There will be noise and disturbance and the track will be damaged

Will be contrary to policies in Development Plan

The site is not within the caravan park it is agricultural

They already have a 50kw array

The land is used for grazing

There are untrue/inaccurate comments in DAS

Would produce more electricity than they need.

Cllr D Hughes comments

This agricultural land which has received grants

This is an AONB

Will be visible from all areas around especially the beach

It does not form part of the caravan site.

5. Relevant Planning History

None on this site however a 50kw array was previously approved and constructed on the caravan site under reference 40C58J/RE

6. Main Planning Considerations

Policy Context

Planning Policy Wales Edition 7 states

12.8.9 Local planning authorities should facilitate the development of all forms of renewable and low carbon energy to move towards a low carbon economy (see 4.4.3) to help to tackle the causes of climate change (see 4.7.3). Specifically, they should make positive provision by:

- considering the contribution that their area can make towards developing and facilitating renewable and low carbon energy, and ensuring that development plan policies enable this contribution to be delivered;
- ensuring that development management decisions are consistent with national and international climate change obligations, including contributions to renewable energy targets and aspirations;
- recognising the environmental, economic and social opportunities that the use of renewable energy resources can make to planning for sustainability

12.8.14 Developers will need to be sensitive to local circumstances, including siting in relation to local landform, proximity to dwellings and other planning considerations. The development of large wind farms or other large scale renewable and low carbon energy

Policy C7 of the Gwynedd Structure Plan states: 'There will be a presumption in favour of renewable energy projects provided that the impacts upon the locality are acceptable to the local planning authority. Where applicable, the proposals should be supported by an environmental assessment.

Policy 45 of the Ynys Mon Local Plan and Policy EP18 of the Stopped Unitary Development Plan states: 'Renewable energy projects will be permitted where it can be clearly demonstrated that there will not be any unacceptable impact on:

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

Policy 8b – Energy Developments of the Stopped Unitary Development Plan states: 'Applications for the development of renewable and non-renewable energy resources will be permitted where it can be demonstrated that there will be no unacceptable adverse impact upon the environment. Preference will be given to the development of clean and renewable energy sources, but proposals for non-renewable energy projects will be permitted if they encourage the maximum use of energy efficiency within their design.

Amenity

The site is relatively isolated with no residential dwellings in close proximity. The nearest dwelling is in excess of 200m away and there are trees between that and the site. Given this it is not considered that there would be undue harm to that property. Other properties in the locality are also screened or orientated in such a way as to not be harmed by the presence of the array.

The access to the site during construction or maintenance is not considered to be unduly harmful to the amenities of nearby residential occupiers and will be only short term. The impacts can also be controlled by the imposition of a Construction Traffic Management Plan details of which would need to be approved by the LPA.

In respect of loss of agricultural land there area to be used by the panels is not of major significance so as to warrant refusing the application. Furthermore, the matter of any grants received and whether this has an implication on whether the site can be developed or not is a private matter for the

applicant to resolve.

In terms of visual amenity it is acknowledged that the site is located within the AONB.

There is no public access to the enclosure; but there are views of the proposed site from the public footpath to the south, particularly at the field access points c. 200 metres distant where much of the proposed array would be visible above boundary screening. While there are opportunities for views from this footpath to the south-east, actual views in the summer months are obstructed by the hedged boundaries of the path. Beyond this stretch of footpath, in the direction of Traeth Lligwy, the woodland block adjacent to the caravan site provides effective screening with no views possible from Traeth Lligwy.

Views are possible of the site from the Scheduled Ancient Monument: Hen Capel, Lligwy some 1.4km to the south east. This is an elevated position from where good views of Traeth Lligwy and the AONB inland are visible. At this point the Tyddyn Isaf site is the most prominent of the sites visible. Several of the Trysglwyn turbines are visible. Not all the proposed array would be visible from here.

Views from the minor road north of the site would be obscured by roadside hedges and views from the public footpath to the north close to Capel Elen are not available.

Whilst there will be some views of the array as outlined on balance and with the benefits of renewable energy in mind as outlined it is considered that the proposed array is acceptable, meeting policy requirements and respecting amenity.

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 construction Traffic Management Plan shall be submitted to the LPA for its written approval. The plan shall be implemented for the course of the construction works and any maintenance of the array.

Reason: In the interests of amenity.

(03) Where the solar PV panels hereby approved have not been used for the generation of energy for a continuous period of 6 months or at the end of the operational life of the panels, whichever is the sooner, the solar PV panels shall be removed from the site and the land reinstated to its former condition or to a condition as may be agreed in writing with the local planning authority, with the said reinstatement completed within 2 months of the cessation of use.

Reason: In the interests of amenity.

(04) The development hereby permitted shall be constructed in accordance with the details including layout as submitted originally with the application and amended location plan received on 27/8/15

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.

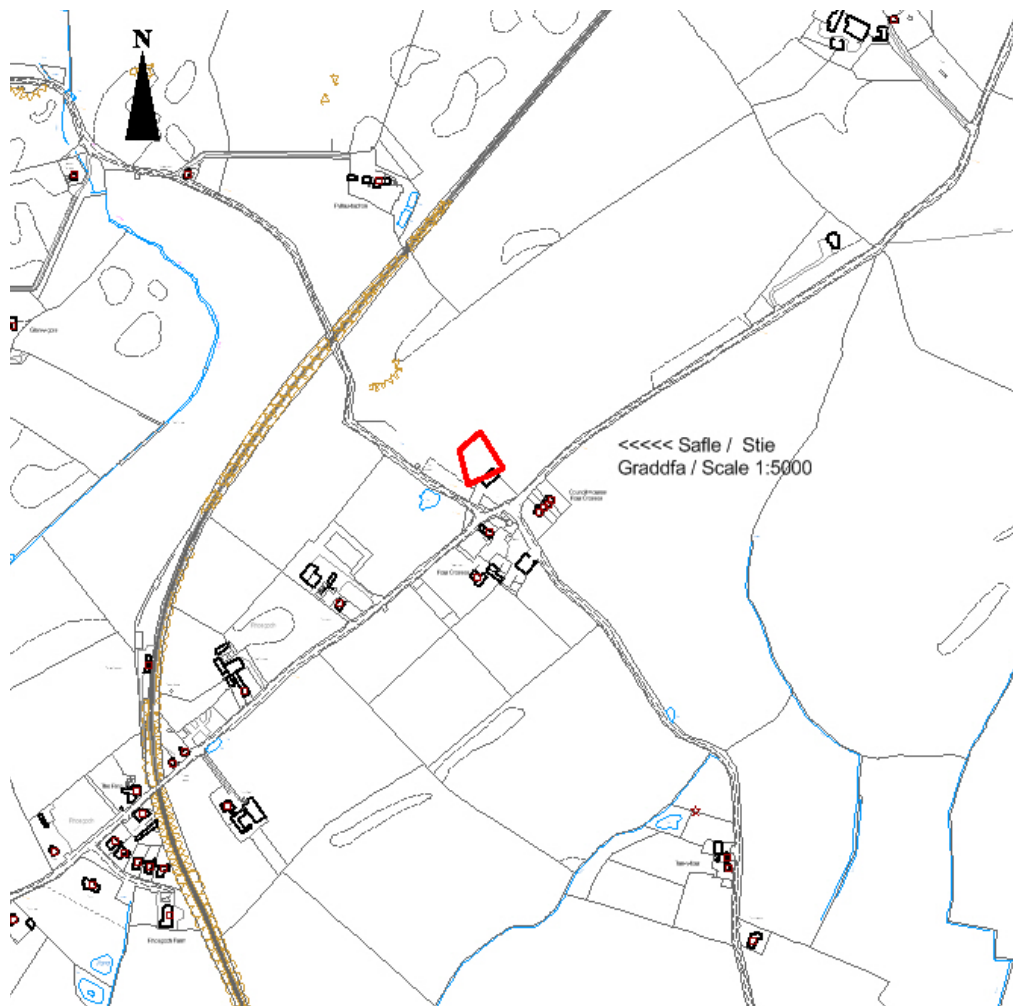
Rhif y Cais: **44C250A** Application Number

Ymgeisydd Applicant

Mr William Edwards

Cais amlinellol ar gyfer codi annedd yn cynnwys manylion llawn am addasu'r mynedfa amaethyddol beresennol ar dir gyferbyn a / Outline application for the erection of a dwelling together with full details for alterations to the existing agricultural access on land opposite

Council Houses, Four Crosses, Rhosgoch



Planning Committee: 02/12/2015

Report of Head of Planning Service (GJ)

Recommendation:

Refuse

Reason for Reporting to Committee:

The application is presented to the Planning Committee on the request of the local member.

1. Proposal and Site

The proposal is for Outline planning for the erection of a dwelling with full details of the vehicular access on land opposite Council Houses, Fourcrosses, Rhosgoch

2. Key Issue(s)

The key issue is whether the proposal complies with current policies and whether the proposal will affect the amenities of the surrounding properties.

3. Main Policies

Ynys Mon Local Plan

Policy 1 – General Policy
Policy 31 - Landscape
Policy 42 – Design
Policy 48 – Housing Development Criteria
Policy 50 – Listed Settlement

Gwynedd Structure Plan

Policy A2 – Housing
Policy A3 - Housing
Policy D4 – Location, Siting and Design
Policy D29 - Design

Stopped Unitary Development Plan

Policy GP1 – Development Control Guidance
Policy GP2 – Design
Policy HP5 – Countryside Hamlet and Cluster
Policy EN1 - Landscape

4. Response to Consultation and Publicity

Community Council – Support

Local Member (Cllr Aled Morris Jones) – Requested that the application be presented to the Planning and Orders Committee for consideration.

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

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

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

Drainage Section – No response at the time of writing the report

Welsh Water – Standard Comments

Natural Resources Wales – No response at the time of writing the report

The proposal was advertised through the posting of a notice on site together with the distribution of personal letters of notification to the occupiers of neighbouring properties. The latest date for the receipt of representations was the 13/11/15. At the time of writing the report no letters had been received objecting to the proposal.

5. Relevant Planning History

44C250 – Outline application for the erection of a dwelling on land at Fourcrosses, Rhosgoch – Refused 6-4-06

6. Main Planning Considerations

Policy - Rhosgoch is identified as a Listed Settlement under Policy 50 of the Ynys Mon Local Plan and the land is outside the Hamlet and Cluster area under Policy HP5 of the stopped Unitary Development Plan.

Single plot applications within or on the edge of a settlement are considered acceptable under Policy 50 of the Ynys Mon Local Plan.

Policy HP5 of the Stopped Unitary Development Plan states that single dwellings will be permitted on 'infill' sites, or other acceptable sites that are immediately adjacent to the developed part of the rural hamlet and clusters, provided that the development will not cause undue harm to the character of the group or any harmful visual intrusion into the surrounding landscape.

Poicy A2 of the Gwynedd Structure Plan states that new housing should be located within or on the edge of settlements at a scale which reflects the settlements existing population at a proportion of the total population of the relevant district.

Paragraph 9.3.3 states that insensitive infilling, or cumulative effects of development or redevelopment, should not be allowed to damage an area's character or amenity

Paragraph 9.3.4 states that in determining applications for new housing, local planning authorities should ensure that the proposed development does not damage an area's character and amenity.

Main planning considerations

The site is located opposite a cluster of 4 terraced dwellings adjacent to a crossroad which forms a small cluster of properties.

The main considerations have been identified as the following:

- Is the principle of the proposal acceptable in policy terms
- The impact on the landscape and amenities of adjacent residential properties

In terms of the principle of development, whilst it is accepted that a small cluster of dwellings are located in the area, the site is located on the opposite side of the road which is currently undeveloped.

The dwelling would be in a position not well related to the settlement. There are no dwellings located on this side of the road. Given this scenario it is considered that the proposed dwelling would unacceptably harm the appearance of the location, intruding into an open rural landscape. The erection of a dwelling on this site could also possibly result in future residential development within the field.

Due to the above the application currently does not comply with Policy 50 by virtue of the fact that it would extend the built form further into the open countryside thus creating an undesirable intrusion into the landscape which would harm the character and amenities of the locality.

Effect on the amenities of adjacent residential properties

There is ample room within the site to accommodate a dwelling, parking and turning area. The dwelling would therefore not have an adverse effect on the amenities currently enjoyed by the occupants of the neighbouring properties.

7. Conclusion

It is not considered that the erection of a dwelling in this location would be acceptable, and it would result in development into the open countryside. It would constitute a harmful visual intrusion into the landscape designated a Special Landscape Area under Policy 31 of the Ynys Mon Local Plan and Policy EN1 of the Stopped Unitary Development Plan. The proposal would result in the extension of the built form into the countryside and is contrary to both Local and Structure Plan Policy and the advice contained within Planning Policy Wales.

8. Recommendation

Refusal

(01) The proposal in this form would prejudice the implementation of Policy 50 of the Ynys Mon Local Plan by creating a set of circumstances which make it difficult to resist further development on this field which could purport to be a logical extension of the settlement

(02) The local planning authority considers that the proposal would be harmful to the character and appearance of the area bringing about the unacceptable erosion of an attractive rural field in this Special Landscape Area and would therefore be contrary to Policy A2, A3 and D4 of the Gwynedd Structure Plan, Policies 1, 31, 42, 48 and 50 of the Ynys Mon Local Plan, Policies GP1, GP2, EN1 and HP5 of the Stopped Unitary Development Plan and the provisions of Planning Policy Wales (Edition 7, 2014)

9. Other Relevant Policies

Technical Advice Note 12 – Design

SPG – Urban and Rural Environment

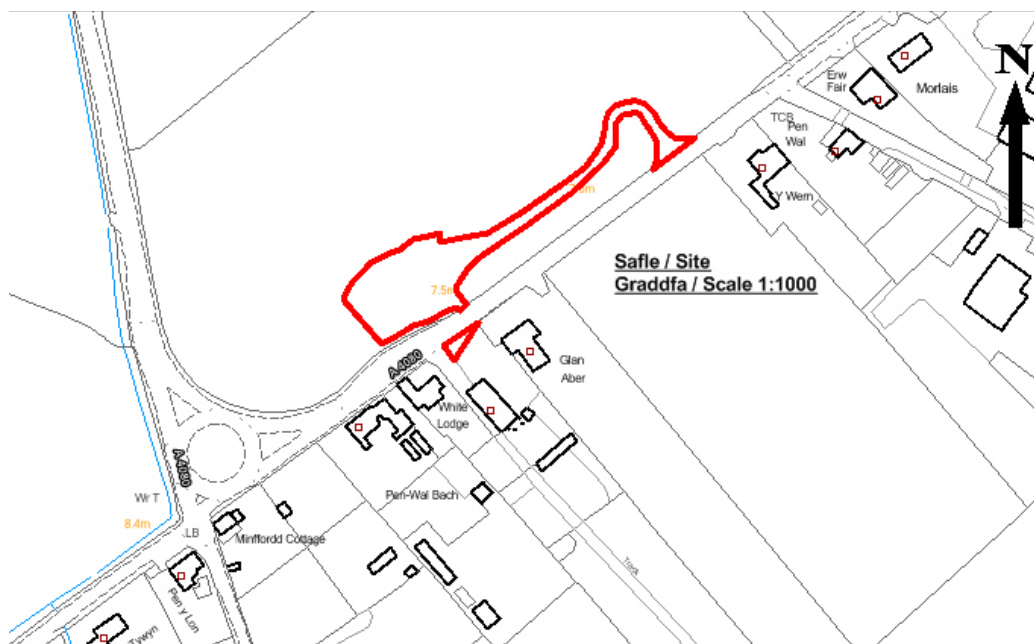
Rhif y Cais: **45C84I** Application Number

Ymgeisydd Applicant

Mr Liam Barrie

Cais llawn ar gyfer creu mynedfa a maes parcio i gerbydau ar dir ger / Full application for the construction of a vehicular access and car park on land adjacent to

White Lodge, Pen Lon



Planning Committee: 02/12/2015

Report of Head of Planning Service (SCR)

Recommendation:

Refuse

Reason for Reporting to Committee:

At the request of the Local Member

1. Proposal and Site

The proposal involves the construction of a new vehicular access off the A4080, construction of an access road together with the construction of a car park for 49 vehicles.

The site lies between the settlements of Dwyran and Newborough. The application site forms part of an agricultural field in an open countryside location which lies outside, but adjacent to the designated Area of Outstanding Natural Beauty. The site lies on the opposite side of the highway to the Marram Grass and residential properties (to the south of the A4080). Land to the north of the A4080 is undeveloped with the Marram Grass, Anglesey Model Village, Chicken Farm and residential properties all being located on the opposite side of the highway.

Penlon is not a recognised settlement under the adopted Ynys Mon Local Plan and is defined as a Countryside Hamlet and Cluster under Policy HP5 of the stopped Unitary Development Plan.

2. Key Issue(s)

The applications main issues are whether the proposal is acceptable in this location and whether the development will have a detrimental impact on the amenities of the surrounding properties and surrounding landscape.

3. Main Policies

Ynys Mon Local Plan

Policy 1 - General Policy

Policy 2 - New jobs

Policy 5 - Design

Policy 26 - Parking standards

Policy 31 - Landscape

Gwynedd Structure Plan

Policy B1 - Employment generating developments

Policy B7 - Locational requirements

Policy B9 - Expanding employment opportunities in the rural economy

Policy CH1 - Recreation and tourist development

Policy D4 : Location, siting and design

Policy D7 : Agricultural land

Policy D29 : Standard of design

Policy D32 : Site configuration and landscaping

Policy FF12 : Parking standards

Stopped Unitary Development Plan

Policy EP4 - Other employment opportunities and rural diversification

Policy EN1 – Landscape Character

Policy SG7 Noise

Planning Policy Wales (7th Edition)

Technical Advice Note 6 – Planning for Sustainable Rural Communities

Technical Advice Note 11 – Noise

Technical Advice Note 12 - Design

4. Response to Consultation and Publicity

Community Council – Strongly object as the proposal is on the wrong side of the A4080, result in a danger to highway safety, change of use of agricultural land to commercial use, the construction of a new access opposite the neighbouring properties will have an impact on the occupants of the properties.

Local Member, Cllr P Rogers – No response to date

Local Member, Cllr A Griffith – Call-in

Highways – Recommended conditional approval

Drainage – Drainage details acceptable

Welsh Water – No response to date

Natural Resource Wales – No objection / standard advice

Environmental Health – No observations

Economic and Community Regeneration Service - Support

The proposal was advertised through the posting of a notice on site, publication of a notice in the local press together with the distribution of personal letters of notification to the occupiers of neighbouring properties. The latest date for the receipt of representations was the 19th August, 2015 and at the time of writing this report 36 letters of representation had been received at the department with 21 objecting to the development and 15 supporting the scheme.

The main issues raised in objection to the development can be summarised as follows:

- i) No need for the car park as the application for the function building has been withdrawn. In response to these comments I would state that a new application has been received for the proposed function room following the submission of the car park application.
- ii) Loss of agricultural land. This side of the highway has been undeveloped
- iii) Effect on wildlife

- iv) Parking facilities should be provided within the grounds of Marram Grass
- v) Effect on surrounding landscape which lies adjacent to the designated Area of Outstanding Natural Beauty and intrusion into open countryside
- vi) Highly engineered solution with a considerable length of access road to serve a small car park. Is the scale of the car park adequate to cater for 200-300 visitors
- vii) Proposal will result in the area becoming commercialised/industrialised which will have a detrimental impact on the rural character of the area
- viii) Impact on highway safety
- ix) Approval of this development will lead to further development of the field
- x) Effect on the amenities of surrounding properties by way of noise ie car engines, doors opening and closing and loss of privacy

The issues raised in support of the proposal can be summarised as follows;

- i) Asset to the Island, boost economy, training, employment
- ii) Diversification
- iii) Car park will allow the restaurant to flourish
- iv) Landscaping would result in the development respecting the privacy of adjoining properties
- v) Site is close to commercial premises
- vi) Improves highway safety

5. Relevant Planning History

45C84 - Change of use of outbuilding into a tea room at Marram Grass, Newborough. REFUSED
14/06/1988

45C84A/AD - Erection of two non-illuminated signs at White Lodge, Penlon, Newborough.
REFUSED 19/09/1988

45C84B - Improvements to the access at White Lodge, Penlon, Newborough. APPROVED
18/04/1989

45C84C/AD - Erection of a non-illuminated sign at White Lodge, Penlon, Newborough.
APPROVED 21/04/1989

45C84D - Extension to existing garage for storage purposes at White Lodge Nursery, Penlon,
Newborough. APPROVED 14/11/1995

45C84E - Certificate of lawfulness for the existing use of land as a caravan and camping site and café
at White Lodge, Penlon, Newborough. LAWFUL USE APPROVED 29/01/2010

45C84F - Full application to increase the number of touring caravans from 10 up to 30, together with extend the opening system from Easter-September to all year round (12 month) at White Lodge, Penlon. RETURNED TO APPLICANT 24/06/2014

45C84G - Full application for alterations and extensions at White Lodge, Penlon. GRANTED 24/02/2015

45C84H - Full application for demolition of the existing outbuildings together with the erection of a new building to accommodate a function space including bar, toilet facilities and office at white Lodge, Pen Lon. APPLCIATION WITHDRAWN 07/04/2015

45C84J – Full application for the demolition of the existing outbuilding together with the erection of a new barn comprising of function room, bar, demonstration/seminar room, toilets and office at The Marram Grass Café, White Lodge, Penlon – No decision to date

45C84K/SCR – Screening opinion for demolition of the existing outbuilding together with the erection of a new barn comprising of function room, bar, demonstration/seminar room, toilets and office at The Marram Grass, White Lodge, Penlon – EIA not required 27/10/15

6. Main Planning Considerations

Policy Context – Policy B1 of the Gwynedd Structure Plan states that employment generating developments which increase employment opportunities, which do not create unacceptable changes to the environment, and are acceptable to the local planning authority in terms of location, siting , scale, design, access and landscaping will be permitted. Policy 2 of the Ynys Mon Local Plan states that the Council will support job creating projects on allocated sites and sites within or on the edge of existing settlements. On sites outside existing settlements, the Council will permit employment developments only in exceptional circumstances where the applicant has been able to demonstrate specific locational requirements and economic benefits which would justify allowing the proposal.

Policy B2 of the Ynys Mon Local Plan states thatEmployment creating development on other sites within or on the edge of existing recognised settlements will be permitted where they are of a scale and type compatible with the surrounding area and accord with other policies of this plan.

On sites outside existing settlements, the Council will permit employment developments only in exceptional circumstances whether the applicant has been able to demonstrate specific locations requirements and economic benefits which would justify allowing the proposal.

The applicant has submitted a Planning Statement in support of the application which fully details the relevant policies in regards to the proposal together with the justification for the proposal in this location and outlines the applicants thoughts on the future uses of the site.

The applicant contends that the proposal will not have a detrimental impact on the surrounding area and that the development has economic benefits such as employment opportunities and supports other local businesses and that the development will contribute positively to local tourism facilities which outweighs any visual impact of the proposal.

The statement goes on to state that the North Wales Police have raised concern with customers parking on the highway outside the site which caused a road hazard and that the current application will provide parking facilities for its customers and will therefor improve highway safety.

Effect on surrounding landscape – The proposal involves the change of use of the land together

with engineering works to try to reduce the visual and landscape impact of the development on the surrounding area. The site is undeveloped agricultural land and lies in an open countryside location directly adjoining the boundary of the Area of Outstanding Natural Beauty. The details as provided show intended proposals for the roadside boundary, internal landscaping and surfacing materials but do not show any defined boundary between the edge of the car parking spaces and the remainder of the field. Albeit a planning condition could be imposed requiring a boundary treatment its absence as part of the proposal is perhaps indicative of the wider proposals for the site described in the submitted Design and Access Statement and whilst not part of any planning application or necessarily requiring planning consent in their own right, are suggestive of a creeping urbanisation of the site. Setting aside these other proposals, the car parking area, elongated access road and pedestrian crossing points would produce an unacceptable urbanising effect on an attractive open countryside location to the detriment of the visual and landscape qualities of the location.

Effect on surrounding properties – Development is concentrated on the south eastern side of the A4080 whilst the land on the opposite side of the road, between Newborough and Dwyran, is open agricultural land with scattered farmsteads and associated conversions set back from the road at some distance. Penlon is a hamlet and cluster under the stopped UDP but a recent application for a new dwelling on this site was resisted due to the open countryside location and the urbanising effect of the proposal on an open and undeveloped countryside area. The proposed car park extends to 1.9ha in site area and despite the proposed landscaping proposals, boundary treatments and surface materials it would have a commercialising and urbanising effect , detrimentally affecting residential amenities in terms of noise, general disturbance and activity.

Highway Safety – The original initially submitted drawings which included a pedestrian access to the Marram Grass has been amended further to consultation with the Highway Authority in order to widen the pedestrian refuge and to provide a pedestrian guardrail either side of the road. The Highway Authority has received concerns from members of the public and from the local Police Authority and following further investigations have confirmed that the current scheme is acceptable subject to the inclusion of highway conditions.

7. Conclusion

The proposal is located in an open countryside location and would have an unacceptable urbanising effect on the locality as well as impacts on residential amenities.

8. Recommendation

Refusal

(01) The proposal lies adjacent to the designated Area of Outstanding Natural Beauty and will result in the development of an open field and therefore will have a detrimental urbanising impact on the surrounding landscape. The proposal is therefore harmful to the character and appearance of the area and would not accord with Policies 1, 2 and 31 of the Ynys Mon Local Plan and policies D4 and D32 of the Gwynedd Structure Plan and policies GP1, EP4 and EN1 of the stopped Unitary Development Plan.

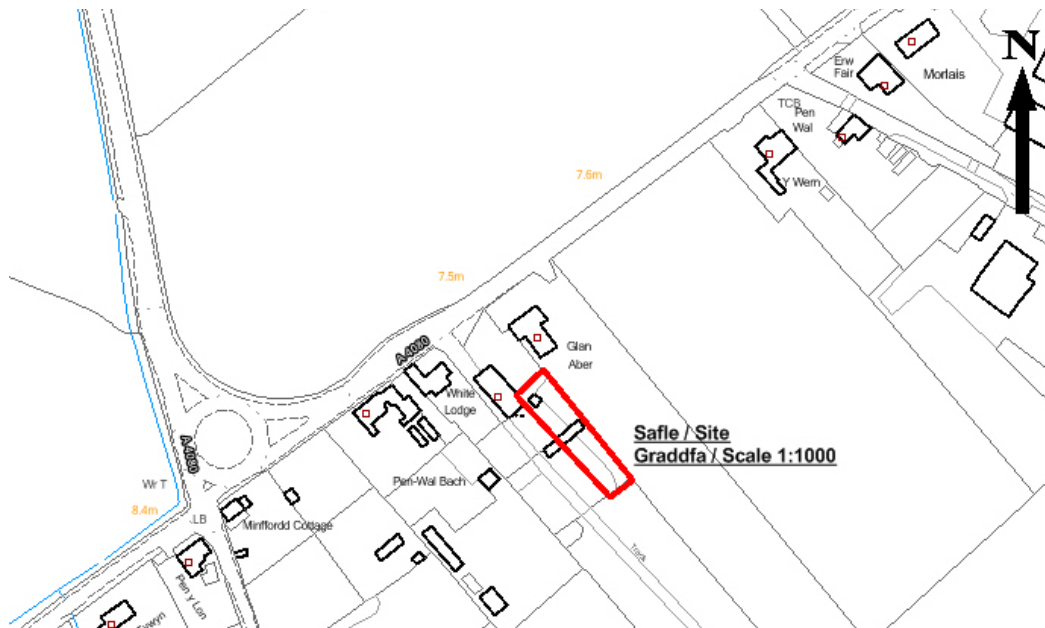
Rhif y Cais: **45C84J** Application Number

Ymgeisydd Applicant

Mr Liam Barrie

Cais llawn ar gyfer dymchwel yr adeilad allanol presennol ynghyd a chodi ysgubor newydd i gynnwys ystafell gweithgareddau, bar, ystafell arddangosiad/seminar, toiledau a swyddfa yn / Full application for demolition of the existing outbuilding together with the erection of a new barn comprising of function room, bar, demonstration/seminar room, toilets and office at

The Marram Grass Cafe, White Lodge, Penlon, Newborough



Planning Committee: 02/12/2015

Report of Head of Planning Service (SCR)

Recommendation:

Refuse

Reason for Reporting to Committee:

A concurrent application made under application reference 45C84I for the construction of a car park to serve the Marram Grass café has been called in by Councillor Ann Griffith for determination by the Committee.

As the car park proposal is interlinked with this application for the erection of a new barn to provide a function room, bar, demonstration /seminar room, toilets and office at the Marram Grass site it is considered prudent that both applications should be considered in tandem.

1. Proposal and Site

The proposal is to erect a function room to the side of the existing Marram Grass restaurant, in order that the site can accommodate functions, seminars and training events. The building will be in two sections with a small barn to the front providing a demonstration / seminar room and the main barn to the rear of the small barn to provide a function room.

The site lies next to the existing Marram Grass restaurant and lies to the front of the White Lodge caravan and camping site within Penlon, which lies between the settlements of Dwyran and Newborough. The application site is located within the designated Area of Outstanding Natural Beauty.

Penlon is not a recognised settlement under the adopted Ynys Mon Local Plan but is defined as a Countryside Hamlet and Cluster under Policy HP5 of the stopped Unitary Development Plan.

2. Key Issue(s)

The applications main issues are whether the proposal will have a detrimental impact on the amenities of the surrounding properties and surrounding landscape and whether there is adequate parking within the site to accommodate the development.

3. Main Policies

Ynys Mon Local Plan

Policy 1 - General Policy

Policy 2 - New jobs

Policy 5 - Design

Policy 26 - Parking standards

Policy 30 - Landscape

Gwynedd Structure Plan

Policy B1 - Employment generating developments

Policy B7 - Locational requirements

Policy B9 - Expanding employment opportunities in the rural economy

Policy CH1 - Recreation and tourist development
Policy D1 - Landscape
Policy D4 : Location, siting and design
Policy D7 : Agricultural land
Policy D29 : Standard of design
Policy D32 : Site configuration and landscaping
Policy FF12 : Parking standards

Stopped Unitary Development Plan

Policy EP4 - Other employment opportunities and rural diversification
Policy EN2 – Area Of Outstanding Natural Beauty
Policy SG7 Noise

Planning Policy Wales (7th Edition)

Technical Advice Note 6 – Planning for Sustainable Rural Communities

Technical Advice Note 11 – Noise

Technical Advice Note 12 – Design

4. Response to Consultation and Publicity

Community Council – Object as the site is situated within the designated Area of Outstanding Natural Beauty and lies close to residential properties and complaints have been received previously in regards to loud music playing at the site. There are three suitable halls in the village which could be used for seminars. Drainage concerns.

Comments were also raised in response to the applicants comments in regards to pre-consultation carried out

Local Member, Cllr P Rogers – No response to date

Local Member, Cllr A Griffith – Call-in

Highways – No response to date

Drainage – Drainage details acceptable

Welsh Water – Recommended conditional approval

Natural Resource Wales – Comments

Environmental Health – Standard comments in regards to construction works and confirmed that following an amended design to the scheme and the fact that a 3m high acoustic fence will be erected between the two new buildings the concerns raised during the determination process of planning application reference 45C84H have been addressed and therefore their objection to the scheme has been withdrawn

The proposal was advertised through the posting of a notice on site, publication of a notice in the local press together with the distribution of personal letters of notification to the occupiers of neighbouring properties. The latest date for the receipt of representations was the 15th September, 2015 and at the

time of writing this report 14 letters of representation had been received at the department.

The main issues raised in objection to the development can be summarised as follows:

- i) Proposal will result in the loss of rural quiet hamlet due to noise disturbance – surrounding properties currently suffer from noise disturbance
- ii) Proposal out of character in the rural hamlet which is designated as an Area of Outstanding Natural Beauty and Sites of Special Scientific Interest and due to scale of building the proposal will radically change the nature of the use of this narrow strip of land and result in the over development of the site
- iii) noise disturbance by way of customers, car engines revving and doors slamming
- iv) Highway safety due to customers crossing busy highway
- v) Loss of privacy to adjoining properties
- vi) Proposal will result in the change of use of land from camping to a function room
- vii) An Environmental Impact Assessment should be carried out as the site lies within the Area of Outstanding Natural Beauty. In response to these comments I can confirm that the agent has been advised of the need for a screening application. A screening application has been submitted and it was determined that the proposed development does not require an Environmental Impact Assessment.

5. Relevant Planning History

45C84 - Change of use of outbuilding into a tea room at White Lodge, Penlon, Newborough. REFUSED 14/06/1988

45C84A/AD - Erection of two non-illuminated signs at White Lodge, Penlon, Newborough. REFUSED 19/09/1988

45C84B - Improvements to the access at White Lodge, Penlon, Newborough. APPROVED 18/04/1989

45C84C/AD - Erection of a non- illuminated sign at White Lodge, Penlon, Newborough. APPROVED 21/04/1989

45C84D - Extension to existing garage for storage purposes at White Lodge Nursery, Penlon, Newborough. APPROVED 14/11/1995

45C84E - Certificate of lawfulness for the existing use of land as a caravan and camping site and café at White Lodge, Penlon, Newborough. LAWFUL USE APPROVED 29/01/2010

45C84F - Full application to increase the number of touring caravans from 10 up to 30, together with extend the opening system from Easter-September to all year round (12 month) at White Lodge, Penlon. RETURNED TO APPLICANT 24/06/2014

45C84G - Full application for alterations and extensions at White Lodge, Penlon. GRANTED 24/02/2015

45C84H - Full application for demolition of the existing outbuildings together with the erection of a new building to accommodate a function space including bar, toilet facilities and office at white Lodge, Pen Lon. APPLICATION WITHDRAWN 07/04/2015

45C84I - Full application for the construction of a vehicular access and car park on land adjacent to White Lodge, Penlon. NO DECISION TO DATE

45C84K/SCR – Screening opinion for demolition of the existing outbuilding together with the erection of a new barn comprising of function room, bar, demonstration/seminar room, toilets and office at The Marram Grass, White Lodge, Penlon – EIA not required 27/10/15

6. Main Planning Considerations

Policy Context - Policy B1 of the Gwynedd Structure Plan states that employment generating developments which increase employment opportunities, which do not create unacceptable changes to the environment, and are acceptable to the local planning authority in terms of location, siting, scale, design, access and landscaping will be permitted. Policy 2 of the Ynys Mon Local Plan states that the Council will support job creating projects on allocated sites and sites within or on the edge of existing settlements. On sites outside existing settlements, the Council will permit employment developments only in exceptional circumstances where the applicant has been able to demonstrate specific locational requirements and economic benefits which would justify allowing the proposal.

Policy B2 of the Ynys Mon Local Plan states thatEmployment creating development on other sites within or on the edge of existing recognised settlements will be permitted where they are of a scale and type compatible with the surrounding area, and accord with other policies of this plan.

On sites outside existing settlements, the Council will permit employment developments only in exceptional circumstances whether the applicant has been able to demonstrate specific locations requirements and economic benefits which would justify allowing the proposal.

The applicant has submitted a Planning Statement in support of the application which fully details the relevant policies in regards to the proposal together with their justification for the proposal in this location and outlines the applicants' thoughts on the future uses of the site.

The applicant states that the economic benefits of the proposal outweighs any negative impacts such as any impacts on the surrounding area/locality and that the development will provide employment opportunities and supports other local businesses and that the proposal will contribute positively to local tourism facilities.

As the site lies within an established commercial site the proposal is considered acceptable in principle.

Highway Safety / Parking facilities – The applicant states that the North Wales Police have raised concerns with customers visiting the establishment parking on the highway outside the site which causes a road hazard.

A planning application has been submitted on land opposite the current application site to provide additional car parking facilities for the Marram Grass development. That proposal is situated within undeveloped agricultural land and the impact of the proposal on the surrounding landscape is considered unacceptable and cannot be supported. In order to be able to support the application the agent has been asked whether it would be possible to re-configure the site in order to provide the necessary parking facilities within the application site.

The applicant states within the Planning Statement that the local planning authorities request to amend the site layout in order to provide additional parking facilities is not viable as it would not improve the existing parking situation or increase the number of parking spaces available as it would result in vehicles having to double park as there would not be sufficient space for cars to pass each other and turn on the site.

The local planning authority considers that there is ample space within the site to provide adequate parking facilities. If the shower block was re-located to the land which lies to the rear of the application site where the caravan site is located this would result in a vacant parcel of land which measures approximately 45 metres long and 12 metres wide and all of this land is within the applicants ownership. The dwelling known as White Lodge is also within the applicants ownership has a large garden area to its rear. The local planning authority is therefore of the opinion that there is ample land within the applicants control which could be utilised as additional parking facilities within the site.

Due to the lack of parking on the site the proposed function room cannot be supported as there are inadequate parking facilities within the site to cater for the development and the development will have an adverse effect on highway safety as vehicles are likely to be parked on the public highway due to the lack of parking space within the site.

Effect on surrounding properties – During the course of determining the previous application 45C84H for the erection of the function room the scheme was considered unacceptable due to the number of openings in both sections of the building and the proposed use of the intervening section as an open courtyard area for customer use. Noise nuisance to the detriment of the amenities currently enjoyed by the occupants of the neighbouring property was likely to occur. The current scheme has been amended and there are no openable windows or doors located on three of the four facades of the building. The boundary between both sections of the building is shown as being screened by a 3m high acoustic fence. Therefore the concerns raised during the course of determining the previous application have been addressed and it is not considered that the development will have a detrimental impact on the amenities of the neighbouring properties to such a degree as to warrant the refusal of the application.

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.

The site is situated within an existing commercial site, set amongst existing built development and given this, and the scale and design of the proposed building, the scheme is not considered to have a detrimental impact on the surrounding landscape.

7. Conclusion

Previous concerns in regards to noise and the impact of the proposal on the amenities of the surrounding properties have been addressed with the erection of an acoustic fence between the two buildings and the redesign of the buildings by the removal and re locating of openings.

However as the proposed car parking on the opposite side of the highway is unacceptable in

landscape and visual terms the local planning authority have raised the question whether the site can be re-configured in order to be able to provide the necessary parking facilities within the application site however as stated above the applicant has confirmed that this is not a viable option.

Due to the above issues it is my recommendation that the application be refused due to insufficient parking facilities.

8. Recommendation

Refuse

(01) The local planning authority considers that there are inadequate parking facilities within the site to accommodate the development. The proposal will therefore have a detrimental impact on highway safety as the development will result in cars parking on the Highway. The proposal is therefore contrary to Policy 1, 2 and 26 of the Ynys Mon Local Plan, Policy B1 and D32 of the Gwynedd Structure Plan and policies GP1, EP4 and TR10 of the stopped Unitary Development Plan.

Rhif y Cais: **45C441A/FR** Application Number

Ymgeisydd Applicant

Mrs Brenda Krijnen

Cais llawn i newid defnydd tir i safle carafanau a pebyll (yn cynnwys 5 o leiniau pebyll, 5 o eliniau glampio a 10 o leiniau carafanau teithiol), codi adeilad ymolchfa, gosod tanc trin carthffosiaeth yn lle'r tanc septic presennol a gwelliannau tirlunio ar dir yn / Full application for change of use of land into a caravan and camping site (comprising of 5 tent pitches, 5 glamping pitches and 10 touring caravan pitches), erection of washroom facilities, installation of a package treatment plant in lieu of existing septic tank together with improvements to the landscaping on land at

Tal y Bont Bach, Dwyran

Planning Committee: 02/12/2015

Report of Head of Planning Service (NJ)

Recommendation:

Permit

Reason for Reporting to Committee:

At the request of the Local member Cllr Ann Griffith

1. Proposal and Site

The application made is for the change of use of land to create a caravan and camping site to include 10 pitches for touring caravans with electrical hook-up; 5 glamping pitches for bell tents with electrical hook-up, 5 tent pitches without electrical hook-up, toilet and shower facilities, sewage treatment plant, chemical disposal point and the use of an existing overgrown access together with the landscaping of the site.

2. Key Issue(s)

Compliance with development plan policies, landscape and amenity impacts.

3. Main Policies

Gwynedd Structure Plan

Policy CH5 – New Touring Caravan or Tent Sites

Policy D3 – Landscape Conservation Areas

Policy D10 – Flora and Fauna

Policy D29 – Standard of Design

Policy D32 – Site Configuration and Landscaping

Ynys Mon Local Plan

Policy 1 – General Policy

Policy 12 – New Touring Caravan or Tent Sites

Policy 28 – Tidal Inundation and River Flooding

Policy 31 – Landscape

Stopped Ynys Mon Unitary Development Plan

Policy GP1 – Development Control Guidance

Policy GP2 – Design

Policy EN1 – Landscape Character Areas

Policy TO6 – Touring Caravans or Tents

Policy SG2 – Development and Flooding

Planning Policy Wales (Edition 7)

Technical Advice Note 15 – Development and Flood Risk

Technical Advice Note 18 - Transport

4. Response to Consultation and Publicity

Cllr Ann Griffith – requests Committee determination

Cllr Peter Rogers – no response to consultation

Community Council – no objection

Ecological and Environmental Advisor- the site is mainly improved grassland. The proposed native tree planting on the site would be welcome for wildlife benefit. I understand the existing hedges will be retained, which I support.

Environmental Health Officer – standard comments for operational stage

Drainage Section – drainage details are satisfactory in principle

Dŵr Cymru-Welsh Water – no comments as the developer proposes to use a private sewage treatment facility

Natural Resources Wales – the site is partially within zone C2. We have reviewed the Flood Consequences Assessment submitted and would advise that the development is acceptable in terms of flood risk. The proposed caravan and tent pitches and shower block are located above the estimated extreme flood level and although the access to the site may become compromised during a flood, a dry access / egress route is available under such circumstances. The Authority's ecologist should be consulted in relation to bats; comments in relation to sewerage treatment plant. NRW does not object to the proposal.

Highway Authority – the access proposed is substandard in terms of visibility and width. However it may be the case that vehicles are travelling at speeds much less than the statutory limit. Speed survey should be undertaken to consider whether the vision splay requirements can be reduced in accordance with TAN 18 advice. The access should be wide enough to allow 2 vehicles towing caravans to pass each other.

Footpaths Officer – proposal will not have an effect on footpath no. 54. Shower block should be located 1.8m away from the footpath and no obstruction of the path should occur due to planting.

Response to Publicity

2 letters of objection was received as a result of the publicity undertaken from the owners of Tal-y-Bont-Mawr, Dwyran.

Access to the farm holding and properties is along a shared access drive;
When the property was bought 11 years ago, significant research was undertaken to ensure that no such planning applications could be made which would affect the quiet enjoyment of the rural property and its unique setting – would not have purchased the property if a caravan site was next door;
development will devalue our property;

Objection is raised on grounds of noise and general disturbance to adjoining properties and a loss of privacy to the dwelling;

This objection is further supported within aspects of residential amenity which is defined as being 'the experience of a place as being pleasant or attractive' or 'the pleasant or normally satisfactory aspects of a location which contribute to its overall character and the enjoyment of residents';

From an Environmental Protection point of view, the writer considers that the issues caused and

relating to this application amount to 'statutory nuisance' relating to issues such as noise, smoke, dust and a range of other situations;

A range of environmental factors arise such as noise – including vibration – from sources including plant and machinery, deliveries, reversing alarms, recorded music, hours of use, traffic and customer movements;

Odour and fumes from the package treatment plant; smoke, particularly from wood burning stoves, barbeques;

Dust from roads, processing material, construction activity, storage of raw materials; insects – due to sewage treatment and storage of food / waste bins at the site;

Access to the site appears to affect a public footpath, and concerns regarding increased traffic and vehicles towing caravans and how this is to be managed;

The above factors can have a significant impact on the health and well-being of adjoining residents;

Shared access is to be the designated evacuation route;

Lack of consultation in relation to the proposals.

In response, it should be noted that issues in relation to property value or issues affecting the initial purchase of a property do not carry significant weight in the decision making process. The applicant is not obliged to consult neighbours before submitting an application (although the application does indicate that some consultation took place). The planning authority has publicised the application and the receipt of objections attests to its effectiveness.

Planning policy Wales states that:

“3.1.1 The planning system is intended to help protect the amenity and environment of towns, cities and the countryside in the public interest while encouraging and promoting high quality, sustainable development”

and that:

“3.1.7 The planning system does not exist to protect the **private interests** of one person against the activities of another. Proposals should be considered in terms of their effect on the amenity and existing use of land and buildings in the public interest. The Courts have ruled that the individual interest is an aspect of the public interest, and it is therefore valid to consider the effect of a proposal on the amenity of neighbouring properties. However, such consideration should be based on general principles, reflecting the wider public interest (for example a standard of 'good neighbourliness'), rather than the concerns of the individual”

The creation of a caravan and camping site will bring additional activity to the area but it is not considered that this would affect the privacy of neighbouring properties to such an extent that planning permission should be withheld. The site is already crossed by a public footpath for example.

Any construction activity at the site giving rise to dust or vibration for example will be of relatively short duration. A condition is proposed to the effect that a site management plan be produced to manage traffic activity (the times when visitors can arrive and are expected to vacate the site), the control of music, fires, barbeques and similar activities, litter, lighting etc. in the interests of residential amenity. The management plan will also deal with the management of the site in the event of flooding.

5. Relevant Planning History

45C441/FR Full application for the change of use of land into a caravan and camping site, erection of sanitary facilities, installation of a treatment plant and landscaping – withdrawn 15/8/14

6. Main Planning Considerations

Principle of the Development: Development plan policies allow the creation of touring caravan and camping sites subject to criteria including that they do not harm the appearance of an area; do not increase pressure on natural resources; do not increase danger of congestion on the road; adequate drainage and water is available; they do not harm areas of ecological or similar significance; and that they do not harm residential amenities.

Highway issues: The development proposes the reinstatement of an existing access on a minor road to the north eastern corner of the site. The Highway Authority initially raised concerns that the access was substandard but that the requirements could be reduced in accordance with TAN 18 advice provided traffic speeds could be demonstrated to be low on the access road. It is understood that a speed survey has been completed and that the access arrangements now proposed are suitable for the site. An existing shared access to the south of the site currently gives access to the owner's property (and Tal y Bont Mawr beyond) but will not be utilised as the main access to the site. In the event of a flood, that access however is to be utilised in an emergency and is considered acceptable for that purpose.

Flood Risk: Part of the site contained within the red line plan is within flood zone C2. Caravans and tents are to be centrally located on the site and a flood consequences assessment has been reviewed by NRW and is considered acceptable. Emergency egress from the site is available through the main access to the applicant's dwelling. A management plan is required through condition, part of which will deal with the management of the site in the event of flooding.

Landscape Impact: The site is well screened from wider public viewpoints in the surrounding area. A public footpath crosses the site to the north of the caravans but landscaping is proposed (subject to agreement on location to avoid encroachment onto the footpath alignment) which will help mitigate immediate impacts. The site is located in Landscape Character Area 12 and the Landscape Sensitivity and Capacity assessment indicates that there is scope for well-sited small scale development in the area. The site will have immediate landscape and visual impacts from the public footpath crossing to the north of the development but will have limited wider impacts due to existing screening.

Amenity Impact: Significant concerns have been expressed by a neighbouring occupier in relation to amenity impacts which it is considered will occur if the development as proposed proceeds. A site management plan is required through condition to demonstrate how the site will be operated to deal with issues such as music, camp fires etc.

7. Conclusion

The scheme is considered acceptable in its context subject to conditions, including the creation of a site management plan which will deal with flood risk issues as well as general amenity concerns

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 access as detailed on drawing DL79/014/03/E shall be completed and made available for use before the use hereby permitted is commenced.

Reason: In the interest of highway safety

(03) The sewerage treatment plant hereby approved shall be installed and be operational before the use hereby permitted is commenced.

Reason: In the interests of amenity

(04) No development shall commence until a landscaping scheme for the site to include screening proposals for the site from the public footpath has been submitted to and approved in writing by the local planning authority. No caravans or tents shall be brought onto the site until the agreed landscaping scheme has been completed. The said landscaping scheme shall be retained for the lifetime of the development.

Reason: To ensure that the development is acceptable in the landscape

(05) The shower block hereby approved shall be made available for use before any caravans or tents are brought onto the site.

Reason: In the interests of amenity

(06) No development shall commence until a site management plan has been submitted to and approved in writing by the planning authority detailing how the site is to be managed in the event of flooding as well as to control activities at the site such as, but not limited to, the playing of live or recorded music, the lighting of camp fires and barbecues, the collection of and disposal of refuse. The development shall thereafter proceed in accordance with the detail as approved.

Reason: in the interests of amenity

(07) The glamping bell-tents and their wooden bases shall be removed from their pitches at the end of the season of use of the site for caravans and camping.

Reason: in the interests of visual amenity

(08) The site shall only be used for holiday purposes and not for any residential use and a register of visitors and the duration of their stay shall be kept and made available on request for inspection by the local planning authority.

Reason: In the interests of amenity and to prevent unacceptable uses taking place

(09) The site shall be used as a touring caravan and tented camping site (to include use by motorhomes) between 1st March and 31st October in any year. No storage of caravans, motorhomes or tents (other than the glamping bell-tents which shall be stored under cover or within a building, the details of which shall be submitted to the local planning authority in writing and agreed before any use of the site takes place) shall take place between 31st October and 1st March in any year.

Reason: for the avoidance of doubt and in the interests of amenity

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

This page is intentionally left blank