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ISLE OF ANGLESEY
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RHYBUDD O GYFARFOD	NOTICE OF MEETING
PWYLLGOR CYNLLUNIO A GORCHMYNION	PLANNING AND ORDERS COMMITTEE
DYDD MERCHER, 2 MAWRTH, 2016 ➔ 1.00 o'r gloch y.p. ←	WEDNESDAY, 2 MARCH 2016 ➔ 1.00 pm ←
SIAMBR Y CYNGOR, SWYDDFEYDD Y CYNGOR, LLANGEFNI	COUNCIL CHAMBER, COUNCIL OFFICES, LLANGEFNI
Swyddog Pwyllgor	Mrs. Mairwen Hughes 01248 752516
	Committee Officer

AELODAU / MEMBERS

Cynghorwyr / Councillors:

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

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1 APOLOGIES

2 DECLARATION OF INTEREST

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

3 MINUTES_(Pages 1 - 10)

To submit the minutes of the previous meeting of the Planning and Orders Committee held on 3 February, 2016.

4 SITE VISITS_(Pages 11 - 12)

To submit the minutes of the Planning Site Visits held on 17 February, 2016.

5 PUBLIC SPEAKING

6 APPLICAITONS THAT WILL BE DEFERRED_(Pages 13 - 16)

6.1 20C102L/EIA/RE – Rhyd y Groes Wind Farm, Rhosgoch

6.2 44C320 – Gorslwyd Fawr, Rhosybol

7 APPLICATIONS ARISING_(Pages 17 - 36)

7.1 14C171H/ENF – Stryttwn Farm, Ty'n Lon

7.2 28C116U – Maelog Garden Centre, Llanfaelog

7.3 39C561/FR – The Lodge, Holyhead Road, Menai Bridge

8 ECONOMIC APPLICATIONS

None to be considered by this meeting.

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9 AFFORDABLE HOUSING APPLICATIONS

None to be considered by this meeting.

10 DEPARTURE APPLICATIONS_(Pages 37 - 50)

10.1 38C223A – Pen y Bont, Mountain Road, Llanfechell

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11 DEVELOPMENT PROPOSALS SUBMITTED BY COUNCILLORS AND OFFICERS_(Pages 51 - 54)

11.1 19C1175 – 17 Lon Newydd, Llaingoch, Holyhead

12 REMAINDER OF APPLICATIONS_(Pages 55 - 76)

12.1 12C390G – 34 Castle Street, Beaumaris

12.2 12C390H/LB – 34 Castle Street, Beaumaris

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13 OTHER MATTERS_(Pages 77 - 80)

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PLANNING AND ORDERS COMMITTEE

Minutes of the meeting held on 3 February, 2016

- PRESENT:** Councillor W.T.Hughes (Chair)
Councillor Ann Griffith (Vice-Chair)
- Councillors Lewis Davies, Jeff Evans, John Griffith,
Kenneth Hughes (*from 3:10 p.m. onwards*), Vaughan Hughes (*until 2:30 p.m.*) Victor Hughes, Raymond Jones, Richard Owain Jones, Nicola Roberts
- IN ATTENDANCE:** Planning Development Manager
Planning Assistants
Highways Officer (JAR)
Legal Services Manager (RJ)
Committee Officer (ATH)
- APOLOGIES:** As below
- ALSO PRESENT:** Local Members: Councillor Trefor Lloyd Hughes (application 7.1), Councillor Jim Evans and Councillor R. Meirion Jones (application 7.2) Councillor Aled M. Jones (applications 7.4 & 7.5), Councillor R.G.Parry, OBE (application 12.2) Councillor Richard Dew and Councillor G.O. Jones (application 12.4)
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1. APOLOGIES

An apology for absence was received by Councillor Kenneth Hughes who later joined the meeting at 3:10 p.m.

2. DECLARATION OF INTEREST

Councillor Ann Griffith – Prejudicial Interest in application 6.3 and a Personal Interest in application 7.4

Councillor Victor Hughes – Personal Interest in application 7.3 and a Prejudicial Interest in application 13.1

3. MINUTES OF THE 6TH JANUARY, 2016 MEETING

The minutes of the previous meeting of the Planning and Orders Committee held on 6th January, 2016 were submitted and confirmed as correct.

4. SITE VISITS 20TH JANUARY, 2016

The minutes of the Planning site visits held on 20th January, 2016 were submitted and confirmed as correct.

5. PUBLIC SPEAKING

The Chair announced there would be Public Speakers in respect of applications 7.1, 7.2, 7.3, 7.4, 10.1, 12.1, 12.2 and 12.4

6. APPLICATIONS THAT WILL BE DEFERRED

6.1 39C561/FR – Full application for the erection of a Zorb Centre together with the construction of a vehicular access and car park on land at The Lodge, Holyhead Road, Menai Bridge.

It was resolved that a site visit be undertaken in accordance with the Officer's recommendation for the reason given in the written report.

6.2 42C127B/RUR – Full application for the erection of an agricultural dwelling together with the installation of a private treatment plant on land at Ty Fry Farm, Rhoscefnhir

The Planning Development Manager recommended that the application be removed from the Committee's schedule until such time as Officers are ready to present it for formal consideration by the Committee.

It was resolved to defer consideration of the application and to proceed in accordance with the Officer's recommendation.

6.3 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 Dwyrdd, Newborough

The Planning Development Manager recommended that the application be removed from the Committee's schedule until such time as Officers are ready to present it for formal consideration by the Committee.

It was resolved to defer consideration of the application and to proceed in accordance with the Officer's recommendation.

7. APPLICATIONS ARISING

7.1 19C1038F – Full application for the erection of a dwelling together with the construction of a vehicular access on land at Ty'n Pwll Road, Holyhead

The application is reported to the Planning and Orders Committee because it has been called-in for the Committee's determination by a Local Member who also requested that the site be visited. At its meeting held on 6th January, 2016, the Committee resolved to defer determination of the application in order to carry out a site visit which was subsequently undertaken on 20th January, 2016.

Alaw Griffith, a Public Speaker, addressed the meeting in support of the proposal which had been developed following discussions between the applicant, Grwp Cynefin and the Housing Department to meet an identified need for a 3 bedroomed dwelling in Holyhead. She referred to amendments made to the scheme to alleviate Highway impacts. The proposal provides for two parking spaces within the plot and will not exacerbate existing parking issues along Ty'n Pwll Road. She said that confirmation had been received by the Highways Department that Ty'n Pwll Road is not a designated Safe Route.

The Committee asked questions of the Speaker in clarification of the details of the access to the proposed development and potential issues in terms of cars exiting onto Ty'n Pwll Road causing hazards to pedestrians.

Councillor Trefor Lloyd Hughes, a Local Member, spoke of his concerns regarding the proposal on account of the compactness of the site, traffic and pedestrian usage of Ty'n Pwll Road giving rise to safety considerations, parking problems and possible amenity impacts for the occupants of properties situated directly opposite on Ty'n Pwll Road.

The Planning Development Manager reported that as the application site is a vacant parcel of land centrally located in Holyhead which is surrounded by residential development the principle of residential development is accepted. The local concerns regarding the application relate to traffic and pedestrian safety. These have been considered by the Highways Department which takes the view that there is insufficient evidence to show that the highway impacts are such so as to warrant a refusal. A Block plan has been submitted with the application which demonstrates that the

application site can adequately accommodate the proposal and it is not considered that the dwelling as proposed would be out of character with other housing in the immediate area.

Some Members of the Committee expressed concerns regarding the proposal's highway and traffic impacts and consequent effects with regard to pedestrian safety which they felt were unacceptable. Other Members took the view that the addition of one dwelling in this location would not exacerbate the situation as at present given that it will be sited in what is a residential area and is adjacent to existing garages. As the proposed new dwelling will be able to accommodate vehicles within the curtilage of the plot they felt it would not add to parking problems.

The Highways Officer confirmed with regard to movements to and from the highway that whilst the situation is not ideal, the proposal is acceptable from a Highways perspective and in the context of the guidance provided by the Manual for Streets which deals with situations such as this where there are obstructions. The Officer also said that the Traffic section has confirmed that Ty'n Pwll Road is not a designated Safe Route to Schools.

Councillor Jeff Evans proposed that the application be refused on grounds of safety and his proposal was seconded by Councillor Lewis Davies. Councillor Victor Hughes proposed that the application be approved in accordance with the Officer's recommendation and the proposal was seconded by Councillor Nicola Roberts. In the subsequent vote, the proposal to approve the application was carried.

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 31C431 – Full application for the change of use of existing building from residential dwelling into a nursery at Borthwen, Ffordd Penmynydd, Llanfairpwll

The application is reported to the Planning and Orders Committee as it has been called-in for determination by the Committee by two Local Members due to highway concerns. At its meeting held on 6th January, 2016, the Committee resolved to defer determining the application so that a site visit could take place. The site was subsequently visited on 20th January, 2016.

Mr Gerallt Francis, a Public Speaker spoke against the application due to concerns regarding the additional strain a bungalow accommodating 32 children and staff would place on the infrastructure; increased traffic flow resulting in a negative impact on residential amenities and health; highways impacts arising from the siting of the proposal's access leading to possible congestion and an increase in noise and pollution for residents of Ty'n Cae and a negative effect on property values.

Miss Samantha Owen spoke for the application and elaborated on the nature of the proposal and what it entailed; the reasons behind the proposal, how it would benefit the community of Llanfairpwll and why in her opinion the plans should be supported.

The Committee sought clarification of Miss Owen regarding the accessibility of the site to staff and customers wishing to walk to the proposed nursery and how realistic was the expectation that that would happen, and it also sought her views on the concerns expressed by the objector and how they might be alleviated.

Councillor R. Meirion Jones, a Local Member referred to road safety as the overriding concern in relation to the application which he considered would best be addressed by conducting a full traffic survey. Councillor Jim Evans, also a Local Member endorsed the view of Councillor Meirion Jones and pointed out the extent of the traffic coming down Penmynydd Road.

The Planning Development Manager reported that the proposal is considered acceptable in what is a sustainable site. Officers are not aware of any weaknesses in the area's infrastructure and the Environmental Health Department has raised no concerns regarding noise effects. The primary concern locally relates to highway impacts due to increased traffic generated by parents dropping off and picking up their children from the nursery. The applicant has submitted details of the availability of parking spaces within the curtilage of the site and the Highways Department does not consider that the impacts of the scheme are such that a refusal can be sustained.

The Committee acknowledged the local concerns in relation to traffic and road safety but notwithstanding the majority of Members felt that the location of the site made it accessible by foot to a number of potential customers and adequate parking would be provided both on site and in

the car park adjoining the site which is available for general use. The proposal also meets a need in the area for a quality nursery provision. A proposal by Councillor Lewis Davies that the application be deferred so that a traffic survey could be carried out was not seconded.

The Highways Officer advised that he did not see the advantages of seeking to establish the road capacity since a road operating beyond its capacity can, because of drop-offs and pick-ups for example as referred to in this case, lead to a reduction in speed thus making the road safer.

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

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

7.3 36C344 – Outline application for the erection of a dwelling together with full details of the vehicular access together with the re-location of the access into the field on land adjacent to Ysgol Gynradd Henblas, Llangristiolus

The application is reported to the Planning and Orders Committee as it has been called-in for the Committee's determination by a Local Member. At its meeting held on 6th January, 2016, the Committee resolved to defer determining the application pending a site visit. The site was visited on 20th January, 2016.

The Rev. Gerallt Evans, a Public Speaker spoke for the application as the co-owner of the plot with his wife. He referred to the application as a simple and straightforward one in a central location within the village. The application is deemed acceptable by both Planning and Highways Officers. He said that the application to re-locate the access into the field is made as an option for the future and not because the current applicants have any further development intentions.

The Committee questioned the Rev. Gerallt Evans on the proposal to re-locate the access into the field and the rationale for it and sought to clarify the connection between it and the application for a new dwelling.

The Planning Development Manager in clarification showed the Committee images of the access to the plot and the access to the agricultural field which it was proposed is re-located. The Officer reported that the key issues relating to the application are its compliance with current policies and its effects on the amenities of the surrounding properties. The erection of a dwelling on the site is considered to be an acceptable infill development under Policy 50 of the Ynys Môn Local Plan as the site lies close to the adjoining properties. It is the Officer's view that the proposal will not harm the amenities of the occupants of neighbouring properties due to the distances between the proposal and existing properties. A traffic survey has been undertaken by the Highways Authority and conditions are proposed.

Councillor Victor Hughes a member of the Committee and also a Local Member said that whilst he did not have any objection to the proposal for a new dwelling which he accepted as an infill development he did have serious reservations about the proposal to re-locate the access to the field which he believed would only serve to facilitate further development in that area in the future.

Councillor Nicola Roberts proposed that the application be approved and her proposal was seconded by Councillor Richard Owain Jones. Councillor Victor Hughes proposed that the determination of the application be deferred to allow Planning Officers to discuss with the applicant the possibility of withdrawing that part of the application to re-locate the access into the field. His proposal was seconded by Councillor Lewis Davies. In the ensuing vote the proposal to approve the application was carried on the casting vote of the Chair.

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

7.4 44C250A – 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

The application is reported to the Planning and Orders Committee at the request of a Local Member. At its meeting held on 2 December, 2015 the applicant's agent requested that consideration of the application be deferred until the 3rd February, 2016 to allow the presentation of 3D drawings of the proposal.

Mr William Edwards, a Public Speaker addressed the meeting in support of the application and pointed out that the plot lies in a cluster of dwellings in the village of Rhosgoch and would greatly tidy and spruce up the area as it appears currently. His daughter and her family intend to re-locate to settle in the village.

The Planning Development Manager showed the Committee the 3D drawings of the application site. The Officer reported that the key planning issues are the proposal's compliance with current policies and its impact on the landscape and on the amenities of the surrounding properties. Policy 50 of the Ynys Môn Local Plan supports single plot applications within or on the edge of a settlement provided that the development will not cause undue harm to the character of the group or any harmful visual intrusion into the surrounding landscape. It is the Officer's view that the proposal does not satisfy this requirement as it is in a position not well related to the settlement and would therefore result in unacceptable harm to the appearance of the location by intruding into an open rural landscape.

Councillor Aled Morris Jones, a Local Member emphasised that the proposal would improve the appearance of the area, is located opposite an existing cluster of dwellings and would assist the fourth generation of the family return to its roots in the village.

The majority of the Committee's Members agreed with the Officer's viewpoint that the proposal would be visually intrusive within the landscape of the area and they felt that it could also open the door to further development. Councillor Richard Owain Jones concurred with the Local Member and proposed that the application be approved. His proposal was not seconded. Councillor Lewis Davies proposed that the application be refused in accordance with the Officer's recommendation and his proposal was seconded by Councillor Victor Hughes.

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

7.5 44C320 – Outline application for the erection of a dwelling with all matters reserved on land near Gorslwyd Fawr, Rhosybol

The application is reported to the Planning and Orders Committee at the request of a Local Member. At its meeting held on 6th January, 2016, the Committee resolved to approve the application contrary to the Officer's recommendation for the reason that it deemed the proposal to be compliant with Policy 50 as it forms a small, reasonable extension to the village.

Councillor Victor Hughes whilst acknowledging that the majority of Members at the previous meeting had voted to approve the application and whilst sympathetic to the applicant said that he did not believe the proposal complied with Policy 50. He recognised that that was a matter of judgement and given so, he proposed that a site visit be conducted so that the Committee could be satisfied as to whether the proposed development would be a reasonable extension to the village. His proposal was seconded by Councillor Lewis Davies. The vote for a site visit was carried – Councillors Kenneth Hughes, Richard Owain Jones and Jeff Evans voted against.

It was resolved that the site be visited in order to assess whether the proposal constitutes a reasonable minor extension to the village.

8. ECONOMIC APPLICATIONS

None were considered by this meeting.

9. AFFORDABLE HOUSING APPLICATIONS

None were considered by this meeting.

10. DEPARTURE APPLICATIONS

10.1 42C247 – Full application for the erection of a dwelling together with the construction of a vehicular access on land at Gwel y Don Yard, Pentraeth

The application is reported to the Planning and Orders Committee as it is a departure application for which the Officer's recommendation is to permit.

Mr Elliot Riley-Walsh, a Public Speaker spoke in favour of the application and said that the proposal is in an area of residential development; is for a modern family home with a low carbon

footprint; will not cause any visual harm or nuisance but will instead make a positive contribution to the area.

The Planning Development Manager confirmed that the proposal is considered acceptable in terms of land use policy, amenity and traffic generation/access.

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

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

11. DEVELOPMENT PROPOSALS SUBMITTED BY COUNCILLORS AND OFFICERS

11.1 38C219G - Full application for the change of use and alterations and extensions to the existing outbuilding to create a dwelling at Cae Mawr, Llanfechell

The application is reported to the Planning and Orders Committee as it is made by a relevant officer as defined by the Council's Constitution as a joint applicant. The application has been scrutinised as required by the Monitoring Officer.

Councillor Kenneth Hughes proposed that the application be approved and his proposal was seconded by Councillor John Griffith.

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

11.2 38C219H/LB – Listed Building application for the change of use and alteration and extension to the existing outbuilding to create a dwelling at Cae Mawr, Llanfechell

The application is reported to the Planning and Orders Committee as it is made by a relevant officer as defined by the Council's Constitution as a joint applicant. The application has been scrutinised as required by the Monitoring Officer.

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

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

12. REMAINDER OF APPLICATIONS

12.1 10C118J/VAR – Application under Section 73 to vary the condition specifying the approved plans under permission 10C118H/MIN in order to make amendments to the scheme previously approved under planning permission 10C118A/RE to incorporate changes to substations, equipment monitoring house, inverters, transformers, switchgear building, security measure including CCTV cameras and changes to security fencing on land adjacent to Bryn yr Odyn, Soar

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

Mr Richard Jenkins, a Public Speaker spoke for the application and said that the amendments which he specified, are necessary for the successful and safe operation of the site which Lightsources acquired and developed after the original approval was given. The amendments are standard; do not cause any additional impacts to those considered originally and because some aspects of the infrastructure will be reduced, the impact is less. The Landscape Officer is satisfied that the amendments are suitable and there have been no representations made by the public or consultees. The applicant is liaising with the landowner to agree a permanent sheep grazing licence, and following construction, road repairs were agreed with the Highways Department and have been completed to its satisfaction.

Councillor Ann Griffith speaking as a Local Member, said that the residents of Soar are aggrieved and feel that no one is listening to them. They do not object to renewable energy but are fed up with developments and feel there is nothing for them locally and no work locally. They have put up with a lot of inconvenience – construction traffic toing and froing with damage to roads, hedges

and ditches and consequent cost to the public purse. Residents feel it reflects a lack of consideration for local people and for the planning process in being retrospective.

The Planning Development Manager informed the Committee that the application is made under Section 73A (rather than Section 73) of the Planning Act as the development has been completed. It is not considered that an EIA is required for the site. The principle of the development is established in the previous granting of planning permission and the site is operational. The application seeks to regularise the development by varying a condition of the original planning permission requiring the development to be implemented in accordance with the approved plans. It is not considered that the proposal causes undue harm in terms of landscape, biodiversity or cultural heritage.

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

It was resolved to approve the application in accordance with the Officer's recommendation subject to the conditions set out in the written report. (Councillor Ann Griffith abstained from voting)

12.2 14C171H/ENF – Retrospective application for the erection of a new build holiday accommodation at Stryttwn Farm, Ty'n Lon

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

Mr Peter Jones, a Public Speaker, addressed the meeting in support of the application and said that after planning permission to convert a stable into a dwelling was granted in 2014, the Building Control Officer was invited to the site and advised that the plasterwork on the internal walls be removed to expose the original walls. The Officer subsequently advised that the walls were unsuitable for the work that needed to be carried out and instructed they be taken down, that footings be produced and they be lifted in breeze blocks. Mr Jones said that he was later advised by Planning Officers that he was in breach of the planning consent and was advised to reapply from new for holiday accommodation as a possible way forward. A holiday let is an opportunity and would benefit the local community given there are facilities in the area in the form of stables and public footpath thus creating the potential for high quality holiday accommodation.

The Committee asked questions of Mr Peter Jones in clarification of the advice he had received and whether he was aware or had been advised of the need to contact Planning Officers to seek approval for the changes made.

Councillor R.G.Parry, OBE, a Local Member said that this was a sad case involving a young couple who had acted upon the advice of a professional officer and who have spent a great deal on the proposal in an endeavour to create a building of quality. The proposal is on a brownfield site, does not cause harm to any one and offers tourist facilities. The application site does allow access to public transport there being a bus stop at the end of the road. He asked the Committee to give careful consideration to the application.

The Planning Development Manager acknowledged that this was a difficult case and said that planning consent was given in 2014 to convert a stable into a dwelling on the basis of details received with the application that the building's structure was sound and suitable for conversion. He noted the comments made by the Public Speaker regarding a visit to the application site by the Building Control Officer and the advice provided. Contact with the Planning Authority would have been expected to be made at that point. A visit to the site in March, 2015 revealed the works which were a breach of planning consent. Following discussion between planning officers and the applicant to explore the options available, the current retrospective application has been submitted for the retention and completion of the development as new build holiday accommodation in an effort to regularise matters. However, in this case the proposal is considered to be in conflict with current policies as it is located in the open countryside unrelated to and far removed from any settlement or other facilities and neither is it well located in terms of accessibility to public transport. For those reasons the recommendation is to refuse the application.

Members of Committee expressed sympathy with the applicant's predicament and were divided as to the merits of the case. Those Members in support of the application thought the applicant had acted in good faith upon the professional advice of an Officer. Members opposing the

proposal did so because the application site is in a remote area, that approval could set a dangerous precedent as regards regularising unauthorised works and that the Planning Authority is responsible for conserving building structures where appropriate.

Councillor Jeff Evans proposed that the application be approved contrary to the Officer's recommendation and his proposal was seconded by Councillor Ann Griffith. Councillor Lewis Davies proposed that the application be refused and the proposal was seconded by Councillor Victor Hughes. In the subsequent vote, Councillors Jeff Evans, Richard Owain Jones, Nicola Roberts, W.T.Hughes and Ann Griffith voted for the application and Councillors Lewis Davies, John Griffith, Kenneth Hughes and Victor Hughes voted against. The vote to approve the application contrary to the Officer's recommendation was therefore carried .

The reason given for approval was because it was considered that the existing consent on the site to create a residential unit to the same footprint and appearance as the current proposal outweighs the specific policies and guidelines which officers have used to assess the application. That being so the Committee is minded to approve the application because it considers the impact on the landscape would be the same as that of the proposal under the existing consent.

It was resolved to approve the application contrary to the Officer's recommendation for the reason given.

(In accordance with the requirements of the Council's Constitution, the application was automatically deferred to the next meeting to allow Officers the opportunity to prepare a report in respect of the reason given for approving the application.)

12.3 19C1147A – Full application for the demolition of the existing building together with the erection of six dwellings with the construction of a vehicular access and car park on land at St David's Priory, Llanfawr Road, Holyhead

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

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

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

12.4 28C116U – Application under Section 73 to vary preconditions (05), (06), (11), (12), (13), (14), (15) on appeal decision reference no. APP\6805\A\07\2053627 so as to allow for their discharge following commencement of works on site together with the deletion of condition (16) at Maelog Garden Centre, Llanfaelog

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

Mr Julian Rylance, a Public Speaker spoke in his capacity as the applicant for the application and explained the background to the acquisition of the site and the financial difficulties he had encountered after the recession took hold in 2008, the reasons for the application and in particular the request to delete the affordable housing condition. He confirmed that he wished to complete the build in order to meet financial obligations and because the site in its existing incomplete condition is an eyesore. A development in Bryn Du does provide for affordable housing.

The Committee questioned Mr Rylance with regard to the type of dwellings to be built, their value and the likelihood of his being able to complete the development.

Councillor Richard Dew spoke as a Local Member against the deletion of the affordable housing condition. He read an extract from the Planning Inspector's report following the successful appeal in 2008 for planning consent vis à vis the importance of the affordable housing provision as a condition to create a mixed community and meet local need. Approving the application now could set a precedent for developers in future to seek to discharge affordable housing obligations because of profit considerations. The development in Bryn Du consists of affordable houses for rent and not for purchase. He asked the Committee not to approve the deletion of the affordable housing condition. His comments were supported by Councillor G.O. Jones, also a Local Member who pointed out the Community Council's wish that the original conditions be retained.

*The Legal Services Manager advised at this juncture that as the Committee had now been in session for three hours (Applications 7.1, 7.2, 7.3, 7.4, 10.1, 12.1, 12.2 and 12.4 having been considered under Item 5 – Public Speaking), under the provisions of paragraph 4.1.10 of the Council’s Constitution, a resolution was required by the majority of those Members of the Committee present to agree to continue with the meeting. **It was resolved that the meeting should continue.***

The Planning Development Manager informed the Committee that the application is made under Section 73A (rather than Section 73) of the Planning Act as the development has commenced. Whilst the request to vary a number of pre-conditions as specified to allow time for the submission of details is considered reasonable, the 12 month timescale requested is considered excessive and Officers instead recommend a 3 month period. With regard to the deletion of the affordable housing condition it is the Officer’s view that sufficient justification has been provided as detailed in the report to demonstrate that the development is unviable and that it may therefore be highly unlikely that the developer would proceed with the development if the requirement for 30% affordable housing remains in place.

There was a majority view within the Committee that the retention of the affordable housing condition on the site is necessary to meet the needs of people in the locality who may wish to gain a foothold on the housing ladder and may otherwise be unable to do so. The business of the Committee is to deal with planning issues and not to lend a hand to developers who may find themselves in financial difficulties.

Councillor Lewis Davies proposed that the application be refused contrary to the Officer’s recommendation and the proposal was seconded by Councillor Victor Hughes. The reason given for refusing the application was the need for affordable housing in this area.

It was resolved to refuse the application contrary to the Officer’s recommendation for the reason given.

(In accordance with the requirements of the Council’s Constitution, the application was automatically deferred to the next meeting to allow Officers the opportunity to prepare a report in respect of the reason given for refusing the application.)

13. OTHER MATTERS

13.1 42C237D/VAR – Application under Section 73 to vary condition (07) (in accordance with approved plans) from planning permission 42C237 so as to amend the layout scheme at Helens Crescent, Pentraeth

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

Having declared a prejudicial interest in the application, Councillor Victor Hughes withdrew from the meeting during the discussion and determination thereof.

The Planning Development Manager confirmed that points raised by the letter of objection received (1 other letter of objection having been withdrawn) since the application was approved on 6 January but before the expiry of the date for the receipt of representations have been considered but do not alter the recommendation of approval.

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

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

**Councillor W.T.Hughes
Chair**

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PLANNING SITE VISITS

Minutes of the meeting held on 17 February, 2016

- PRESENT:** Councillor W.T. Hughes – Chair
Councillors Lewis Davies, Ann Griffith, John Griffith, T.V. Hughes, R.O. Jones.
- IN ATTENDANCE:** Team Leader Planning (MD)
- APOLOGIES:** Councillor Vaughan Hughes.
- ALSO PRESENT:** Councillors Jim Evans and Alun Mummery (application 1).
-

1. **39C561/FR – Full application for the erection of a Zorb Centre together with the construction of a vehicular access and car park on land at The Lodge, Holyhead Road, Menai Bridge**

The Team Leader Planning explained the layout and indicated where the facility would be located. Members inspected the existing access.

2. **44C320 – Outline application for the erection of a dwelling with all matters reserved on land near Gorslwyd Fawr, Rhosybol**

The Team Leader Planning showed the access to the site and indicated the layout from the plans. The site was entered and surrounding area observed.

**COUNCILLOR W.T. HUGHES
CHAIR**

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6.1

Gweddill y Ceisiadau

Remainder Applications

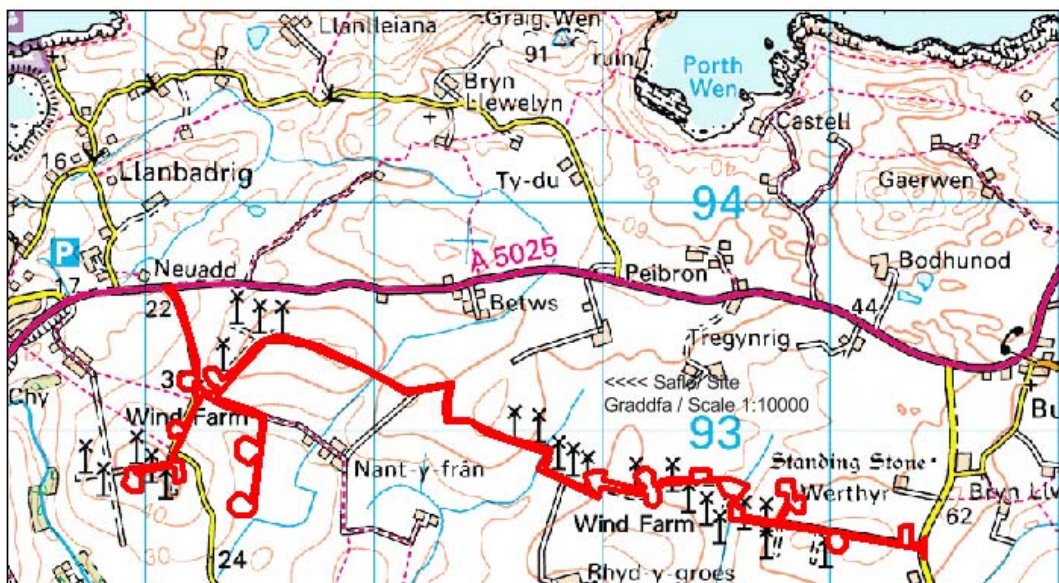
Rhif y Cais: **20C102L/EIA/RE** Application Number

Ymgeisydd Applicant

TPG Wind Ltd

Cais llawn i godi 13 o dyrbinau gwynt gyda 9 tyrbin gwynt 900kw gydag uchafswm uchder hwb o hyd at 55m, diametr rotor o hyd at 52m, ac uchafswm uchder i ben y llafn o 79m a 4 tyrbin gwynt 900kw gydag uchder hwb o hyd at 45m, diametr rotor o hyd at 52m, ac uchder mwyaf i flaen y llafn o hyd at 70m, ynghyd â chreu padiau craen, sylfeini, ceblau trydan o dan ddaear, gwelliannau i rannau o'r trac presennol, creu traciau mynediad newydd, gwneud gwaith i'r briffordd, estyniad i'r is-orsaf 33kv bresennol, codi is-orsaf 11kv newydd, codi anemometr a chompownd adeiladu a storio dros dro a ardal gwaith concrete (fydd yn cynnwys cael gwared ar y fferm wynt presennol) yn / Full application for the erection of 13 wind turbines comprising of 9 900kW wind turbines with a maximum hub height of up to 55m, rotor diameter of up to 52m, and a maximum upright vertical tip height of up to 79m, and 4 900kW wind turbines with a maximum hub height of up to 45m, rotor diameter of up to 52m, and a maximum upright vertical tip height of up to 70m, together with the creation of crane pads, foundations, underground electricity cables, improvements to parts of the existing track, works to the highway, the creation of new access tracks, an extension to the existing 33kV substation, the erection of a new 11kV substation, the erection of an anemometer and temporary construction and storage compounds and batching plant(which would also entail the de-commissioning of the existing wind farm) at

Rhyd y Groes Wind Farm, Rhosgoch



Planning Committee: 02/03/2016

Report of Head of Planning Service (DFJ)

Recommendation:

Site Visit

Due to the nature and scale of the application it is considered that in order to fully assess the impact of the proposed development a site visit would be beneficial prior to consideration of the application.

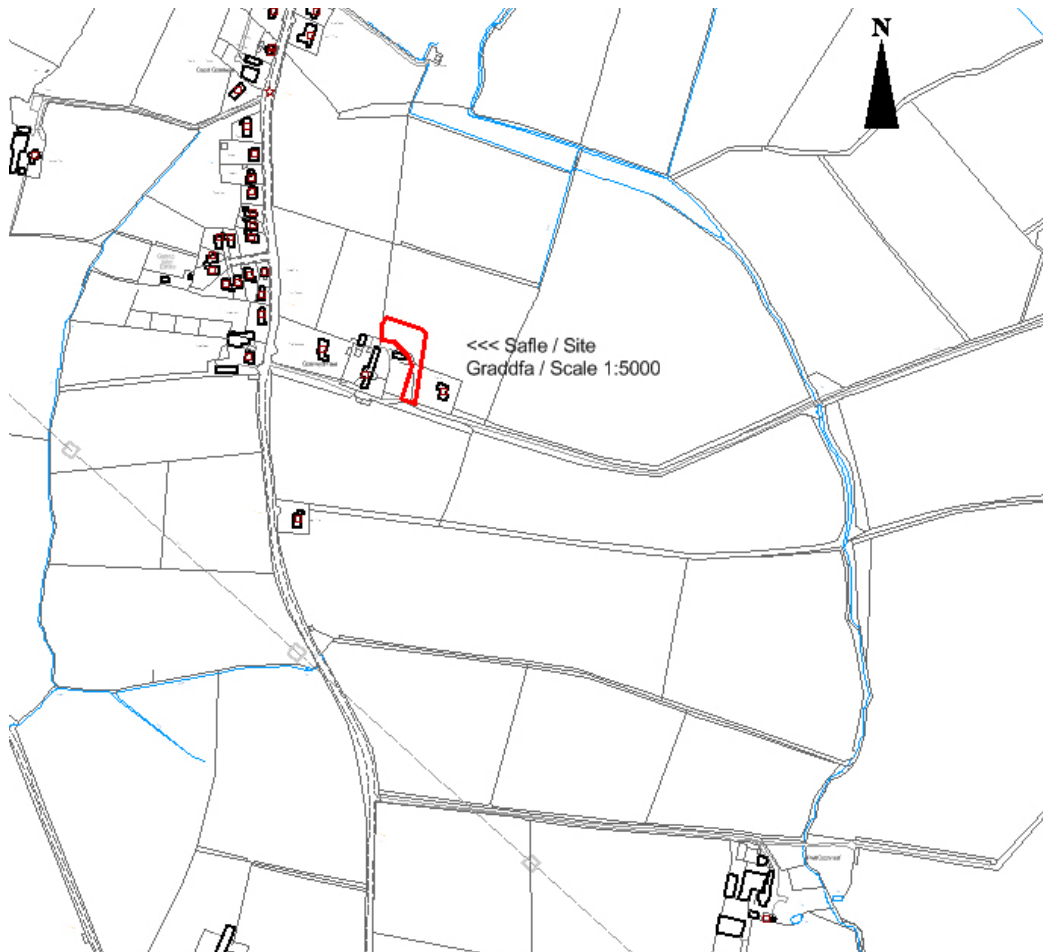
Rhif y Cais: **44C320** Application Number

Ymgeisydd Applicant

Mr & Mrs Rhys Gough

Cais amlinellol ar gyfer codi annedd gyda'r holl materion wedi'u gadw'n ôl ar dir ger / Outline application for the erection of a dwelling with all matters reserved on land near

Gorslwyd Fawr, Rhosybol



Planning Committee: 02/03/2016

Report of Head of Planning Service (GJ)

Recommendation:

Defer

The applicant has requested that the application is deferred in order to consider the matters raised in the Planning and Orders Committee on the 3rd February, 2016.

7.1

Gweddill y Ceisiadau

Remainder Applications

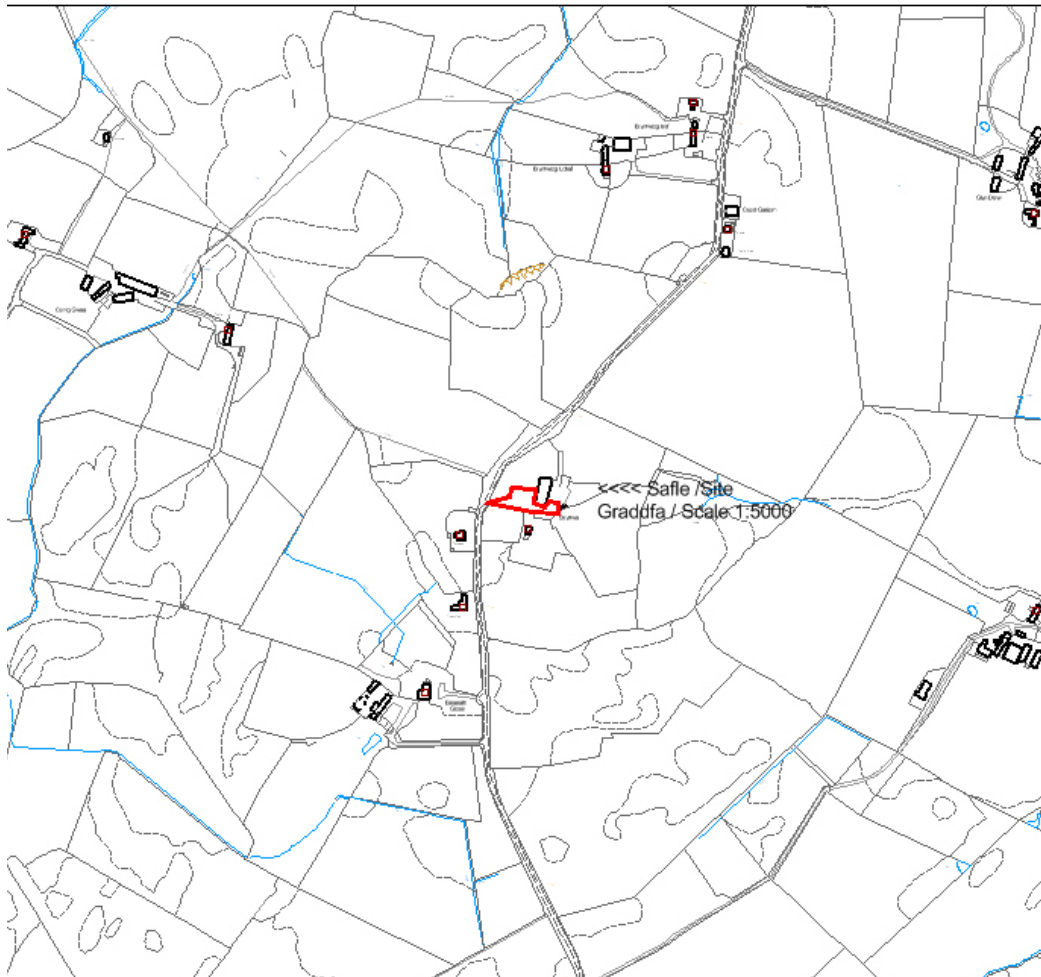
Rhif y Cais: **14C171H/ENF** Application Number

Ymgeisydd Applicant

Mr & Mrs Peter Jones

Cais ôl-weithredol ar gyfer codi llety gwyliau newydd yn / Retrospective application for the erection of a new build holiday accommodation at

Stryttwn Farm, Ty'n Lon



Planning Committee: 02/03/2016

Report of Head of Planning Service (JBR)

Recommendation:

Refuse.

Reason for Reporting to Committee:

At the request of the Local Member – Councillor Robert G Parry OBE.

At its meeting held on the 3rd February 2016 the Committee resolved to approve the application contrary to officer recommendation. The recorded reasons being as follows:

- The previous planning permission for the conversion of an existing stable into a residential dwelling of the same design and appearance is a significant material planning consideration which outweighs the policy objections outlined in the officer's report.
- The affect upon the environment would be no greater than would have been the case had the existing building been converted and extended as previously approved.

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

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

Paragraph 4.6.12.2 requires that;

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

This report will therefore give consideration to these matters;

The previous planning permission for the conversion of an existing stable into a residential dwelling of the same design and appearance is a significant material planning consideration which outweighs the policy objections outlined in the officer's report.

It is acknowledged and accepted that planning permission had previously been granted at the site; however that permission was granted on the basis that an existing building would be converted and extended. Development plan policies relating to conversions require that the building is structurally sound and capable of being converted without extensive rebuilding or extension tantamount to the erection of a new dwelling. Where this cannot be demonstrated, planning permission is not subsequently granted.

The application for the conversion of the stable was accompanied by a comprehensive structural survey the findings of which concluded that: *“The building requires only minor repairs and refurbishment to maintain long term viability. However the building is considered to be robustly constructed and is suitable for conversion into a single dwelling.”*

Planning permission was granted on the basis of the findings of the structural survey and in addition conditions were included on the permission that the development be carried out in accordance with those and other submitted details but also that any further structural alterations which may be required to be carried out to the building consequent upon the implementation of the permission, shall form the subject of an application which shall be submitted to and approved by the local planning authority before any work is commenced on such alterations.

It is therefore considered that the basis upon which the permission was granted was clear, furthermore conditions of the permission clearly set out what would be required in the event that there should be a change in the circumstances.

It was suggested by the applicant whom addressed the committee during the last meeting that upon commencing works on the building that it was not in fact structurally sound. Had this been identified in the structural survey, it is doubtful that permission would have been granted; in addition it raises questions as to the accuracy and integrity of the structural survey submitted with the application.

In addition and further to queries raised by members during the last meeting regarding the advice the applicant had received from officers, it can be confirmed that during initial inspections by a Building Control Officer that the applicant was in fact advised to contact the Planning Department to seek advice/permission for any variations to that which had been granted planning permission. It can be further confirmed that no such contact with the Planning Department was made. It is stressed that the onus to ensure that any necessary consents are in place for proposed works lies with the applicant.

Notwithstanding the above, and accepting the fact that permission had been granted on the site for the conversion of a building, that building no longer exists and therefore the policies and material planning considerations applicable to the current application for the retention and completion of the building for use as holiday accommodation are wholly different.

It is not therefore considered that the previous planning permission granted can be considered to be a material planning consideration of sufficient weight such that the policy objections to the current application can be disregarded. Although the final outcome will likely be visually identical to that which had been granted permission previously, there is a significant and material difference in planning terms in how this would be achieved.

The affect upon the environment would be no greater than would have been the case had the existing building been converted and extended as previously approved.

As stated in the report to the planning committee on the 3rd February 2016, it is acknowledged that the design and appearance of the proposed building would be visually identical to that which had previously been granted permission and that consequently there is no objection in terms of the design and appearance or impact of the proposal upon the environment.

Section 38(6) of the Planning and Compulsory Purchase Act 2004 and Section 70(2) of the Town and County Planning Act 1990 however, requires that planning decisions are made in accordance with the Development Plan unless material considerations indicate otherwise.

Analysis and assessment of the relevant development plan policies was provided in the committee

report dated 3rd February 2016 and it is confirmed that these, together with the local planning authority's objections thereto remain.

To summarise, the basis of the objection was that the proposal would lead to the creation of a new build holiday unit in an unsustainable location in the open countryside, unrelated to and far removed from any settlement or other facilities and amenities and would lead to users being reliant upon the use of private vehicles contrary to relevant local and national policies and guidance.

It is further considered that the granting of this permission would set a dangerous precedent which could lead to further applications for the rebuilding of outbuildings previously granted permission under conversion policies.

1. Conclusion

It is not therefore considered that the reasons put forward are material planning considerations of such significance as to outweigh the policy objections, given the new build nature of the current application.

Furthermore it is considered that the granting of this permission would set a dangerous precedent which could lead to further applications for the rebuilding of outbuildings previously granted permission under conversion policies.

2. Recommendation

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

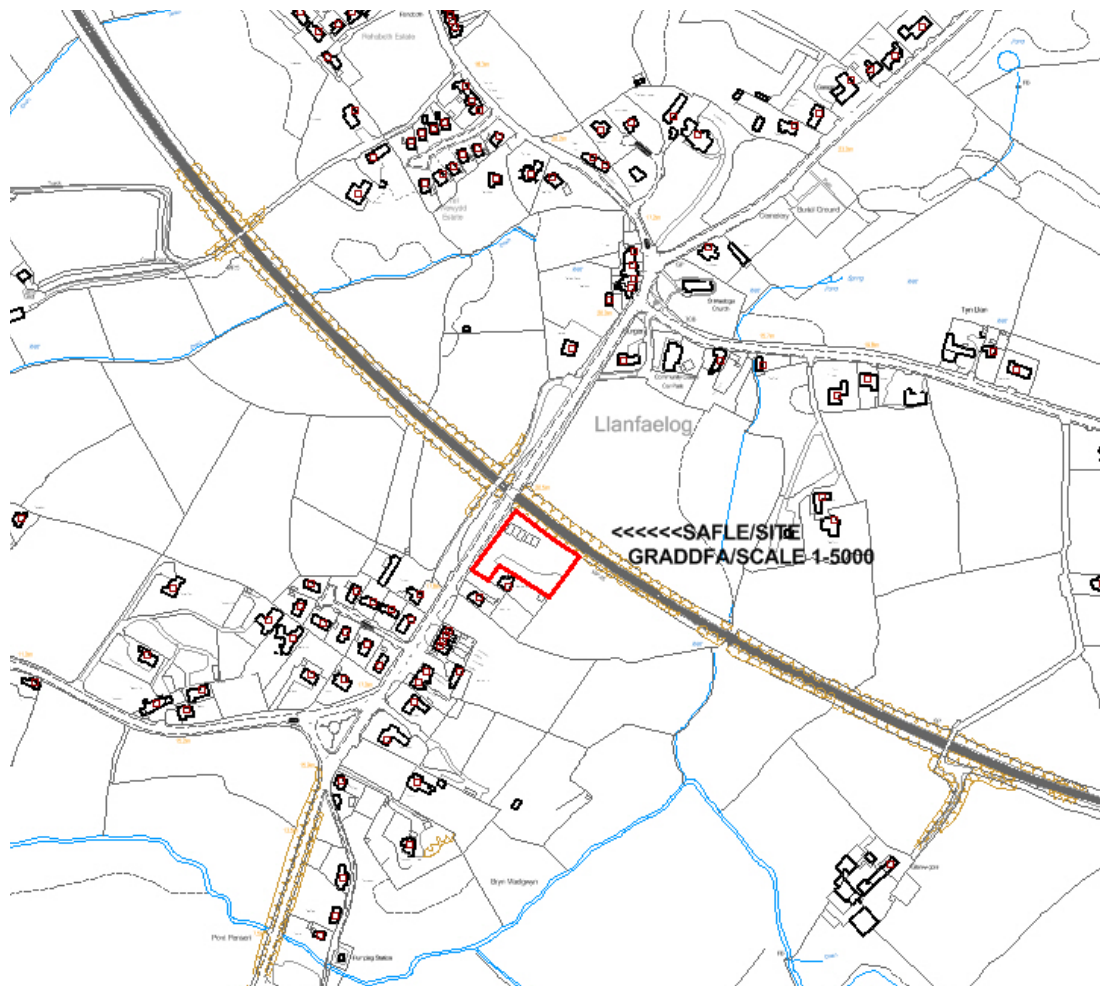
(01) The application site is located within a designated Special Landscape Area. The proposal would constitute the erection of a new holiday unit in the open countryside in an isolated rural location unrelated to and far removed from any settlement and/or other facilities and which is not justified as being part of an overall scheme which would add to tourism and recreation facilities in the area. This is contrary to policies 1, 8 and 31 of the Ynys Mon Local Plan, policies CH2 and D4 of the Gwynedd Structure Plan, policies GP1, TO2 and EN1 of the Stopped Unitary Development Plan, advice contained with Supplementary Planning Guidance: Holiday Accommodation and the sustainability principles and advice contained within Planning Policy Wales (Edition 8).

Rhif y Cais: **28C116U** Application Number

Ymgeisydd Applicant

Cais dan Adran 73A i ddiwygio cyn-amodau (05), (06), (11), (12), (13), (14), (15) ar penderfyniad apel cyfeirnod rhif APP\6805\A\07\2053627 er mwyn ganiatáu eu rhyddhau wedi i gwaith cychwyn ar y safle ynghyd a dileu amod (16) yn / Application under Section 73A to vary pre-conditions (05), (06), (11), (12), (13), (14), (15) on appeal decision reference no. APP\6805\A\07\2053627 so as to allow for their discharge following commencement of works on site together with the deletion of condition (16) at

Ganolfan Arddio Maelog / Maelog Garden Centre, Llanfaelog



Planning Committee: 02/03/2016

Report of Head of Planning Service (JBR)

Recommendation:

Permit.

Reason for Reporting to Committee:

At the request of the Local Member – Councillor Richard Dew.

At its meeting held on the 3rd February 2016 the Committee resolved to refuse the application contrary to officer recommendation. The recorded reasons being as follows:

- Consider that there is a demonstrable need for affordable housing in the locality and that the case put forward by the applicant does not outweigh this need.

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

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

Paragraph 4.6.12.2 requires that;

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

This report will therefore give consideration to these matters;

Consider that there is a demonstrable need for affordable housing in the locality and that the case put forward by the applicant does not outweigh this need.

The local planning authority may support the deletion of affordable housing conditions where it can be demonstrated that a development requiring a provision of affordable housing is not viable.

A Viability Appraisal has been submitted as part of the application and the Council's Affordable Housing Advisor has been consulted as part of the application.

The Affordable Housing Advisor has confirmed that, based upon the information provided in the Viability Appraisal that it has been satisfactorily demonstrated that the development would not be viable if the requirement to provide 30% affordable housing remains.

The current state of the site in its partially completed condition has a very negative impact upon the area and it is considered highly likely that the development will not proceed if the requirement for 30% affordable housing remains, potentially resulting in the site remaining in its current state indefinitely.

The Local Planning Authority recognises and accepts the need for new housing developments to contribute to the provision of affordable housing, however in this particular case, it is not considered that retaining the affordable housing condition will in fact deliver the affordable housing since it has been demonstrated that the development is otherwise unviable.

It is therefore considered that, in this particular case, it has been demonstrated that the development is not viable and the deletion of the affordable housing condition will enable the development to proceed to completion and thereby eliminate the negative impact the current state of the site is having upon the area.

In assessing this application, regard has also been had to the fact that a significant contribution to the affordable housing needs of the area will be met by the completion in the next few months of 12 social rented homes in nearby Ty Croes. It is considered that this development will mitigate and offset the absence of affordable homes at the Maelog Garden Centre site.

The application is also seeking the variation of conditions 05, 06, 11, 12, 13, 14 and 15 of appeal decision reference APPL6805/A/07/2053627, although members resolved to refuse the application in its entirety, no reference has been made by members to this element of the application in their reasons for refusal, unless confirmed otherwise, it is therefore assumed that there is no objection in principle to the variation of these conditions.

1. Conclusion

Having regard to all material facts and planning considerations it is considered that the variation of conditions 05, 06, 11, 12, 13, 14 and 15 is reasonable and acceptable.

It is further considered that it has been satisfactorily demonstrated that the development is not viable if the requirement to provide 30% affordable housing remains, consequently the deletion of the condition is considered acceptable and will enable the development to proceed to completion.

2. Recommendation

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

(01) Within 3 months of the date of this permission samples of the roofing materials to be used in the development hereby approved shall be submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

Reason: To ensure a satisfactory appearance of the development

(02) Within 3 months of the date of this permission samples or trade descriptions of the materials to be used on the external surfaces of the development hereby approved shall be submitted to and approved in writing with the local planning authority. Development shall be carried out in accordance with the approved details.

Reason: To ensure a satisfactory appearance of the development

(03) 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 their installation.

Reason: In the interests of visual amenity.

(04) The access shall be completed with a bitumen bound surface or other suitable surfacing material as may be agreed in writing with the Local Planning Authority for the first 5 metres back from the nearside edge of the A4080 before any dwelling is occupied.

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

(05) The access shall be constructed so that the gradient of the first 5 metres back from the nearside edge of the A4080 does not exceed 1 in 20.

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

(06) The estate road shall be kerbed and the carriageway and footways surfaced and lit before the last dwelling is occupied.

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

(07) Within 6 months of the date of this permission details of the measures to secure the future maintenance of the access and estate roads in accordance with details previously submitted to and approved in writing with the local planning authority.

Reason: For the avoidance of doubt.

(08) Within 3 months of the date of this permission a scheme for protecting the dwellings from noise shall be submitted to and approved in writing by the local planning authority. The approved scheme shall be completed before any of the dwellings are occupied.

Reason: In the interests of residential amenity

(09) No further development shall take place until a scheme for the drainage of the site has been submitted to and approved in writing by the local planning authority. The approved scheme shall be completed before any of the dwellings are occupied. The scheme to be submitted shall show foul drainage being connected to the public sewerage system.

Reason: To ensure that the development is adequately drained.

(10) Prior to the submission of the details required by Condition (09) above, an assessment shall be carried out into the potential for disposing of surface water by means of sustainable drainage systems (SuDS) in accordance with the principles set out in Technical Advice Note 15: Development and Flood Risk, and the results of the assessment provided to the local planning authority. If the assessment demonstrates that there is potential for disposing of surface water by means of SuDS, the details submitted pursuant to Condition (09) above shall incorporate such provision. Where a SuDS scheme is to be implemented, the submitted details shall:

- i) Provide information about the design storm period and intensity, the method employed to delay and control surface water discharged from the site and the measures to be taken to prevent pollution of the receiving groundwater and/or surface waters;**
- ii) Specify the responsibilities of each party for the implementation of the SuDS scheme,**

together with a timetable for that implementation; and
iii) Provided a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public authority or statutory undertaker or other arrangements to secure the operation of the scheme throughout its lifetime.

Reason: To ensure that the development is adequately drained.

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.

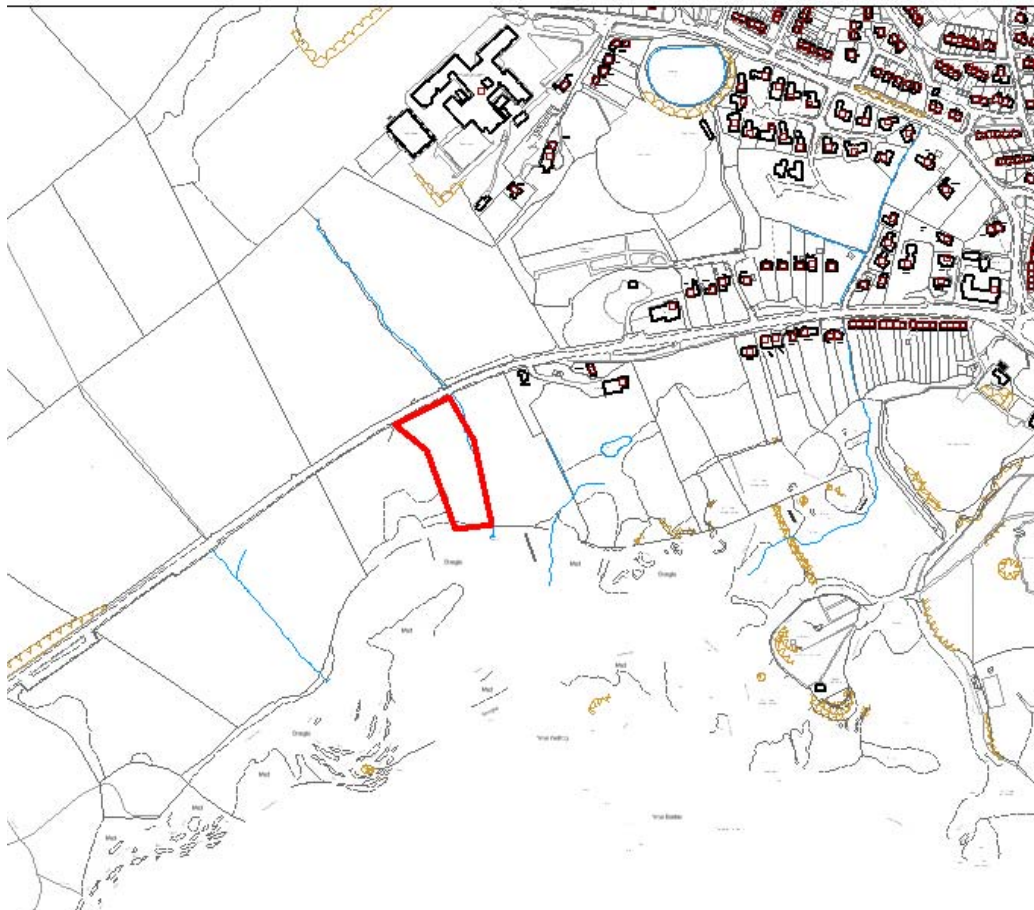
Rhif y Cais: **39C561/FR** Application Number

Ymgeisydd Applicant

Mr George Ulrich

Cais llawn ar gyfer codi Canolfan Zorb ynghyd a chreu mynedfa i gerbydau a maes parcio ar dir yn / Full application for the erection of a Zorb Centre together with the construction of a vehicular access and car park on land at

The Lodge, Ffordd Caergybi / Holyhead Road, Porthaethwy / Menai Bridge



Planning Committee: 02/03/2016

Report of Head of Planning Service (GJ)

Recommendation:

Permit

Reason for Reporting to Committee:

The application is presented to the Planning Committee on the request of the Vice Chairman and Local Member.

A site visit took place on the 17th February, 2016 and members are now aware of the site and its settings.

1. Proposal and Site

The application is a full application for the erection of a Zorb Centre together with the construction of a vehicular access and car park on land near The Lodge, Holyhead Road, Menai Bridge

The applicant seeks planning permission for works to facilitate the use of the land for a downhill zorbing centre. The activity involves rolling downhill inside a large transparent ball known as a zorb ball, having been harnessed inside. Planning permission is sought for the following works on the site to facilitate the used of the land for the zorbing facility:

- The erection of a reception cabin which consists of a container clad in timber. The roof will then cover the container and shelter with a grass roof.
- The formation of a 2 metre high bund to screen the main building
- The siting of the zorbing run and a catch cargo net to stop the zorbs
- Grass platform and timber stairs onto platform
- The erection of timber post and rail fence along the zorb run at a height of 1.2m
- Ecogrid facility for Car parking for 10 cars within the top end of the site
- Alterations to the existing access
- Installation of a treatment plant

The site is located within an Area of Outstanding Natural Beauty, within a sloping agricultural enclosure bordering the A5 at the edge of Menai Bridge and adjacent to the Menai Strait. The site is bordered on two sides by the Wales Coast Path linking Menai Bridge to Llanfairpwll.

2. Key Issue(s)

The key issue is whether the proposal complies with current policies, the effect on the Area of Outstanding Natural Beauty, the coast and whether the proposal will affect the amenities of surrounding properties.

3. Main Policies

Ynys Mon Local Plan

Policy 1 – General Policy

Policy 2 – New Jobs

Policy 5 – Design

Policy 17 - Recreation and Community Facilities
Policy 14 – Recreation and Community Facilities
Policy 26 – Car Parking
Policy 30 – Area of Outstanding Natural Beauty
Policy 36 – Development on the Coast
Policy 42 – Design

Gwynedd Structure Plan

Policy B1 – Employment
Policy B9 – Employment
Policy CH1 – Tourism and Recreation
Policy D1 - Environment
Policy D4 – Location, Siting and Design
Policy D5 – Environment
Policy D9 - Environment
Policy D29 - Design

Stopped Unitary Development Plan

Policy GP1 – Development Control Guidance
Policy GP2 – Design
Policy PO7 – Tourism
Policy PO8a – Undeveloped Coast
Policy EP4 – Other Employment Opportunities
Policy TR10 – Parking Standards
Policy TO1 – New Attractions and Extensions to Existing Attractions
Policy TO11 – Sports + Leisure Facilities
Policy EN2 – Areas of Outstanding Natural Beauty
Policy EN8 – Development on the Coast

4. Response to Consultation and Publicity

Llanfairpwll Community Council – Concern on the effect on the Area of Outstanding Natural Beauty and the Coast.

Menai Bridge Town Council – Concerns on the effect on the Area of Outstanding Natural Beauty. Located in a sensitive location. Highway Concerns. Visual impact on the Coastal path

Local Member (Cllr Meirion Jones) – Call in request - Requested that the application is presented to the Planning + Orders Committee for consideration

Local Member (Cllr Jim Evans) – Concerns raised

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

Drainage Section – Standard Comments

Welsh Water – Conditional Approval recommended

Natural Resources Wales – No objection

Environmental Health Section – Standard Comments

Economic Development – Supports the application as it will add to the wider tourism offered on Anglesey

North Wales Police – Standard Comments

Highways Department – Conditional Approval

National Trust – Concerns raised on landscape and visual impact and the effect on archaeology, ecology and cultural heritage

Coastal Path Officer – Comments on routing of path

The proposal was advertised through the posting of a notice near the site together with the distribution of personal letters of notification to the occupiers of neighbouring properties. The application was also advertised in the local newspaper as the development is close to a public footpath. The latest date for the receipt of representations was the 10th February, 2016. At the time of writing the report 117 letters had been received objecting to the proposal and 28 letters had been received supporting the application.

The main reasons for objection as follows:-

- Impact on AONB and SSSI
- Increase in traffic and Road Safety
- The development would set a precedent for further development on the site
- Impact on Coastal Path
- The jobs and tourism created by the development would not be a sufficient increase in tourist money
- Impact of the development on ecological grounds and disturbance of wildlife on nearby land
- This is not the correct place
- Visual Impact
- Noise Pollution
- Effect from the Coast
- Flooding issues
- In the setting of Listed Buildings in the area

The main reasons for support as follows:-

- Economic benefits
- Minimally Intrusive
- The development will not damage tourism
- Will add tourism to the area
- Low impact
- Job creation

In response to the objections raised:-

- The Built Environment and Landscape Section has provided their comments and have confirmed that the proposal is acceptable with appropriate worded conditions.
- The Highways Department has confirmed that they are satisfied with the access arrangements with appropriate worded conditions
- The Biodiversity Officer and Natural Resources Wales have been consulted on the application and they do not object to the application on grounds of impact on ecology
- Natural Resources Wales have not objected to the proposal on grounds of Flood risk.
- The site is within the setting of other Listed Buildings, however the Built Environment section have not expressed concern that this development would have a negative impact on the setting of these Listed Buildings.
- The application has been presented on this particular site and we must therefore determine the application on this basis.

5. Relevant Planning History

No relevant site history.

6. Main Planning Considerations

Site

The application is located outside the development boundary of Menai Bridge, located in an Area of Outstanding Natural Beauty, within a sloping agricultural enclosure bordering the A5 at the edge of Menai Bridge and adjacent to the Menai Strait. The site is bordered on two sides by the Wales Coast Path linking Menai Bridge to Llanfairpwll.

Proposal

Zorbing Run

The Zorbing run measures approximately 195 metres in length and a 12 metres wide grassed corridor for the zorb ball to run down. A 1.2 metre high wooden post and rail fence will run down the slope. The existing hillside contours provide a drop of some 13 metres over the length of the zorbing run, which is suitable for zorbing without any alterations to the existing contours.

Reception cabin

The reception cabin is to be sited on the top end of the site. It will measure 12 metres long x 7.4 metres wide and 5.6 metres high at its highest point. It is to be clad in timber hit and miss boarding and covered with a grass roof.

Launch Platform

This comprises a grass launch platform with timber stairs leading to the platform.

The Catch Zone

This is located at the base of the zorbing run, It consists of a cargo net which will be 3.2m high.

Bunding

A 2 metre high earth bund will be constructed in front of the reception cabin in order to screen the cabin from the coast.

It is intended to operate the zorbing facility from April to October during hours of daylight. There are no requirements for floodlighting as zorbing is carried out within daylight hours.

The existing access will be altered and will comply with the visibility splay requirements of 2.4 metres x 120 metres in both directions. Car parking facilities for up to 10 cars will be provided and an eco-grid system will be used which will allow grass to grow through the grid sections without the need for earthworks which can be easily removed without any impact on the landscape.

Highway Considerations

Alterations will be carried out to the existing access and there will be parking facilities for 10 cars. The Highways Department has confirmed that they are satisfied with the development with appropriate worded conditions.

Policy Considerations

Ynys Mon Local Plan and Stopped Unitary Development Plan Policies

Policy 1 of the YMLP gives general policy guidance and outlines the material planning considerations to be taken into account in deliberations on planning applications. Similar guidance is given in general Policy GP1 of the Stopped UDP.

Policy 2 of the YMLP states that the council will support job creating projects within or on the edge of existing recognised settlements where they are of a scale and type compatible with the surrounding area, and accord with other policies of this plan. Similar guidance is given in Policy PO1 of the Stopped UDP.

Policy 30 of the YMLP states that the council will give priority to the protection and enhancement of the landscape when considering planning applications. This approach is reiterated in Policy EN2 of the Stopped UDP.

Policy 17 of the YMLP provides policy guidance on 'recreational and community facilities' and states that such schemes will be permitted where they:

- Increase the quality and range of facilities for local residents and visitors.
- Relieve pressure on more environmentally sensitive areas
- Increase public access to open areas which have recreational value

Policy T011 of the Stopped UDP states that 'Other new proposals for sports and leisure facilities, and the improvement and redevelopment of existing leisure centres and sports facilities, will be permitted in order to meet the leisure needs of residents and visitors provided the proposal does not cause significant harm to residential and visual amenity. Policy TO1 of the Stopped UDP states that 'Proposals to further develop existing or create new, tourist attractions will be permitted providing they do not cause significant harm to the environment'. Both these policies emphasise the need not to cause significant harm to visual amenities and the environment and should be important considerations in assessing whether the proposed development is acceptable in planning terms.

Planning Policy Wales (Edition 8 January, 2015)

Paragraph 7.1.1 (Economic Development) states:-

7.1.1 For planning purposes the Welsh Government defines economic development as development of land and buildings for activities that generate wealth, jobs and incomes. Economic land uses include the traditional employment land uses (offices, research and development, industry and warehousing), as well as uses such as retail, tourism, and public services. The construction and energy sectors are also important to the economy and are sensitive to planning policies.

7.2.2 Local planning authorities are required to ensure that the economic benefits associated with a proposed development are understood and that these are given equal consideration with social and environmental issues in the decision-making process, and should recognise that there will be occasions when the economic benefits will outweigh social and environmental considerations.

Paragraph 11.1.4 (Tourism, Sports and Recreation) states:-

Tourism involves a wide range of activities, facilities and types of development throughout Wales. The planning system should encourage sustainable tourism in ways which enable it to contribute to

economic development, conservation, rural diversification, urban regeneration and social inclusion, recognising the needs of visitors and those of local communities. In addition to supporting the continued success of existing tourist areas, appropriate tourist-related commercial development in new destinations, including existing urban and industrial heritage areas, should be encouraged.

Paragraph 11.1.6 states:-

Much of the existing provision of facilities and accommodation for tourism occurs in urban locations, including historic and coastal towns. In some places there may be a need to limit new development to avoid damage to the environment (for example in undeveloped coastal areas), or to the amenity of residents and visitors. In others there will be scope to develop well-designed tourist facilities so as to help bring about regeneration, particularly of former industrial areas.

Paragraph 1.1.7 states:-

In rural areas, tourism-related development is an essential element in providing for a healthy, diverse, local and national economy. It can contribute to the provision and maintenance of facilities for local communities. Here too development should be sympathetic in nature and scale to the local environment and to the needs of visitors and the local community.

Paragraphs 5.3.5, 5.3.6 and 5.5.5 of the Planning Policy Wales 'Edition 8' January 2016 state that the primary objective in designating AONB's is the conservation and enhancement of their natural beauty. AONB's must be afforded the highest status of protection from inappropriate developments and great weight given to conserving and enhancing the natural beauty of the areas. Statutory designation does not necessarily prohibit development, but proposals for development must be carefully assessed for their effect on those natural heritage interests which the designation is intended to protect.

TAN 23 – Economic Development states

Technical Advice Note 23 provides advice on Economic Developments and giving weight to Economic Developments.

Paragraph 3.1.1 states:-

A wide range of economic activities may be sustainably accommodated in rural areas, and this is recognised in PPW and other TANs, in particular TAN 6 Planning for Sustainable Rural Communities. Broadband and other forms of technology infrastructure are particularly important to help support rural economies. TAN 6 also defines 'rural enterprise' for the purpose of determining rural enterprise dwellings, and amongst other things includes agriculture, forestry, tourism and leisure in that definition.

Paragraph 3.1.2 states:-

Sustainable development is essential to building strong rural economies and vibrant communities. In rural areas local planning authorities should use a sequential approach when identifying land for economic uses in development plans, and this approach is considered in more detail earlier in this TAN (sec 1.2.7). Less preferable locations may also be appropriate where the resulting benefits outweigh any adverse impacts of the development. In judging these benefits, authorities should have regard to the considerations set out previously in this TAN (sec 2.1.5) i.e. jobs accommodated, alternatives, and special merit.

The jobs created from this development will be 6 full time and 4 part time.

Visual Effects

The site is within an Area of Outstanding Natural Beauty, in a sensitive area located adjacent to the Menai Straits.

Images in the supporting document indicate the site location in relation to views from both bridges and the two viewpoints along the A5. A combination of distance, intervening vegetation means that the effects from these 4 locations (in excess of 300 metres of the site), all regarded as High sensitivity would be Moderate/Slight and not significant. The site is visible from a short section of the footpath (400m distant) that circumnavigates Church Island. All the site is visible from here but only the major elements are likely to be highly visible with potential for substantial effects.

Within 250 metres, the site location is visible from the A5 and roadside footpath, with the boundary wall interrupting some vehicular views.

The site is visible from the Wales Coast Path at distances under 100 metres. Views are primarily out to the Straits and the bridges. Effects on view from a short section of the Coast Path in both directions are likely to be substantial. Their potential significance would be mitigated by the appearance of the development.

Landscape Effect

The development occupies a relatively small area of land and the area of potential effects limited to 500 metres. The Area of Outstanding Natural Beauty is the primary receptor and a medium magnitude of landscape change would result in Moderate effects.

While the AONB is a landscape designation, its primary aim being to conserve and enhance natural beauty, the potential for adverse effects related to its visual quality, tranquillity, access and are highlighted above. The proposal should not have adverse effects on the access to the Wales Coast Path and effects on tranquillity would be restricted to the site.

Area of Outstanding Natural Beauty

The application site is located within an Area of Outstanding Natural Beauty under the provisions of Policy 30 of the Ynys Mon Local Plan and D1 of the Gwynedd Structure Plan and Policies EN1 and EN2 of the Stopped Ynys Mon Unitary Development Plan.

Whilst acknowledging that in this instance a finely balanced judgement is required. It is also acknowledged that the proposal cannot be described as 'conserving or enhancing' the AONB in a visual sense, however the 'economic/tourism' benefits' carry significant weight. It is considered that the proposed application has been well integrated into the landscape and the effects on the landscape would be moderate. All buildings and structures are temporary which can be easily removed from the site and the long term impacts mitigated by a temporary 2 year permission which allows a re-assessment of the site to be made at a future date.

Effect on the amenities of adjacent residential properties

The nearest property is approximately 75 metres away from the application site. It is not considered that the application will have a negative impact on the amenities of adjoining residential properties due to these distances.

7. Conclusion

Following considerations of the above it is considered that the development is acceptable in principle. The land is located in the open countryside which has not been identified for any particular use. The development would only be given a temporary permission for approximately 2 years so that we may monitor possible impacts on the environment/traffic generation etc.

It is considered that the development conforms with local and national policies.

8. Recommendation

Permit

(01) Permission is granted solely for the works proposed in the application to facilitate the use of the land as a zorbing facility and not for any other development on or use of the land

Reason: To restrict the land to the use applied for and to safeguard the character and amenity of the area.

(02) The consent is hereby given for a period of 2 years beginning with the date of this consent.

The building/works hereby approved shall be removed from the land by the 06/04/2018 and the land reinstated to its former condition by the 06/06/2018.

Reason: For the avoidance of doubt.

(03) The site shall only be used between the 1st April until 30th October between the hours of 9.00am – 8.00pm.

Reason: For the avoidance of doubt.

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

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

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

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

(06) The access shall be constructed with 2.4 metre by 120 metre splays on either side. Within the vision splay lines nothing exceeding 1 metre in height above the level of the adjoining carriageway shall be permitted at any time.

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

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

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

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

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

(10) The cargo net shall be removed from the site at the end of each day.

Reason: In the interest of visual amenity

(11) The proposed development site is crossed by a public rising main with the approximate position being marked on the attached Statutory Public Sewer Record. The position shall be accurately located marked out on site before works commence and no operational development shall be carried out within 5 metres either side of the centreline of the public sewer.

Reason: To protect the integrity of the public sewer and avoid damage thereto protect the health and safety of existing residents and ensure no pollution of or detriment to the environment.

(12) No mechanical apparatus or any form of noise generating vehicle shall be used to manouver the zorb balls.

Reason: To protect the tranquillity of the area

(13) The development permitted by this consent shall be carried out strictly in accordance with the plans submitted under planning application reference 39C561/FR.

Reason: For the avoidance of doubt.

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

9. Other Relevant Policies

Technical Advice Note 12 – Design

Technical Advice Note 15 – Development and Flood Risk

Technical Advice Note 23 – Economic Development

SPG – Urban and Rural Environment

Planning Policy Wales 8th Edition

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Planning Committee: 02/03/2016

Report of Head of Planning Service (MTD)

Recommendation:

Permit

Reason for Reporting to Committee:

The application is a departure which the Local Planning Authority is minded to approve and is also submitted to the Committee at the request of the Local Member.

1. Proposal and Site

The application relates to an agricultural field within the settlement of Llanfechell. There is a public footpath in proximity to the north eastern boundary and thereafter the Pen y Bont residential estate. The public highway leading south abuts the southern western boundary of the application site, and thereafter the primary school abuts the southern boundary of the application site.

The application is made for a residential estate of 21 dwellings, 7 of which would be affordable. The applicants have offered to provide off road parking and a pavement adjacent to the public highway in proximity to the school.

The site forms part of the field that was previously granted planning permission for 19 dwellings. The remaining part of the field will be developed for 7 dwellings as previously approved. The current application site for 21 units will be on land granted planning permission and which would have accommodated 12 units as part of the previous scheme.

With 28 units on the whole site a provision 9 affordable units will be required. In addition a parking area for 5 cars will be provided along the highways to help congestion at the school and a foot path will be constructed in accordance with the condition below.

2. Key Issue(s)

Principle of development
Siting and Appearance
Amenities
Highway safety
Drainage
Affordable Housing and Education

3. Main Policies

Gwynedd Structure Plan

Policy A2 (Housing Land)
Policy D4 (Environmental Impact of Development)
Policy D20 (Drainage)
Policy D29 (Design)
Policy FF11 (Traffic Generation)
Policy FF12 (Parking Provision)

Policy FF15 (Pedestrian Access)

Ynys Môn Local Plan

Policy 1 (General Policy)

Policy 26 (Car Parking)

Policy 42 (Design)

Policy 48 (Housing Development Criteria)

Policy 50 (Listed Settlements)

Stopped Ynys Môn Unitary Development Plan

Policy GP1 (Development Control Guidance)

Policy GP2 (Design)

Policy HP4 (Villages)

Policy TR9 (Walking, Cycling and Horse Riding)

Policy TR10 (Parking Standards)

Policy SG4 (Foul Drainage Disposal)

Policy SG6 (Surface Water Run Off)

Planning Policy Wales (Edition 8 January 2016)

Technical Advice Note 2 (Wales) Affordable Housing

Technical Advice Note 12 (Wales) Design

Isle of Anglesey Parking Standards (10/1994)

SPG Design Guide for the Urban and Rural Environment.

4. Response to Consultation and Publicity

Local Member Llinos Medi Huws: Has referred the application to Committee

Community Council:

- A huge impact on the community with so many houses being built at once
- Language impact
- The effect on the school where a number of houses would be overlooking the school and close to the yard
- The location of the access opposite another housing estate where there are over 35 houses
- It requests permission to build 21 dwellings but the question was asked, what about the remainder of the land where there appear to be houses there already, will there be another application in the future for 15 dwellings on this plot?
- The effect on the sewerage system, we question whether the system would cope with the increase?
- According to the Development Plan document there is no mention of the need for more housing the in Llanfechell area. Organic growth would be accepted but not an enormous housing estate.
- There is no mention of a pavement along the road to Mynydd Mechell and with the volume of traffic that this will generate; it will cause problems for children walking to school.
- They propose three parking spaces by the school, but with such a large estate and a shortage of parking space there will not be much room for people to park and more and more cars will be parked overnight perhaps on the road to Mynydd Mechell.

Highways - Conditions

Welsh Water - Conditions

Education - Contribution required of £70,672

Ecological Officer - Comments in relation to surveys.

Fire Service - No observation to make

Drainage - Comments in respect of surface water

5. Relevant Planning History

38C223: Application for a residential development to erect 19 dwellings (including 6 affordable dwellings) on land adjacent to Pen y Bont, Ffordd y Mynydd, Llanfechell. Approved – 25/03/2008

This permission has been implemented by way of a material start (access) and is hence extant.

6. Main Planning Considerations

Principle of Residential Development: Llanfechell is identified as a listed settlement under the provisions of policy 50 of the Ynys Mon Local Plan and policy HP4 of the Stopped Ynys Mon Unitary Development Plan. The application was advertised as a departure because policy 50 of the Ynys Mon local Plan states that only single dwellings will normally be permitted in listed settlements. Part of the application site was allocated for residential development under proposal T36 of the Stopped Ynys Mon Unitary Development Plan with an indicative number of five units. The Inspector's Report on the Stopped Ynys Mon Unitary Development Plan recommended that this allocation was extended to encompass the entire field with an indicative figure of 20 residential units. The Inspector's recommendation was to be included as a Proposed Modification to the Plan and in view of the advanced stage reached in the Unitary Development Plan adoption process significant weight can be attached to its provisions so as to outweigh the provisions of the current development plan.

Siting, External Appearance and materials: The dwellings attain the standards of design sought by the aforementioned national and local planning policies. The layout is not considered inappropriate in this location with other instances of terraces and detached and semi-detached properties and will not detract from the visual appearance of the locality.

Effect on Amenities: It is not considered that the proposal will unacceptably affect the amenities of occupiers of properties in the locality due to the distances from them. It is also not considered that the dwellings adjacent to the school nearby will pose a problem to either the school itself or the new residential occupiers.

Highways, Parking and Pedestrian Safety: The Highways section is satisfied with the development in all technical respects.

Drainage: Subject to conditions the drainage scheme is acceptable to internal and statutory consultees.

Affordable Housing and Education: In total 9 affordable units will be provided for this and the remaining part of the site which will be developed as part of the previous permission. This amounts to just under 30% of the total of 28. It is also considered that the new units fronting the highway will be of a lower cost by virtue of their size and design.

In respect of the contribution required from the Education Department it should be noted that there is an extant permission for 19 units on the site. This could be built without further referral to the Local

Planning Authority. When this permission was given there was no requirement for a contribution to be made.

The Education Department has based their calculations on there being 21 new units.

In light of this, I consider it reasonable that the Education Departments requirements should be based on the 9 additional units proposed and as such a proportion of the £70,672 should be requested. This figure will be negotiated for inclusion in a S106 agreement.

Response to Community Council

Answers to the points raised and listed in consultation responses.

Planning permission has already been given for 21 units and it is not considered that the additional 9 will place undue burden on the area. Indeed the development as a whole will assist the Council in its endeavors to meet its housing targets.

A Linguistic and Community Impact Assessment has been submitted with the application which finds that there will be no injurious impacts.

The overlooking of the school is not considered harmful.

Access is considered acceptable to the Highways Authority.

In respect of the land on the remainder of the site, this has been dealt with elsewhere in this report.

Welsh Water do not object in respect of sewerage increase.

Paving will be provided along the sites frontage

In respect of parking the Highways authority do not object to the scheme.

8. Recommendation

Further to authorise the Head of Planning Service to **permit** the application subject to the execution of an agreement under section 106 of The Town and Country Planning Act 1990 (as amended) containing the following provision: Provision of 9 affordable houses, parking provisions for 5 cars, a pavement to form part of the public highway and contribution to the Education Department (figure to be agreed)

(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 Section 91(1) of the Town and Country Planning Act, 1990 (as amended).

(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 as amended by the revised plans (dates to be inserted on receipt).

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

(03) No part of the development hereby approved shall commence until a scheme for the comprehensive and integrated drainage of the site demonstrating how foul water, surface water and land drainage will be dealt with has been submitted to and approved 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.

(04) 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: To comply with the requirements of the Highway Authority in the interests of road safety.

(05) A pedestrian footway shall be provided shown red on enclosed plan along the whole length of the site boundary adjacent to the County Highway and to be completed before any dwellings are occupied.

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

(06) The estate road(s) shall be completed to a base course finish with the surface water drainage system complete and in perfect working order before any works is commenced on the dwellings which it serves.

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

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

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

(08) The estate road(s) shall be kerbed and the carriageway and footways finally surfaces and lighted before the last dwelling on the estate is occupied or within 2 years of the commencement of the work on the site or such any other period as may be agreed in writing with the Local Planning Authority whichever is the sooner.

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

(09) No development approved by this permission shall be commenced until a scheme for the provision and implementation of a surface water regulation system has been submitted to and approved in writing by the Local Planning Authority. Such a scheme shall be implemented prior to the construction of any impermeable surfaces drainage to the system unless otherwise agreed in writing by the Local Planning Authority.

Reason: To prevent the increased risk of flooding.

(10) 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 not 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 the development.

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

(11) Any tree 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 interest of visual amenities.

(12) Notwithstanding the submitted plans details of the materials to be incorporated in the scheme shall be agreed in writing with the Local Planning Authority prior to the commencement of any works.

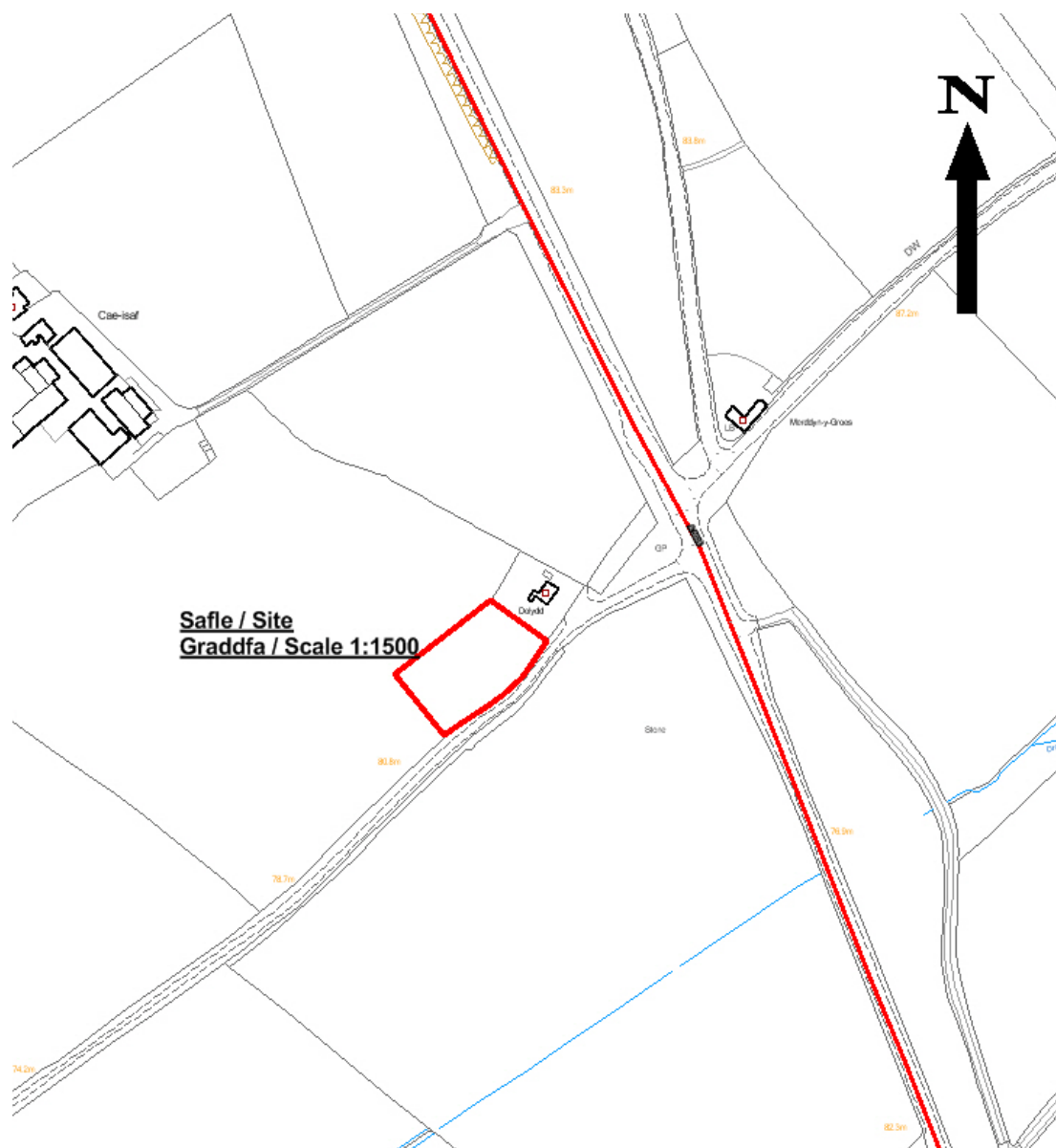
In addition the Head of Service be authorised to add to, remove or amend/vary any condition(s) before the issuing of the planning permission, providing that such changes do not affect the nature or go to the heart of the permission/ development.

Rhif y Cais: **41C132/RUR** Application Number

Ymgeisydd Applicant

R W Jones (Sons)

Cais llawn ar gyfer codi dau annedd amaethyddol, gosod system trin carthffosiaeth ynghyd a chreu mynedfa i gerbydau ar dir yn / Full application for the erection of two agricultural dwellings, the installation of a package treatment plant together with the construction of a vehicular access on land at

Cae Isaf, Pentraeth

Planning Committee: 02/03/2016

Report of Head of Planning Service (NJ)

Recommendation:

Refuse

Reason for Reporting to Committee:

The application has been called in for determination by the Planning and Orders Committee by Councillor Jim Evans.

1. Proposal and Site

The application is a full application for the erection of two detached two-storey dwellings each measuring 16m by 10m (at the widest point) on plan and of some 7m to ridge. Each will be situated within a plot of 25m width, located side by side with a distance of some 12m between each dwelling. The drawings indicate that the dwellings will be set approximately 1m below existing ground levels.

An existing bungalow at Dolydd is located to the east of the site, separated from it by a line of conifers within its garden.

The application is supported by an assessment of the need for the dwellings for rural enterprise workers at Cae Isaf Farm.

2. Key Issue(s)

The applications main issues are whether dwellings in this location would comply with current planning policy and whether the proposal will affect the amenities of the neighbouring property and landscape considerations.

3. Main Policies

Ynys Môn Local Plan

Policy 1 - General

Policy 53 - Housing in the Countryside

Gwynedd Structure Plan

Policy A2 - Housing

Policy A6 - New Dwellings in the Countryside

Stopped Unitary Development Plan

Policy HP6 - Dwellings in the Open Countryside

Planning Policy Wales (8th Edition) Technical Advice Note 6 - Planning for Sustainable Rural Communities

4. Response to Consultation and Publicity

Councillor J Evans- Requests that the Committee determine the application and that a site visit should take place to assess the impact of the proposals on landscape

Councillor R M Jones - No response to date

Councillor A Mummery – No response to date

Community Council - No response to date

Welsh Water – Standard comments in relation to the use of private drainage facilities

Highways - No response to date

Drainage - No response to date

Response to Publicity: At the time of writing this report one letter of objection have been received from the owners / occupiers of the adjoining dwelling at Dolydd, based on:

Alteration of current peaceful and secluded location by the building of two dwellings;
Narrow road which already struggles to accommodate existing vehicles; there would be added disruption during construction phase;
Difficulty of access for repairs and maintenance to boundaries; concerns regarding safety of existing conifer trees, especially during storms, and the risk of damage to property;
The properties will overlook Dolydd from their upstairs windows, invading privacy; not clear why they want to build so close to the current property – they have sufficient land elsewhere to which there would be no objection;
Concerns regarding dust etc. during construction affecting family members' health.

5. Relevant Planning History

No previous site history

6. Main Planning Considerations

Policy Context - Development Plan policies and national planning policies supported by technical advice allow the development of dwellings where they are required to support rural enterprises (homes for farm workers are proposed) and where the strict policy tests are met.

Policy 53 of the Ynys Môn Local Plan and Policy HP6 of the stopped Unitary Development Plan states that on land in the open countryside the council will refuse permission except where the listed criteria are satisfied. Policy A6 of the Gwynedd Structure Plan, Policy 53 of the Ynys Môn Local Plan and Policy HP6 of the Stopped Unitary Development Plan allow the development of housing in the countryside in exceptional circumstances, for example, which an agricultural or forestry need for a dwelling in that particular location is shown to exist.

This is re-affirmed in Planning Policy Wales and the advice contained within Technical Advice Note 6: Agricultural and Rural Development.

Need for the two dwellings: The application is made for two dwellings to house the sons of the applicant who are stated to farm in partnership with him. It is unclear whether they both reside with their parents at Cae Isaf currently but it is stated that they are both intending to set up their own households. The dwellings are stated to be positioned close to the farm hub at Cae Isaf. The farm owns 206ha, but with other land rented extends to 336ha. The application is supported by an appraisal prepared by ADAS and farm accounts.

The Design and Access statement submitted misquotes paragraph 4.5.1 of TAN 6 by stating that 'the Assembly Government wishes to encourage younger people to manage farm businesses and promote the diversification of established farms. To support this policy objective it may be appropriate to allow *additional dwellings* on established farms that are financially sustainable where the criteria set

out in paragraph 4.4.1 cannot be fully satisfied". The paragraph actually states that it may be appropriate to allow a *second* dwelling, not multiple dwellings. The DAS does refer to the qualifying criteria that there are secure and legally binding arrangements in place to demonstrate that the management of the farm business has been transferred to a person younger than the person currently responsible for management or that such transfer is conditional on the grant of planning consent. The younger person should demonstrate majority control over the farm business and be the decision maker for the farm business. There is also a functional test for the need for the second dwelling.

The policy allows a second dwelling on a farm, not multiple dwellings as in this particular application. Although the applicant's two sons are stated to be partners in the business, no evidence in support has been provided to demonstrate this relationship.

It is considered therefore that the application should be assessed against paragraph 4.4.1 of TAN 6 which states that:

"New permanent dwellings should only be allowed to support established rural enterprises providing:

- a. There is a clearly established existing functional need;
- b. The need relates to a full-time worker, and does not relate to a part-time requirement;
- c. The enterprise concerned has been established for at least three years, profitable for at least one of them and both the enterprise and the business need for the job, is currently financially sound, and has a clear prospect of remaining so;
- d. The functional need could not be fulfilled by another dwelling or by converting an existing suitable building already on the land holding comprising the enterprise, or any other existing accommodation in the locality which is suitable and available for occupation by the worker concerned; and
- e. Other normal planning requirements, for example siting and access, are satisfied".

In assessing the application the Council's agricultural consultants accept that the farming enterprise centred at Cae Isaf is an established farming enterprise of more than three years standing and which has been profitable for each of the past three years. The critical aspects of the appraisal are considered to be:

- a. whether the scale and nature of the existing enterprise are such that "it is essential, for the proper functioning of the enterprise, for one or more workers to be readily available at most times" (TAN 6 paragraph 4.8.1); and
- b. whether the economic performance of the enterprise "has a reasonable prospect of providing a market return for all operators for the amount of management and manual labour inputs", and the size of dwelling is one which is appropriate to the enterprises and capable of being afforded and sustained by it (TAN 6 paragraph 4.10.2).

In the event of there being a clear essential functional need for the on-site presence of 3 workers, only if the financial test is met would an additional two permanent dwellings be permissible.

The agricultural consultants have assessed the farm business based on stocking details etc. and considers that 5 to 6 workers would be required (the applicant's assessment states 3.9 workers are required). It should be noted that the need for workers based on stocking levels and farming practices does not equate to a need for all those workers to be living on site. Paragraph 5.5 of TAN 6 states that

"The profit available to an enterprise will be tested in terms of its ability to provide a realistic return to unpaid labour, and to fund/support the proposed dwelling."

It is not clear from the latest accounts whether the sons are included in wage payments accounted for, as the final profit is insufficient to fully remunerate their labour. The accounts show a profit over the last 4 years but also a pattern of steep decline over the last two years. The current position is that the farm business does not generate a profit sufficient to meet the realistic labour costs in accordance with TAN 6 requirements and has not done so since 2012, unless family labour is partially accounted for as a fixed wage cost. The applicant's assessment explains the decline in the economic standing of

the enterprise by the applicant's ill-health which has affected his contribution to the farm business. Where a farm business can meet all the demands on profit, exclusive of depreciation, standard advice on farm accounts is that it would be deemed to be viable. However, although considered to meet TAN 6 tests, there is a concern regarding the recent trend. The size of the dwellings is also large – at 200 sq m each they are at the upper threshold of farm dwellings (usually between 140-200sq m). They are not principal dwellings on the holding and no justification is provided for their size. TAN 6 requires that dwellings permitted to meet rural enterprise needs should be available as affordable housing with the guidance stating that:

“The size of a dwelling should reflect the needs of the relevant rural enterprise, but have regard to their potential future use as affordable dwellings”.

Against the declining financial performance of the enterprise, two substantial dwellings are sought.

The functional need for the dwellings is based on animal welfare but the submitted assessment in support on the one hand states that at least 3 full-time key workers are necessary, but during lambing it states that ‘it is important that there are two workers based in site, with 24 hour a day cover during these critical periods’.

The Council's assessment agrees that two workers are essential due to the scale of livestock activity. It is less clear whether a third worker *on site* is essential. It is not clear where the two sons reside at present but a caravan is stated to be used during lambing suggesting that some labour (whether family or otherwise) usually resides off-site. The indication that the business has suffered due to the applicant's ill-health also suggests that one or other or both of his sons have not been readily available. If the sons do reside at Cae Isaf, then one of the two propositions made in the supporting case would have been met and the business should not have suffered substantially. Only if the business has developed to its current scale and nature with the benefit of 3 on-site workers and the applicant is unable to deliver the capacity of a full-time worker due to his ill-health would the farming enterprise be materially prejudiced by the absence of the two sons from the holding. The requirement for on-site workers derives from animal welfare issues and it is acknowledged that due to the scale of activities the presence of two workers is required. On occasion, the assistance of a third worker may be required who would need to be reasonably readily available to respond, but not necessarily resident on site.

There is no supporting information provided in relation to the applicant's long term capabilities; there is no supporting information to demonstrate why the current dwelling can't provide for two households by conversion or extension; other than a statement that all buildings are in agricultural use, there is no supporting information on the lack of any building for conversion; the supporting information on houses for sale in the area is based on a search for detached dwellings and they have a price range well beyond a standard farm worker's income but there are more modest properties available in the locality and situated where a third worker would reasonably be available.

Although requested 4 months ago to provide additional supporting information, no response has been received.

In conclusion, in relation to the TAN 6 tests for a dwelling associated with an established enterprise, Cae Isaf is accepted to be an established enterprise profitable in each of the past three years and which has a labour requirement for at least three full-time workers. However, there are some uncertainties relating to the business remunerating the labour costs at realistic levels and being able to sustain the cost of the proposed two dwellings without some manipulation of the accounts details.

The dwellings are both at the upper scale of agricultural dwellings and no justification has been provided for their size. No assessment of the existing dwelling has been provided.

In terms of the functional requirement, a need for the presence of two-full time workers on site is shown, which need could be met by a single new dwelling (subject to not being able to adapt the existing dwelling or convert existing buildings) unless the applicant is permanently incapacitated. The current living arrangement of the family labour units is unknown as is the potential of the existing farmhouse to provide the sought accommodation whilst more modest existing dwellings in the locality cannot be discounted for a third worker.

Landscape Impact: Policy 53 of the Local Plan (with similar wording in the Structure Plan, UDP and TAN 6) requires any such dwellings to be acceptable in their own right if a need is proven. Paragraph 4.12 of TAN 6 states that:

“... the new dwelling should be sited in close proximity to existing buildings and in the case of dwellings for agricultural enterprises, should not be isolated from the farmstead or in locations that could encourage farm fragmentation. Local planning authorities should resist planning applications for rural enterprise dwellings that are prominent in the landscape”.

Concern has been expressed that the siting is in a prominent position on a ridge and highly visible in the surrounding landscape. The site is stated to have been chosen as it is part of owned land on the farm and is a field's width away from the farming hub as well as being accessible by road. The holding has other less prominent potential locations which would be equally convenient but there has been no engagement to the requests made to re-site the proposals. It is considered that, despite the lowering of ground levels indicated, the siting proposed is unacceptable in terms of landscape impacts regardless of any case made for the need for the dwellings.

Amenity Impacts: Concern has been expressed by a neighbouring occupier in relation to potential impacts to his property and amenity from the proposed development. The issues raised in relation to construction phase impacts would be short term and would not justify refusal of permission; concern regarding dwellings being located beside his which was chosen for its isolated position would again not of itself justify refusal; at closets the nearest dwelling is 21m distant from the bungalow at Dolydd and 8m from the shared boundary which is planted on the Dolydd side with some mature conifers. Although patio-type windows are proposed on the facing elevation to living accommodation on the ground floor together with first floor velux windows (one each for two bedrooms and three to light a passageway), it is not considered that the impacts arising would be such as to justify refusal of planning permission on loss of privacy.

7. Conclusion

Planning policy supports in principle new housing to meet established rural enterprise needs. The need for one additional dwelling to serve the farming unit has been demonstrated in the application. The need for a second dwelling is less clear. The opportunity to adapt the existing dwelling has not been fully explored. Both proposed new plots are located in a highly conspicuous location and would led to unacceptable landscape impacts.

8. Recommendation

Refuse

(01) The local planning authority consider that the proposal would amount to the erection of a new dwelling in the countryside for which no long term need is known to exist for the purposes of agriculture or forestry; the development would therefore be contrary to the approved Policy A6 of the Gwynedd Structure Plan, Policy 53 of the Ynys Môn Local Plan, Policy HP6 of the stopped Unitary Development Plan and the advice contained within Planning Policy Wales (5th Edition, 2012) and Technical Advice Note 6: Planning for Sustainable Rural Communities.

(02) The development proposed would constitute a prominent feature in this rural landscape and is contrary to the provisions of Policy 1 and 53 of the Ynys Mon Local Plan and Policy HP6 of the Stopped Unitary Development Plan and the advice contained within Technical Advice Note 6: Planning for Sustainable Rural Communities.

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11.1

Gweddill y Ceisiadau

Remainder Applications

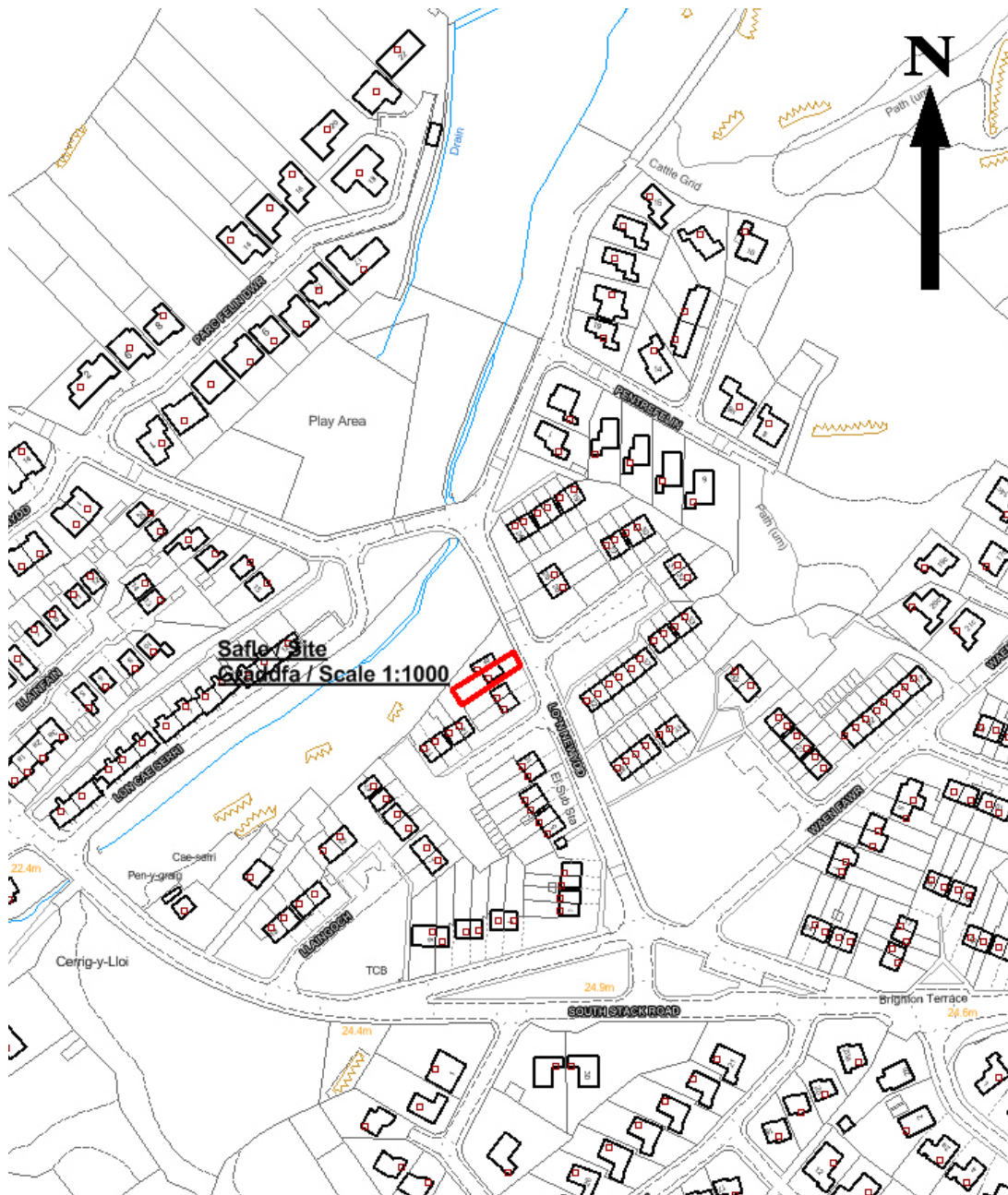
Rhif y Cais: **19C1175** Application Number

Ymgeisydd Applicant

Mr Brian Owen

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

17 Lon Newydd, Llaingoch, Caerdybi / Holyhead



Planning Committee: 02/03/2016

Report of Head of Planning Service (AL)

Recommendation:

Permit

Reason for Reporting to Committee:

Applicant is a relevant person as defined under constitution rule 4.6.10.2

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

1. Proposal and Site

The application lies at Lon Newydd, Llaingoch in Holyhead.

The proposal entails demolition of existing conservatory and construction of new replacement extension.

2. Key Issue(s)

The key issue is whether the proposed scheme is acceptable in terms of impact on adjoining properties and their amenity.

3. Main Policies

Ynys Mon Local Plan

Policy 1 – General Policy

Policy 58 – Alterations and extensions

Policy 42 – Design

Gwynedd Structure Plan

Policy D4 – Location, Siting and Design

Policy D29 - Design

Stopped Unitary Development Plan

Policy GP1 – General Control Guidance

Policy GP2 – Design

Policy HP 7a – Extension

Planning Policy Wales (8th Edition), January 2016

Technical Advice Note 12 – Design

4. Response to Consultation and Publicity

Councillor Arwel Roberts – Declaration of interest

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

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

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

Public Consultation – The application was afforded two means of publicity. These were by the placing of a notice near the site and serving of personal notifications on the owners of neighbouring properties. The latest date for the receipt of representations was the 03/03/2016. At the time of writing this report, no letters of representations had been received.

5. Relevant Planning History

No site history.

6. Main Planning Considerations

The proposed entails alterations and extension to the dwelling at 17 Lon Newydd, Llaingoch.

The proposed extension will be a single storey extension to the rear of the dwelling to form a new family room area on the ground floor. It is not considered that the proposal will form an adverse impact on the surrounding areas to a degree to warrant refusal. Despite policy 58 stating that a pitched roof is preferred, the proposal will consist of a flat roof. The development is well hidden by surrounding properties and boundary fencing in the rear of the property minimising visual impact.

The proposed materials for the extensions are considered acceptable and will be an improvement over the existing conservatory which is in poor condition.

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.

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. Providing no additional adverse comments are received following publicity

8. Recommendation

Permit

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

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

(02) The development permitted by this consent shall be carried out strictly in accordance with the plan(s) submitted on the 02/02/2016 under planning application reference 19C1175.

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.

12.1

Gweddill y Ceisiadau

Remainder Applications

Rhif y Cais: **12C390G** Application Number

Ymgeisydd Applicant

Red Boat Ice Cream Parlour

Cais llawn i ddymchwel yr adeilad tu cefn ynghyd a chodi adeilad cynhyrchu yn ei le yn / Full application for demolition of the existing rear building together with the erection of a production room in its place at

34 Castle Street, Beaumaris



Planning Committee: 02/03/2016

Report of Head of Planning Service (GJ)

Recommendation:

Permit

Reason for Reporting to Committee:

The application is presented to the Planning Committee as the works involve demolishing a building which adjoins the boundary of Council owned land.

1. Proposal and Site

2.

The application is a full application for the demolition of the existing rear building together with the erection of a production room at 34 Castle Street, Beaumaris.

2. Key Issue(s)

The key issue is whether the proposal complies with current policies and whether the proposal will affect the Conservation Area, Area of Outstanding Natural Beauty and amenities of the surrounding properties.

3. Main Policies

Ynys Mon Local Plan

Policy 1 – General Policy
Policy 30 – Area of Outstanding Natural Beauty
Policy 40 – Conservation of Buildings
Policy 42 – Design
Policy 58 – Extensions

Gwynedd Structure Plan

Policy D4 – Location, Siting and Design
Policy D29 - Design

Stopped Unitary Development Plan

Policy GP1 – Development Control Guidance
Policy GP2 – Design
Policy EN2 – Area of Outstanding Natural Beauty
Policy EN13 – Conservation of Buildings
Policy HP7a - Alterations

4. Response to Consultation and Publicity

Town Council – Support

Local Member (Cllr Lewis Davies) – No response at the time of writing the report.

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

Local Member (Cllr Alwyn Rowlands) – No response at the time of writing the report

Natural Resources Wales – Standard Comments

Environmental Health – Standard Comments

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 application was also advertised in the local newspaper as the development is within a Conservation Area. The latest date for the receipt of representations was the 18/01/2016. At the time of writing the report no letters had been received objecting to the proposal.

5. Relevant Planning History

12C390/LB - Listed Building Consent for the provision of internal stud partition to ground floor and renewal of timber floor to ground floor with new concrete beam – 6/4/09 - Granted

12C390A/LB - Listed Building Consent to reduce the width of the existing chimney – 22/1/09 - Granted

12C390B/LB - Listed Building Consent for moving the boiler position within the kitchen and erecting a flue through the roof- 2/4/09 - Granted

12C390C/LB - Listed Building Consent for internal works – 6/4/09 - Granted

12C390D/LB - Application for Listed Building Consent for the erection of an awning – 20/4/15 - Granted

12C390E - Full application for the installation of an awning – 15/4/15 - Granted

12C390F - Full application for the change of use of existing dining room and living room into a cafe – 22/10/15 - Granted

6. Main Planning Considerations

The application is for the demolition of the existing rear building which is a dilapidated outbuilding together with the erection of a flat roof production room providing a new larger space for the production area. There is minimal change to the layout of the existing building and the overall external appearance will be enhanced.

The subject building is included in the statutory register of listed buildings as being grade II. The building actually dated from the early 16th century and is just slightly younger than the Tudor Rose. In fact it is a first floor Medieval Hall House a Merchants House that has seen changes to its interior and exterior in both the Georgian and Victorian era.

The Subject building is located in a very prominent location inside the designated special conservation area covered by an Article 4(2) Direction, in an AONB, in the setting of numerous listed buildings (LB) and in the essential setting of Beaumaris Castle a Scheduled Ancient Monument (SAM) Grade I LB and a World Heritage Site(WHS).

**Siting, Design, External Appearance and Landscaping and Amenity Considerations
Conservation Area and Area of Outstanding Natural Beauty**

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

Policy 40 of the Ynys Mon Local Plan, Policy EN1, EN13 of the Stopped Unitary Development Plan and paragraphs 6.4.5, 6.4.6 and 6.4.7 of Planning Policy Wales Edition 8 states that proposals within Conservation Areas should be protected from unsympathetic development, alterations or demolition. Buildings of special architectural and historic interest and the designation of conservation areas.

It is considered that the proposed development complies with policies listed above and that the work proposed enhances the designated Conservation Area.

Effect on the amenities of adjacent residential properties

It is not considered that the proposed development will have an impact on the amenities of adjacent residential properties.

7. Conclusion

The proposed works do appear to be appropriate and fit for purpose and as such we are able to support the application.

8. Recommendation

Approved

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

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

(02) The development permitted by this consent shall be carried out strictly in accordance with the plan(s) submitted on the 7/12/15, 15/12/15, 18/01/16, 20/01/16, 21/01/16 under planning application reference 12C390G.

Reason: For the avoidance of doubt.

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

9. Other Relevant Policies

Technical Advice Note 12 – Design

SPG – Urban and Rural Environment

SPG – Conservation Area Character Appraisal - Beaumaris

Rhif y Cais: **12C390H/LB** Application Number

Ymgeisydd Applicant

Red Boat Ice Cream Parlour

Cais adeilad rhestredig ar gyfer dymchwel yr adeilad tu cefn ynghyd a chodi ystafell cynhyrchu yn ei le yn / Listed building consent for demolition of the existing rear building together with the erection of a production room in its place at

34 Castle Street, Beaumaris



Planning Committee: 02/03/2016

Report of Head of Planning Service (GJ)

Recommendation:

Permit

Reason for Reporting to Committee:

The application is presented to the Planning Committee as the works involve demolishing a building which adjoins the boundary of Council owned land.

1. Proposal and Site

The application is a Listed Building application for the demolition of the existing rear building together with the construction of a production room, removal of existing internal staircase and installation of a new internal staircase at 34 Castle Street, Beaumaris.

2. Key Issue(s)

The key issue is whether the proposal complies with current policies and whether the proposal will have an impact on the grade II Listed Building.

3. Main Policies

Ynys Mon Local Plan

Policy 1 – General Policy
Policy 30 – Area of Outstanding Natural Beauty
Policy 40 – Conservation of Buildings
Policy 42 – Design
Policy 58 – Extensions

Gwynedd Structure Plan

Policy D4 – Location, Siting and Design
Policy D29 - Design

Stopped Unitary Development Plan

Policy GP1 – Development Control Guidance
Policy GP2 – Design
Policy EN2 – Area of Outstanding Natural Beauty
Policy EN13 – Conservation of Buildings
Policy HP7a - Alterations

4. Response to Consultation and Publicity

Town Council – Support

Local Member (Cllr Lewis Davies) – No response at the time of writing the report.

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

Local Member (Cllr Alwyn Rowlands) – No response at the time of writing the report

Natural Resources Wales – Standard Comments

Environmental Health – Standard Comments

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 application was also advertised in the local newspaper as the development is on a grade II Listed Building. The latest date for the receipt of representations was the 18/01/2016. At the time of writing the report no letters had been received objecting to the proposal.

5. Relevant Planning History

12C390/LB - Listed Building Consent for the provision of internal stud partition to ground floor and renewal of timber floor to ground floor with new concrete beam – 6/4/09 - Granted

12C390A/LB - Listed Building Consent to reduce the width of the existing chimney – 22/1/09 - Granted

12C390B/LB - Listed Building Consent for moving the boiler position within the kitchen and erecting a flue through the roof- 2/4/09 - Granted

12C390C/LB - Listed Building Consent for internal works – 6/4/09 - Granted

12C390D/LB - Application for Listed Building Consent for the erection of an awning – 20/4/15 - Granted

12C390E - Full application for the installation of an awning – 15/4/15 - Granted

12C390F - Full application for the change of use of existing dining room and living room into a cafe – 22/10/15 - Granted

6. Main Planning Considerations

Main planning considerations

This is a Listed Building application for the demolition of the existing rear building which is a dilapidated outbuilding together with the erection of a flat roof production room providing a new larger space for the production area. There is minimal change to the layout of the existing building and the overall external appearance will be enhanced.

The subject building is included in the statutory register of listed buildings as being grade II. The building actually dated from the early 16th century and is just slightly younger than the Tudor Rose. In fact it is a first floor Medieval Hall House a Merchants House that has seen changes to its interior and exterior in both the Georgian and Victorian era.

The Subject building is located in a very prominent location inside the designated special conservation area covered by an Article 4(2) Direction, in an AONB, in the setting of numerous listed buildings (LB) and in the essential setting of Beaumaris Castle a Scheduled Ancient Monument (SAM) Grade I LB and a World Heritage Site (WHS).

Siting, Design, External Appearance and Landscaping and Amenity Considerations Conservation Area and Area of Outstanding Natural Beauty

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

Policy 40 of the Ynys Mon Local Plan, Policy EN1, EN13 of the Stopped Unitary Development Plan and paragraphs 6.4.5, 6.4.6 and 6.4.7 of Planning Policy Wales Edition 8 states that proposals within Conservation Areas should be protected from unsympathetic development, alterations or demolition. Buildings of special architectural and historic interest and the designation of conservation areas.

It is considered that the proposed development complies with policies listed above and that the work will preserve and enhance the grade II Listed Building.

Effect on the amenities of adjacent residential properties

It is not considered that the proposed development will have an impact on the amenities of adjacent residential properties.

7. Conclusion

The proposed works do appear to be appropriate and fit for purpose and as such we are able to support the application.

8. Recommendation

Permit

(01) The works for which this consent is granted shall be begun before the expiration of five years from the date of this consent.

Reason:- To comply with Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

(02) Prior to the manufacture and installation of the internal staircase, full architectural drawings of the internal staircase to a minimum scale of 1:25 shall be submitted to and approved in writing by the local planning authority and the works shall be carried out in accordance with the approved details

Reason:- To ensure that special regard is paid to the interests of the protecting the special character, architectural interest and integrity of the building.

(03) The development permitted by this consent shall be carried out strictly in accordance with the plan(s) submitted on the 7/12/15, 15/12/15, 18/01/16, 20/01/16, 21/01/16 under planning application reference 12C390G.

Reason: For the avoidance of doubt.

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

9. Other Relevant Policies

Technical Advice Note 12 – Design

SPG – Urban and Rural Environment

SPG – Conservation Area Character Appraisal - Beaumaris

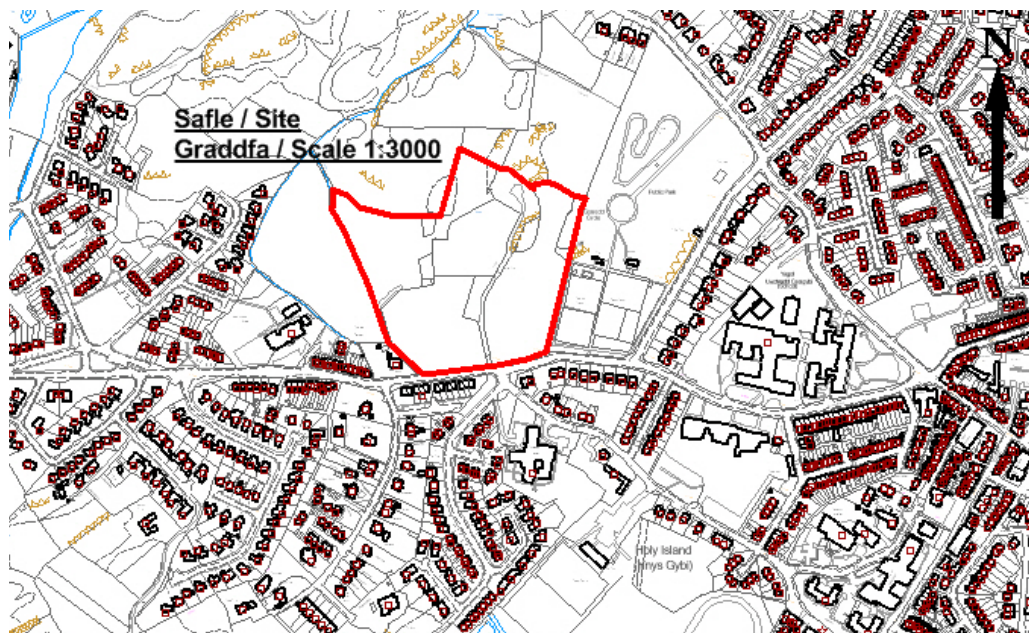
Planning Policy **Wales 8th** Edition

Rhif y Cais: **19C608R** Application Number

Ymgeisydd Applicant

Anwyl Construction Co Ltd

Cais llawn i ddiwygio cynlluniau plotiau 8-17, 29, 31, 37, 38, 44-45, 52-56, 72-74, 78, 82-83, 85-87, 89, 92, 96, 101-122 ynghyd a newid cynllun maes parcio o ganiatad cynllunio blaenorol 19C608KIDA (Cais manwl ar gyfer godi 123 o dai ynghyd a chreu mynedfa newydd i gerbydau ac i gerddwyr) ar dir yn / Full application to amend the layout of plots 8-17, 29, 31, 37, 38, 44-45, 52-56, 72-74, 78, 82-83, 85-87, 89, 92, 96, 101-122 together with the parking layout of previously approved application 19C608KIDA (Detailed application for the erection of 123 houses together with the construction of a new vehicular and pedestrian access) on land at

Tyddyn Bach, South Stack Road, Holyhead

Planning Committee: 02/03/2016

Report of Head of Planning Service (NJ)

Recommendation:

Permit

Reason for Reporting to Committee:

The application has been called in by Councillor Raymond Jones for determination by the Committee.

1. Proposal and Site

The application site consists of agricultural land to the north of South Stack Road in Holyhead, totalling some 4.52 hectares in site area. The site has road frontage onto South Stack Road extending from the existing access to Tyddyn Feilir and Twtfil to the east and Tyddyn Bach Farm to the west. The site incorporates the former site of farm buildings and yards at Tyddyn Bach Farm itself and extends northwards of the Llaingoch Primary School, bordering the Waenfawr Estate to the west. The site is located within the development boundary of the Ynys Mon Local Plan (1996) but is not specifically allocated for any use. The majority site is contained also within the UDP boundary for Holyhead - the former farmyard is an unallocated brownfield site within the boundary whilst the remainder forms a part of housing allocation T19. The remainder of the application site, to the north of Llaingoch School and bordering the Waenfawr Estate is outside the UDP boundary.

Permission exists for a development of 123 houses. The application is made for an amended design and slight plot layout changes for 59 of those units.

2. Key Issue(s)

Design

3. Main Policies

Gwynedd Structure Plan

- Policy A2 : Housing land
- Policy A3 : Scale and Phasing of new housing development
- Policy A9 : Affordable housing
- Policy D4 : Location, siting and design
- Policy D15 : Archaeology
- Policy D29 : Standard of design Policy
- Policy D32 : Landscaping

Ynys Mon Local Plan

- Policy 1 : General Policy
- Policy 16 : Recreation and Community Facilities Policy 32 : Landscape
- Policy 34 : Nature conservation
- Policy 39 : Archaeology
- Policy 42 : Design
- Policy 48 : Housing Development Criteria
- Policy 49 : Defined Settlements
- Policy 51 : Large sites

Stopped Unitary Development Plan

Policy GP1 : Development Control Guidance

Policy GP2 : Design

Policy EN4 : Biodiversity

Policy EN12 : Archaeological Sites and the Historic Environment

Policy HP2 ; Housing Density Policy

HP3 : New Housing Development - Main and Secondary Centres

Policy HP7 : Affordable Housing

Policy HP14 : Phasing

Policy SG1 : Contaminated Land

Policy SG4 : Foul Sewage Disposal

Policy SG6 : Surface Water Run Off

SPG : Affordable Housing

SPG – Design Guide for the Urban and Rural Environment

Planning Policy Wales Edition 8

TAN 2 : Planning and Affordable Housing

TAN 5 : Nature Conservation and Planning

TAN 12 : Design

4. Response to Consultation and Publicity

Councillor Raymond Jones – requests that the application be determined by the Committee and would like a site visit to clarify the amount of houses and the access to and from the site

Councillor R LI Jones – no response to consultation

Councillor A Roberts – no response to consultation

Holyhead Town Council – no response to consultation

Highways Authority – no response to consultation

Drainage Section – the suggested amendments have no specific implications for foul or surface water drainage and there is no objection to the layout being revised as suggested

Dwr Cymru – no response to consultation

Footpaths Officer – comments on footpath alignment and proposals

Natural Resources Wales – no objection

Joint Planning Policy Unit – no response to consultation

Ecological and Environmental Advisor – methodology should be applied to the current proposals

Play Officer – the adjoining park could benefit from additional equipment in particular if additional children are located in the area as a result of the development

Public Consultation – the application was publicised by means of site notice, personal notification

and press advert. No representations were received as a result of the process.

5. Relevant Planning History

19C608 : Development of land as follows : Hotel, Motel, Conference Centre, Golf Driving Range, Equestrian Centre, Cross Country Equestrian Course, Indoor Leisure centre, Food and Non-Food Retail Units, Petrol Filling Station, Fast Food Outlet, Housing, Public Open Space, Park and Ride Facility, Landscaping and Footpaths together with Highways Improvements on land at Tyddyn Bach farm, Holyhead : Refused 2/6/95 Appeal Dismissed

19C608A : Development of land as follows : Hotel, Motel, Conference centre, Indoor Leisure Centre, 9 Hole Golf Course, Equestrian Centre, Public Open Space, Housing, Food Retail, Non-Food Retail, Petrol Station, Fast Food Outlet, New Roads, Car Parking together with Landscaping on land at Tyddyn Bach Farm, Holyhead : Refused 26/2/96

19C608B : Development of land as follows : Hotel, Motel, Conference Centre, Indoor Leisure Centre, 9 Hole Golf Course, Equestrian Centre, Public Open Space, Housing, Food Retail, Non-Food Retail, Petrol Station, Fast Food Outlet, New Roads, Car Parking together with Landscaping on land at Tyddyn Bach Farm, Holyhead: Approved 17/3/97

19C608C : Variation of condition 02 attached to planning permission 19C608B for approval of the reserved matters to be made before the expiry of 4 years for development of land at Tyddyn Bach Farm, Holyhead : Withdrawn 7/2/01

19C608D : Renewal of outline planning permission 19C608B concerning development on land at Tyddyn Bach Farm, Holyhead : Withdrawn 7/2/01

19C608E : Outline planning application for residential development of land at Tyddyn Bach Farm, Holyhead : Refused 11/1/02

19C608F : Outline application for residential development together with the construction of a new vehicular and pedestrian access at Tyddyn Bach, Holyhead – approved 5/9/2007

19C608G: Outline application for residential development together with the construction of a new vehicular and pedestrian access at Tyddyn Bach, Holyhead – approved 5/9/2007

19C608H: Construction of three ponds and nature conservation area on land at Tyddyn Bach – approved 28/4/2008

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

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

19C608M Variation of condition 01 of planning permission 19C608K/DA to allow for a new phasing plan on land at Tyddyn Bach – approved 3/2/11

19C608N Application for a certificate of lawfulness to show that a material start has been made on planning permission 19C608k/DA on land at Tyddyn Bach – Lawful Use approved 7/8/12

19C608P Application for the discharge of planning obligations (affordable housing provision) under

Section 106A of the Town and Country Planning Act 1990 which are attached to permissions 19C608F and 19C608G on land at Tyddyn Bach – refused 4/2/2015

19C608Q Application for the modification of planning obligations (affordable housing provision) under Section 106A of the Town and Country Planning Act 1990 which are attached to permissions 19C608F and 19C608G to reduce the number of affordable dwellings from 37 (30%) to 18 (15%) at Tyddyn Bach – resolution to approve 20 affordable dwelling units subject to signing of S106 agreement

6. Main Planning Considerations

Principle of the Development and Design: Planning permission was granted in outline in 2007 for the development of land at Tyddyn Bach for housing and associated infrastructure works including a roundabout access to the site.

A material start was made on the site and a certificate of lawful use was granted to this effect in 2012.

More recently an application was approved by this Committee to reduce the number of affordable housing units proposed for the site and this is subject to a Section 106 agreement.

The application as now proposed seeks to amend and update the design of units on the site, including the affordable units, to meet current standards. Consequent minor layout changes are also included. The number of dwelling units remains the same as does their general distribution on the site.

At the entrance to the site the previous location of terraced dwellings and semi-detached units are swapped over and create a sense of symmetry, followed by two sets of terraced units either side of the main access route.

Internally to the site, many of the units are re-orientated within their plot; some of the semi-detached units become detached; some terraced units become detached and semi-detached units.

The scheme has been designed as blocks of dwellings with internal garden areas and parking spaces separated by the estate roads. Some small changes to the parking layouts are proposed as a result of design changes.

The proposed designs are very similar in shape and form to the designs already approved for the site and it is not considered that the proposed changes will have a significant impact on the overall character of the development or on the wider area. There are no additional impacts in terms of residential amenity, Welsh language, ecology or highways and drainage issues.

As approval of this application would produce an independent planning permission it is necessary to control future occupancy of a proportion of the units as affordable units in accordance with policy requirements under a section 106 agreement. It is proposed that this should be in line with the recent Committee decision under reference 19C608Q. Also, conditions of the previous consent are included as necessary in relation to highways and ecological impacts for example.

7. Conclusion

The scheme proposes design changes to a safeguarded development site. The changes will not affect the overall character of the scheme or produce additional impacts.

8. Recommendation

To **permit** the development subject to conditions and subject to a Section 106 agreement requiring affordable housing as agreed under application 19C608Q.

(01) The development to which this permission relates shall be begun not later than 5 years from the date of this permission

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

(02) No dwelling erected as part of the development shall be occupied until drainage works for it are completed in accordance with the details as approved under application 19C608K/DA and are operational.

Reason: To prevent pollution of the water environment and in the interest of residential amenity

(03) The estate roads shall be completed to basecourse level with the street lighting installation complete and operational before any of the dwellings which they serve are occupied.

Reason: To minimise danger and inconvenience to highway users.

(04) No dwelling erected as part of the development shall be occupied until space has been laid out within the site for cars to be parked and for vehicles to turn so that they may enter and leave the site in forward gear.

Reason: To ensure that the development does not give rise to any highway / parking problems

(05) No development shall commence until plans are submitted and approved by the local planning authority showing details of:

a) pedestrian and cycle routes within the development which link to any such facilities adjoining the site

b) provision of a bus lay-by on South Stack Road to serve the development

Reason: To minimize danger and inconvenience to highway users and in the interest of residential amenity

(06) No development shall commence until a Travel Plan has been submitted and approved by the local planning authority in support of the accessibility issues identified in condition (05) above.

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

(07) No development shall commence until the location of landscape protection works in accordance with the protection measures detailed on drawing number 934/08 submitted under planning reference 19C608K/DA on 07/04/08 have been agreed in writing with the local planning authority. The protection works shall be maintained during the construction phase.

Reason: To safeguard existing important landscape features within the site

(08) The landscaping of the site shall take place in accordance with the Landscape and

Management Plan submitted under planning reference 19C608K/DA on 04/02/08, as revised by the Addendum submitted on 31/03/08. The works as approved shall be undertaken in accordance with the agreed details and timetable and shall be retained for the lifetime of the development.

Reason: For the avoidance of doubt.

(09) The development shall not begin until details of the arrangements to provide a management and maintenance plan in respect of the roads footways and surface water drainage system for the lifetime of the development have been submitted to and approved in writing by the local planning authority. Such details shall include the arrangements for adoption by any public authority or statutory undertaker or other arrangements to secure the operation and maintenance of the scheme throughout its lifetime.

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

(10) No development shall commence until plans are submitted and approved by the local planning authority showing details of the proposed traffic calming measures to be introduced on South Stack Road between Garreglwyd Road and the High School, linking in to existing features in the vicinity of the school. Such traffic calming measures as are agreed shall be completed prior to the occupation of any dwelling on the site.

Reason: To minimize danger and inconvenience to highway users

(11) The access to the site (Section 278 Works) shall be completed in accordance with details to be agreed in writing with the Local Highway Authority before any of the dwellings are occupied.

Reason: To minimise danger and inconvenience to highway users.

(12) 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.

Reason: To ensure a satisfactory form of development

(13) The above scheme shall include an investigation and assessment to identify the extent of contamination and the measures to be taken to avoid risk to occupiers of the dwellings and the environment when the site is developed. Development of the housing units hereby approved shall not take place until the measures approved in the scheme have been implemented.

Reason: To ensure a satisfactory form of development

(14) The development shall proceed in accordance with the Project Design for a Programme of Archaeological Work dated 25th January 2012 prepared by Castlering Archaeology under planning reference 19C608K/DA.

Reason: To record or safeguard any archaeological evidence that may be present on the site

(15) Development of the site shall take place in accordance with the Update Ecological Survey and Assessment prepared by AMEC Earth and Environmental UK Ltd dated June 2006 under

application 19C608G. No development shall take place until details of the areas and habitats (including hedges, ditches and rock outcrops) to be retained and protection measures to be implemented during the construction phase together with future management schedules, which shall include full details of the mitigation of the effects of the development on protected species, have been submitted to and agreed in writing by the local planning authority. The scheme shall thereafter proceed in accordance with the approved details.

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

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.

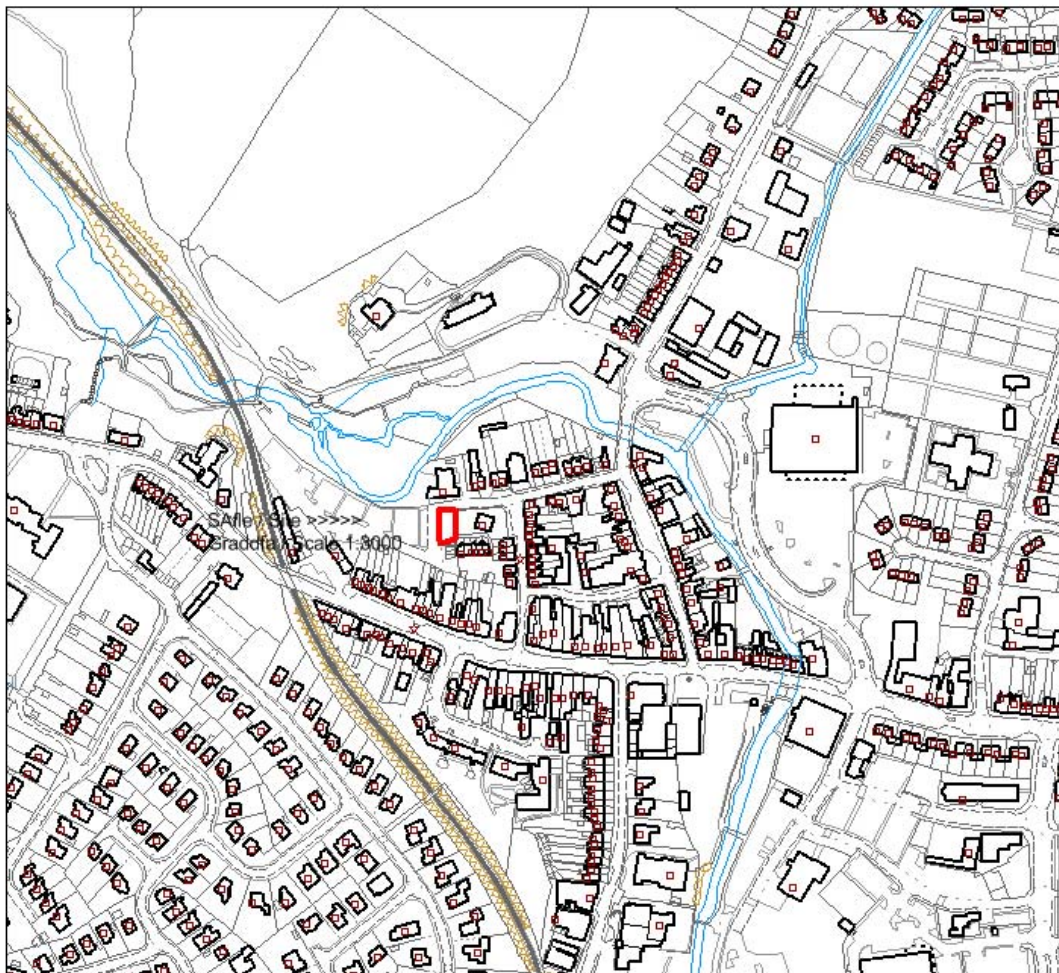
Rhif y Cais: **34LPA982B/CC** Application Number

Ymgeisydd Applicant

Dewi Williams

Cais i newid defnydd o dir gwag i pum lle parcio yn/Application for change of use from vacant land to five parking spaces at

Maes Parcio Iard Stesion/Station Yard Car Park, Llangefni



Planning Committee: 02/03/2016

Report of Head of Planning Service (GJ)

Recommendation:

Permit

Reason for Reporting to Committee:

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

1. Proposal and Site

The application is for the change of use from vacant land to form five parking spaces for the general public at Station Yard Car Park, Llangefni.

2. Key Issue(s)

The key issue is whether the proposal complies with current policies and highway safety.

3. Main Policies

Ynys Mon Local Plan

Policy 1 – General Policy

Policy 31 – Landscape

Policy 40 – Conservation of Buildings

Policy 42 – Design

Gwynedd Structure Plan

Policy D4 – Location, Siting and Design

Policy D29 - Design

Stopped Unitary Development Plan

Policy GP1 – Development Control Guidance

Policy GP2 – Design

Policy EN1 - Landscape

Policy EN13 – Conservation of Buildings

4. Response to Consultation and Publicity

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

Local Member (Cllr Nicola Roberts) - No response at the time of writing the report

Local Member (Cllr Bob Parry) - No response at the time of writing the report

Local Member (Cllr Dylan Rees) - No response at the time of writing the report

Highways - No response at the time of writing the report

Drainage - No response at the time of writing the report

Welsh Water - 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 application was also advertised in the local newspaper as the development is within a Conservation Area. The latest date for the receipt of representations was the 4th March, 2016. At the time of writing the report no letters had been received objecting to the proposal.

5. Relevant Planning History

34LPA982/CA/CC - Conservation Area Consent for the demolition of existing building – 5/8/13 – Granted

34LPA982/A/CC - Prior notification for the demolition of a building – 23/7/13 – Permitted Development

6. Main Planning Considerations

Main planning considerations

The application is for the change of use of vacant land for use as 5 parking spaces

Policy 1 of the Ynys Mon Local Plan states that the council will determine planning applications in accordance with policies and proposals in the plan. In considering planning applications the council will take into account the listed criteria. Policy D4 of the Gwynedd Structure plan states that careful siting, location and design will be a material consideration in the determination of planning applications.

The existing access will be used for the additional 5 car parking spaces and it is considered that the proposal is in accordance with the above policies.

Conservation Area

Policy 40 and 41 of the Ynys Mon Local Plan, Policy EN2, EN13 of the Stopped Unitary Development Plan and paragraphs 6.4.5, 6.4.6 and 6.4.7 of Planning Policy Wales Edition 8 states that proposals within Conservation Areas should be protected from unsympathetic development, alterations or demolition.

It is considered that the proposal will be an improvement to the Conservation Area.

Effect on the amenities of adjacent residential properties

It is not considered that the proposed development will have an impact on the amenities of adjacent residential properties.

7. Conclusion

The proposed works do appear to be appropriate and fit for purpose and as such we are able to support the application.

8. Recommendation

Permit

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

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

(02) The development permitted by this consent shall be carried out strictly in accordance with the plan(s) submitted on the 29/01/2016 under planning application reference 34LPA982B/CC.

Reason: For the avoidance of doubt.

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

9. Other Relevant Policies

Technical Advice Note 12 – Design

SPG – Conservation Area Character Appraisal -

Planning Policy Wales 8th Edition

13.1

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Other Matters

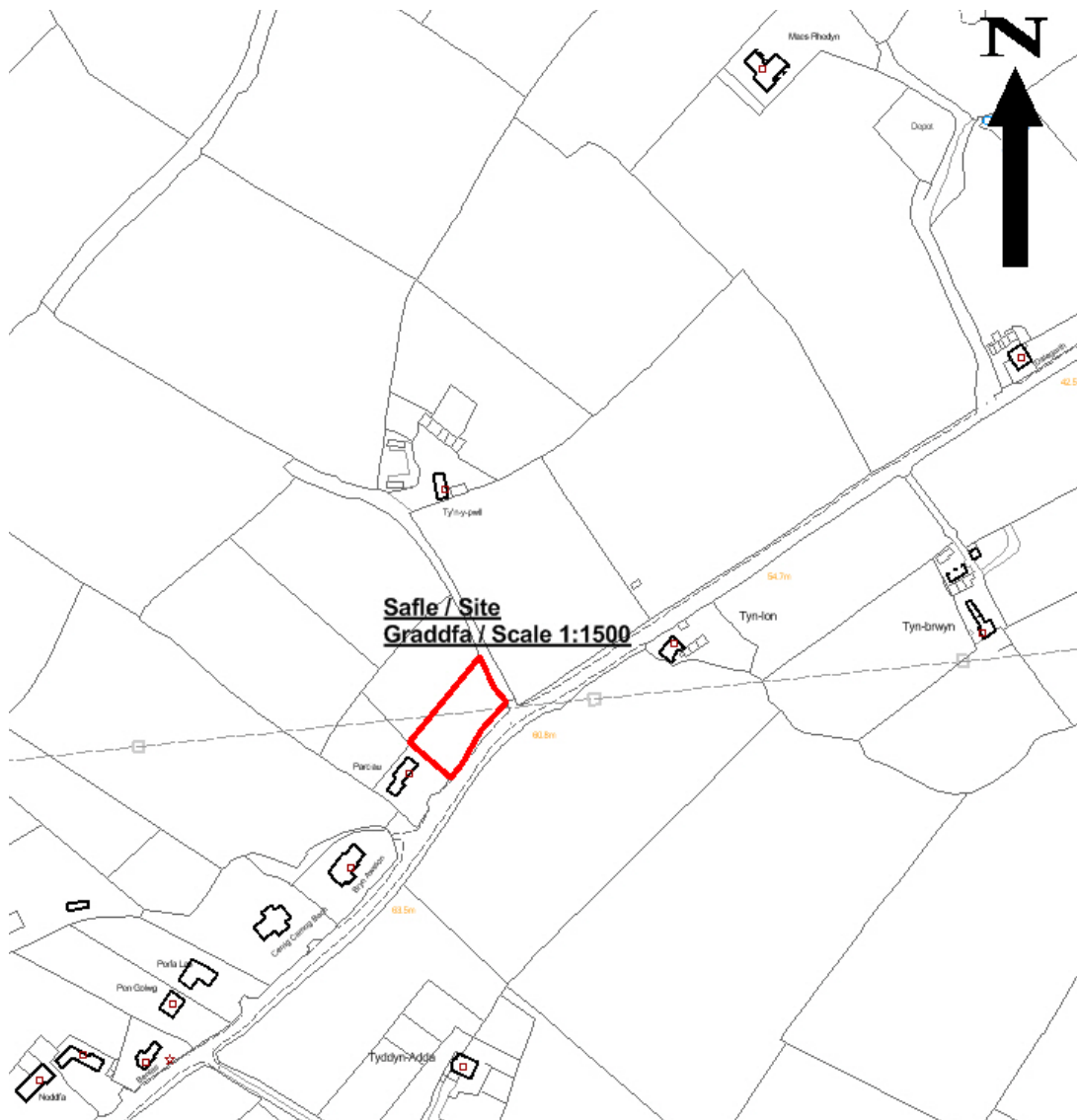
Rhif y Cais: **21C162** Application Number

Ymgeisydd Applicant

Mrs B Jones

Cais amlinellol ar gyfer codi dau annedd gyda manylion llawn am y mynedfa ynghyd a dileu defnydd cyfreithlon o dir fel lard Glo o dan rhif cais cynllunio a ganiatwyd A\2792 yn / Outline application with some matters reserved for the erection of two dwellings together with full details of the access in lieu of the lawful use of land as a Coal Yard granted under full planning application reference A\2792 at

Parciau, Llanddaniel



Planning Committee: 02/03/2016

Report of Head of Planning Service (DFJ)

Recommendation:

Members are requested to note the content of the report.

Background:

Section 3.5.3.14 of the Council's Constitution sets out those functions delegated to the Head of Service (Planning and Public Protection). Paragraph 3.5.14.5 of this section lists these exceptions and sub section (vi) states that;

'(vi) applications including Lawful Development Certificate applications submitted by serving Members of the Council or Officer of the Council who may be seen to be involved in processing and / or determination of planning applications (i.e. staff employed in the Planning Service, Chief Executive, Deputy Chief Executive, Senior Leadership Team, Heads of Service and other Officers who regularly have an input into the planning system – e.g. highways and drainage, legal, environmental health, housing officers, economic development or their close relatives (defined as spouses / partners, parents, children, brothers and sisters)(or a close friend of a serving councillor or such officer)).'

It then goes on to clarify that;

'This provision of this paragraph shall not apply to such applications as are deemed to be departure applications. Those departure applications may be refused by Officers under delegated powers and then subject to a full written report to the next meeting of the Committee so as to ensure the transparency and accountability of the decision taken. Where officers wish to approve such a departure application then that approval must be granted by the Committee'

The application the subject of this report is an outline application for the erection of two dwellings on land adjoining Parciau, Llanddaniel has been deemed by officers to be a departure application. The notice of decision was issued under delegated powers on the 1st February 2016. In accordance with the above requirement relevant extracts from the officers delegated report is reproduced below:

Applications Main Planning Issues:

The main issues in this case are whether the proposed development is justified in its rural location, and the effect of the proposal on the character and appearance of the area, with particular reference to its designation as a Special Landscape Area (SLA) and policies designed to control the provision of housing and protect the open character of the countryside.

The application site consists of part of an agricultural field that lies approximately 500m outside the settlement boundary of Llanddaniel Fab, in open countryside adjacent to a two storey dwelling at Parciau. It lies alongside an unclassified road that heads north east from the village of Llanddaniel towards Star crossroads and the A55. There is sporadic development of single dwellings and small groups of houses along the length of this road which given its distance from the settlement is considered to lie in open countryside.

Policy 53 of the Ynys Mon Local Plan (LP) and Policy HP6 of the stopped Ynys Mon Unitary Development Plan (UDP) says that new dwellings will only be permitted in open countryside subject to a number of exclusions, none of which apply in this case as no evidence has been submitted to

demonstrate that the proposal is justified in connection with a rural enterprise. For this reasons, the proposed development would effectively equate to dwellings in the countryside which do not seek justification under the terms of the listed exclusions.

The development plan and the stopped Ynys Mon Unitary Development Plan do allow for residential development within listed village boundaries and identified settlements but for the reasons explained above this is not considered to be the case here.

The proposed site is elevated and prominent in the landscape and as an undeveloped field enclosure has an affinity to the surrounding agricultural land. The construction of two dwellings at this site would have an urbanising effect that would erode this character undermining its rurality. This would significantly harm character of the area by extending ribbon development in a rural setting, disrupting the open character thereby causing material harm to the surrounding landscape. For these reasons it is considered that the development would represent an undesirable incursion into the open countryside and Special Landscape Area (SLA).

Overall the proposal would result in sporadic development in an area of open countryside. The proposed dwellings would be in a prominent position, widely visible from surrounding countryside and would be out of character with the countryside of which it is a part.

Furthermore, it is also considered that the proposal would establish a precedent for, incremental, ribbon development along the unclassified road leading from Llanddaniel Fab to Star.

New houses in the countryside, away from existing settlements recognised in development plans or from other areas allocated for development, must be strictly controlled and require special justification. Matters raised by the applicant such as those contained within the Planning and Highway Statements (including the applicability of Policy 50, 5 year housing supply, the provisions within PPW and the 'fall-back' position) have been taken into account but are not considered to override the harm identified.

Based on the foregoing analysis, it is concluded that the proposed development would represent unjustified dwellings in a countryside location that would cause material harm to the character and appearance of the surrounding area, including the designated SLA. As such the development would be in conflict with Policy A6 of the Gwynedd Structure Plan, Policy 53 of the LP and Policy HP6 of the stopped UDP, which all relate to proposals for new dwellings in a countryside location. Moreover, it would be contrary to Policy D3 and 29 of the SP, Policies 1 and 31 of the LP and EN1 of the stopped UDP which relate to landscape character, and Policy GP1 of the stopped UDP which aims to safeguard and enhance the integrity and/ or continuity of the environment.

8. Recommendation

Refusal

(01) The Local Planning Authority consider that the proposal would amount to the erection of new dwellings in the countryside for which no long term need is known to exist for the purposes of a rural enterprise; the development would therefore be contrary to the approved Policy A6 of the Gwynedd Structure Plan, Policy 53 of the Ynys Mon Local Plan, Policy HP6 of the Unitary Development Plan (Stopped 2005) and advice contained within Planning Policy Wales.

(02) The proposal would constitute development unrelated to any settlement boundary or village nucleus which would result in an intrusive incongruous feature to the detriment of the character and amenities of the area which is designated a Special landscape Area. This would be contrary to the

provisions of Policies 1 and 31 of the Ynys Mon Local Plan, D3 and D29 of the Gwynedd Structure Plan and Policies GP1 and EN1 of the Unitary Development Plan (Stopped 2005).