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

Dr Gwynne Jones
Prif Weithredwr – Chief Executive

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RHYBUDD O GYFARFOD	NOTICE OF MEETING
PWYLLGOR CYNLLUNIO A GORCHMYNION	PLANNING AND ORDERS COMMITTEE
DYDD MERCHER, 29 GORFFENAF, 2015 am 1 o'r gloch y prynhawn	WEDNESDAY, 29 JULY 2015 at 1.00 pm
SIAMBR Y CYNGOR, SWYDDFEYDD Y CYNGOR, LLANGFNI	COUNCIL CHAMBER, COUNCIL OFFICES, LLANGFNI
Swyddog Pwyllgor	Ann Holmes 01248 752518
	Committee Officer

AELODAU / MEMBERS

Cynghorwyr / Councillors:

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

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

A g e n d a

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

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

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

Index

1 APOLOGIES

2 DECLARATION OF INTEREST

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

3 MINUTES 1 JULY, 2015 MEETING_(Pages 1 - 6)

To present the minutes of the previous meeting of the Planning and Orders Committee held on 1st July, 2015.

4 SITE VISITS

None held since the previous meeting.

5 PUBLIC SPEAKING

6 APPLICATIONS THAT WILL BE DEFERRED_(Pages 7 - 18)

6.1 24C300A/ECON – Tyn Rhos Fawr, Dulas

6.2 25C28C – The Bull Inn, Llanerchymedd

6.3 34LPA1013/FR/EIA/CC – Link Road, Llangefni

6.4 34C304F/1/ECON – Coleg Menai, Llangefni

6.5 36C338 – Ysgol Henblas, Llangristiolus

6.6 42C127B/RUR – Ty Fry Farm, Rhoscefnhir

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7 APPLICATIONS ARISING_(Pages 19 - 30)

7.1 19C1145 – Harbour View Bungalow, Turkey Shore Road, Holyhead

7.2 19LPA37B/CC – Cybi Site, Holyhead High School, Holyhead

8 ECONOMIC APPLICATIONS

None to be considered by this meeting.

9 AFFORDABLE HOUSING APPLICATIONS

None to be considered by this meeting.

10 DEPARTURE APPLICATIONS_(Pages 31 - 36)

10.1 25C250 – Tregarwen, Coedana, Llanerchymedd

11 DEVELOPMENT PROPOSALS SUBMITTED BY COUNCILLORS AND OFFICERS

None to be considered by this meeting.

12 REMAINDER OF APPLICATIONS_(Pages 37 - 60)

12.1 19C845H – Holyhead Hotspurs, Holyhead

12.2 19C587C – Parc Felin Dwr, Llaingoch, Holyhead

12.3 39C18Q/1/VAR – Plot 22, Ty Mawr, Menai Bridge

12.4 40C323B – Bryn Hyfryd, Bryn Refail

13 OTHER MATTERS_(Pages 61 - 76)

13.1 46C427K/TR/EIA/ECON – Penrhos Coastal Park, Cae Glas and Kingsland, Holyhead

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Planning and Orders Committee

Minutes of the meeting held on 1 July 2015

- PRESENT:** Councillor William Thomas Hughes (Chair)
Councillor Ann Griffith (Vice-Chair)
- Councillors Lewis Davies, John Griffith, K P Hughes,
Vaughan Hughes, Victor Hughes, Raymond Jones,
Jeffrey M.Evans and Nicola Roberts
- IN ATTENDANCE:** Planning Development Manager (DFJ),
Planning Officer (CR) (In respect of application 6.3),
Planning Assistant,
Legal Services Manager (RJ),
Chief Engineer (HP) (In respect of item 14.1
Chief Engineer (Traffic & Transport) (DR) (In respect of itme 14.1),
Committee Officer (MEH).
- APOLOGIES:** Councillor Richard Owain Jones
- ALSO PRESENT:** Councillor Llinos M. Huws (application11.1)
-

1 APOLOGIES

Apologies as noted above.

2 DECLARATION OF INTEREST

Declarations of interest were made as follows :-

Councillor Jeff Evans declared a personal and prejudicial interest in respect of application 12.1 and left the meeting during discussion and voting thereon.

The Planning Development Manager declared a personal interest in respect of application 6.3 and left the meeting during discussion and voting thereon.

3 MINUTES

The minutes of the previous meeting of the Planning and Orders Committee held on 3 June, 2015 were presented and confirmed as correct.

4 SITE VISITS

There were no site visits following the last meeting of the Planning and Orders Committee.

5 PUBLIC SPEAKING

There were no public speakers at this meeting.

6 APPLICATIONS THAT WILL BE DEFERRED

6.1 19C1145 – Full application for the erection of an annexe at Harbour View Bungalow, Turkey Shore Road, Holyhead

It was RESOLVED to defer consideration of the application in accordance with the Officer’s recommendation for the reason given in the written report.

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

It was RESOLVED to defer consideration of the application in accordance with the Officer’s recommendation for the reason given in the written report.

6.3 36C338 – Outline application for the erection of a dwelling with all matters reserved on land opposite to Ysgol Henblas, Llangristiolus

It was RESOLVED to defer consideration of the application in accordance with the Officer’s recommendation for the reason given in the written report.

7 APPLICATIONS ARISING

7.1 22C224 – Outline application for the erection of a dwelling together with full details of the access on land adjacent to Tan y Ffordd Isaf, Llanddona

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

The Planning Development Manager reported that the application was deferred at the last meeting of the Planning and Orders Committee in light of Policy 50 implementation note. The recommendation now is of approval.

Councillor Lewis Davies as a Local Member, stated that he supported the application and proposed that the application be approved. Councillor K.P. Hughes seconded the proposal.

Councillor T. Victor Hughes proposed that the application be refused as Officers recommended refusal of the application at the last meeting. He stated that the local Community Council and local residents have objected to the application. Councillor Ann Griffith seconded the proposal of refusal.

In the subsequent vote, Councillors Lewis Davies, Jeff Evans, John Griffith, K.P. Hughes, Vaughan Hughes, W.T. Hughes and Nicola Roberts voted to approve the application in accordance with the Officer's recommendation. Councillors Ann Griffith, T.V. Hughes and Raymond Jones voted to refuse the application. The vote to approve the application was therefore carried.

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

8 ECONOMIC APPLICATIONS

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

9 AFFORDABLE HOUSING APPLICATIONS

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

10 DEPARTURE APPLICATIONS

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

11 DEVELOPMENT PROPOSALS SUBMITTED BY COUNCILLORS AND OFFICERS

11.1 13C183B/RUR – Full application for the erection of a rural enterprise dwelling, installation of a package treatment plant together with the construction of a vehicular access on land adjacent to Seren Las, Bodedern

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

Councillor Llinos M. Huws, a Local Member stated that the application for the erection of a dwelling was attached to a horticultural rural enterprise business. The proposed business is located on the outskirts of the village of Bodedern. The application is supported by a Business Plan together with a response document, both prepared by the applicant's consultant. She quoted from policy TAN 6 which supported such a horticultural business. The applicant has permission for and has purchased poly-tunnels already which shows the intention to develop this enterprise business. Councillor Huws further stated that 2 other enterprise businesses on the Island have been granted permission lately.

The Planning Development Manager reported that planning policies allow development within the countryside in support of rural enterprise only when they have met strict planning policy tests. Clear evidence that the enterprise has been established on a sound financial footing must also be shown. The Council has suggested to the applicant to apply for a three year temporary permission for accommodation on the site in order to allow a presence on the site in order to establish the business as a success. The applicant has confirmed that she does not wish to consider temporary accommodation and wishes the application to be considered for a permanent dwelling.

Councillor K.P. Hughes stated that it is important to support rural enterprise businesses but he considered that without knowing if the business will succeed he found it difficult to support the application for a permanent dwelling on the site. Councillor Hughes proposed that the application be refused and Councillor T.V. Hughes seconded the proposal of refusal.

Councillor Jeff Evans stated that he considered that the applicant has shown commitment in purchasing poly-tunnels for the venture and he considered that a temporary dwelling for 3 years would be unnecessary expense for the applicant. Councillor Evans proposed that the application be approved. Councillor John Griffith seconded the proposal.

It was RESOLVED to refuse the application in accordance with the Officer's recommendations within the written report.

12 REMAINDER OF APPLICATIONS

12.1 19LPA37B/CC – Full application for demolition of part of the existing building, alterations and extensions so as to create a new Primary School together with the formation of a car park at Cybi Site, Holyhead High School, Holyhead

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

The Planning Development Manager reported that the local members for the Holyhead Ward had been consulted and not the local members for the Ynys Cybi Ward; therefore the application will need to be deferred to the next meeting.

It was RESOLVED to defer consideration of the application to allow consultation with the Ynys Cybi local members.

13 OTHER MATTERS

13.1 34LPA1015A/CC/SCR – Screening opinion for the erection of 5 new business units at the former site of Môn Training, Llangefni

The application was presented to the Planning and Orders Committee as screening opinion was received for the erection of 5 new business units at the former site of Môn Training, Llangefni. It has been determined that an Environmental Impact Assessment is not required for the proposal.

It was RESOLVED to note the report.

14 ORDERS

14.1 Isle of Anglesey County Council (Traffic Regulation Order) (Various locations Menai Bridge) Order 2015

Submitted – the report of the Chief Engineer (Traffic & Transport) in relation to the above.

The Chief Engineer (Traffic & Transport) reported that the proposed Order was prepared in response to complaints received over many years regarding the parking and traffic congestion on the A545 Menai Bridge. The congestion is largely due to a combination of the existence of limited waiting parking bay/loading and unloading activities and illegal parking on existing restrictions near the pedestrian crossing. A petition of approximately 350 signatories has been received in support of the current proposal. Eight objections has been received which highlighted the possible adverse effect of the proposal on local trading and local businesses due to the reduction in on-street parking facility.

It was RESOLVED to approve the proposal in accordance with the advertised Order and plans.

**COUNCILLOR W.T. HUGHES
CHAIR**

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6.1

Gweddill y Ceisiadau

Remainder Applications

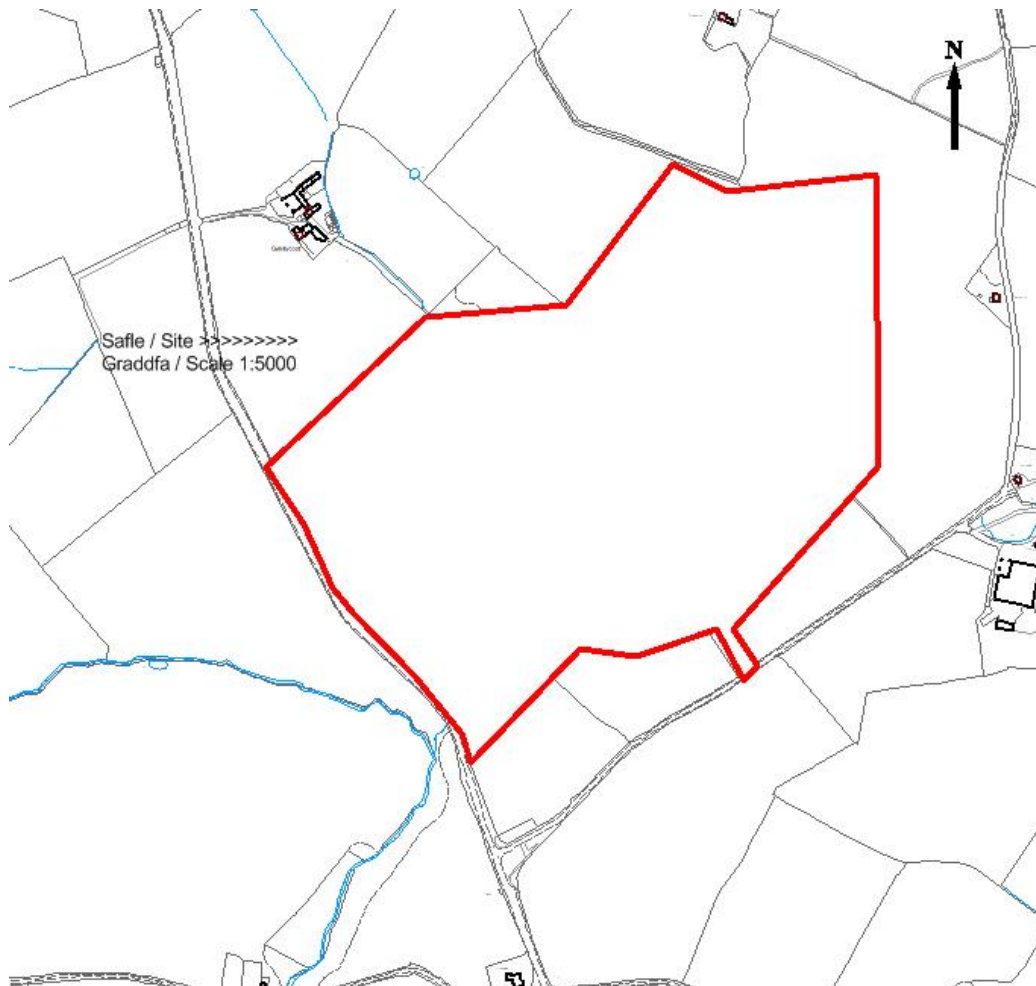
Rhif y Cais: **24C300A/ECON** Application Number

Ymgeisydd Applicant

Llys Dulas Estate Co

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

Tyn Rhos Fawr, Dulas



Planning Committee: 29/07/2015

Report of Head of Planning Service (DPJ)

Recommendation:

Site Visit

Reason for Reporting to Committee:

It is considered advantageous for Members of the Committee to undertake a site visit to appreciate the scale and context of the proposal before determining the application.

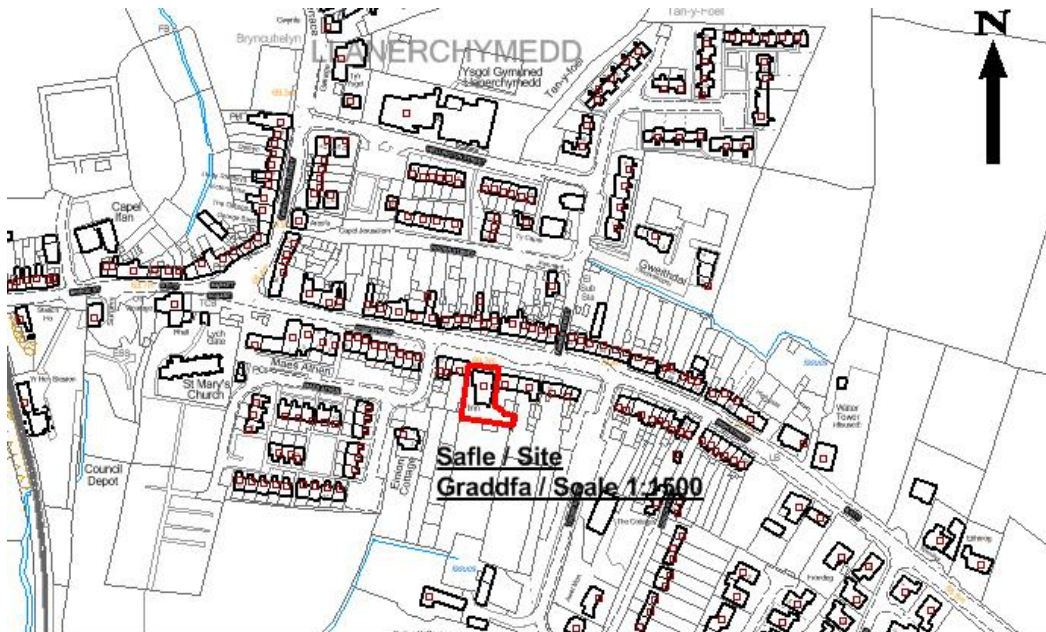
Rhif y Cais: **25C28C** Application Number

Ymgeisydd Applicant

Tony Doggett

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

The Bull Inn, Llanerchymedd



Planning Committee: 29/07/2015

Report of Head of Planning Service (MTD)

Recommendation:

Defer

Reason for Reporting to Committee:

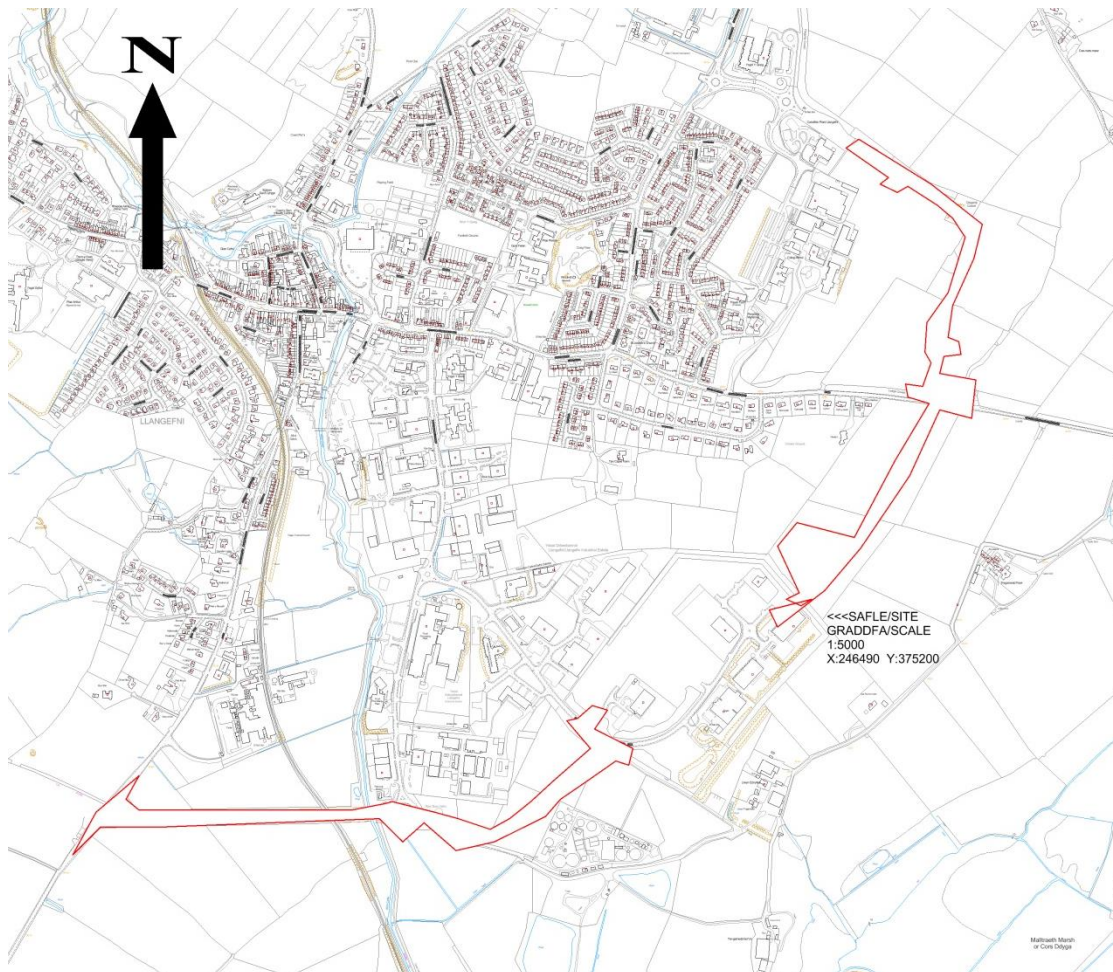
Pending consultation response/direction from CADW in respect of listing the building

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

Ymgeisydd Applicant

Head of Service Environment & Technical

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

Stad Diwydiannol Bryn Cefni Industrial Estate, Llangefni

Planning Committee: 29/07/2015

Report of Head of Planning Service (MTD)

Recommendation:

Site Visit

Reason for Reporting to Committee:

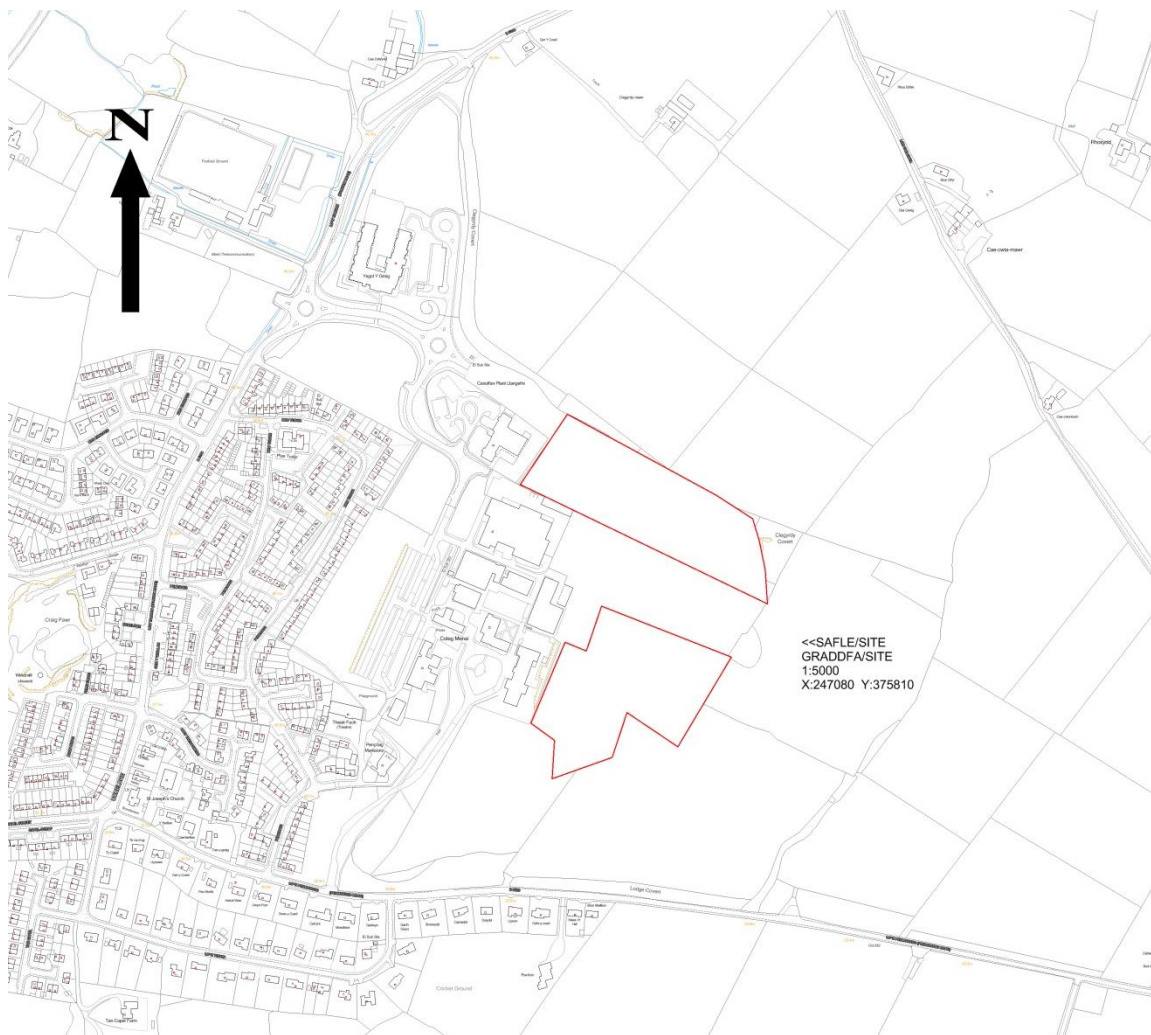
It is considered advantageous for Members of the Committee to undertake a site visit to appreciate the scale and context of the proposal before determining the application.

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

Ymgeisydd Applicant

Mr Wyn Thomas

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

Coleg Menai, Llangefni

Planning Committee: 29/07/2015

Report of Head of Planning Service (MTD)

Recommendation:

Site Visit

Reason for Reporting to Committee:

It is considered advantageous for Members of the Committee to undertake a site visit to appreciate the scale and context of the proposal before determining the application.

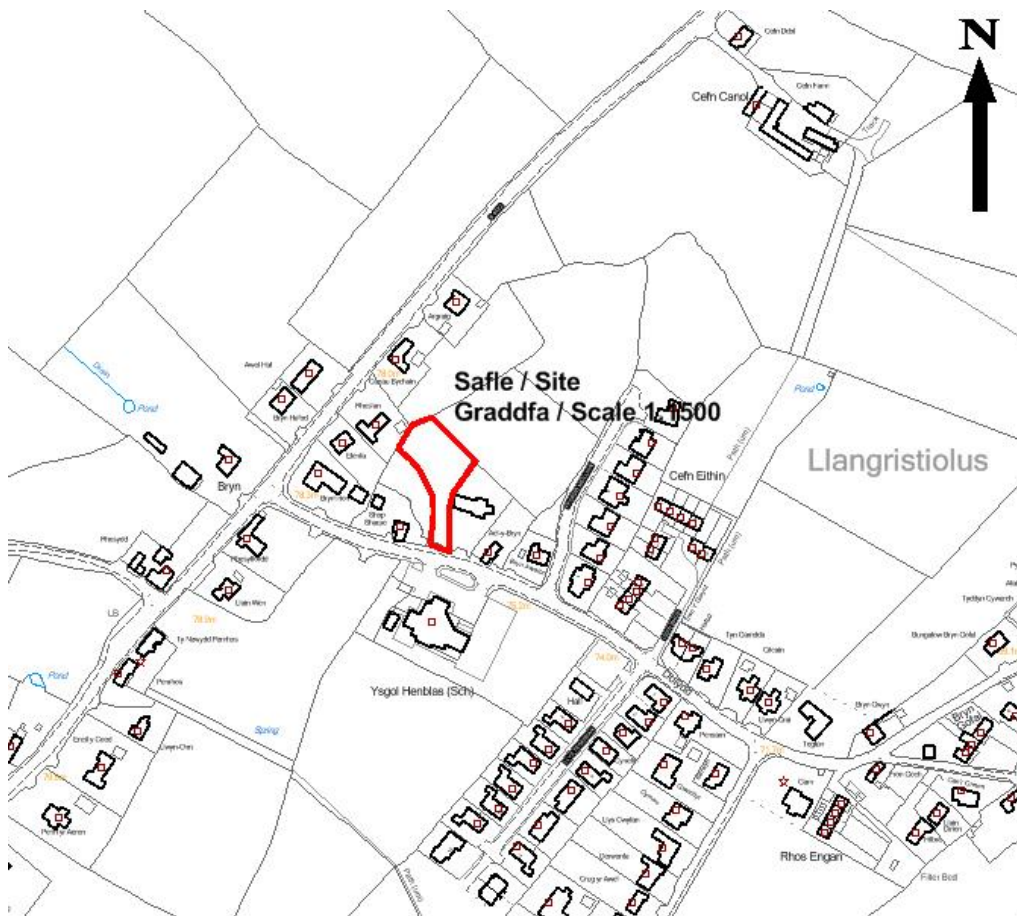
Rhif y Cais: 36C338 Application Number

Ymgeisydd Applicant

Mr. Steven W. Owen

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

Ysgol Henblas, Llangristiolus



Planning Committee: 29/07/2015

Report of Head of Planning Service (SCR)

Recommendation:

Defer

Reason for Reporting to Committee:

At its meeting that was held on the 3rd June, 2015 the Planning and Orders Committee resolved to defer the determining of the application in order to await the Planning Inspectorates decision on a nearby appeal (planning application reference 36C336 – erection of a dwelling on land adjacent to Ffordd Meillion, Llangristiolus), as the appeal raises issues in terms of the implementation of Policy 50 in the settlement of Llangristiolus.

A site visit was undertaken by the Planning Inspector on the 6th July, 2015 and therefore it is anticipated that the application will be referred to 2nd September, 2015 Planning and Orders Committee for determination.

Rhif y Cais: 42C127B/RUR Application Number

Ymgeisydd Applicant

Mr G Jones

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

Fferm Ty Fry/Ty Fry Farm, Rhoscefnhir



Planning Committee: 29/07/2015

Report of Head of Planning Service (DFJ)

Recommendation:

Site Visit

Reason for Reporting to Committee:

It is considered advantageous for Members of the Committee to undertake a site visit to appreciate the context of the proposal before determining the application.

7.1

Gweddill y Ceisiadau

Remainder Applications

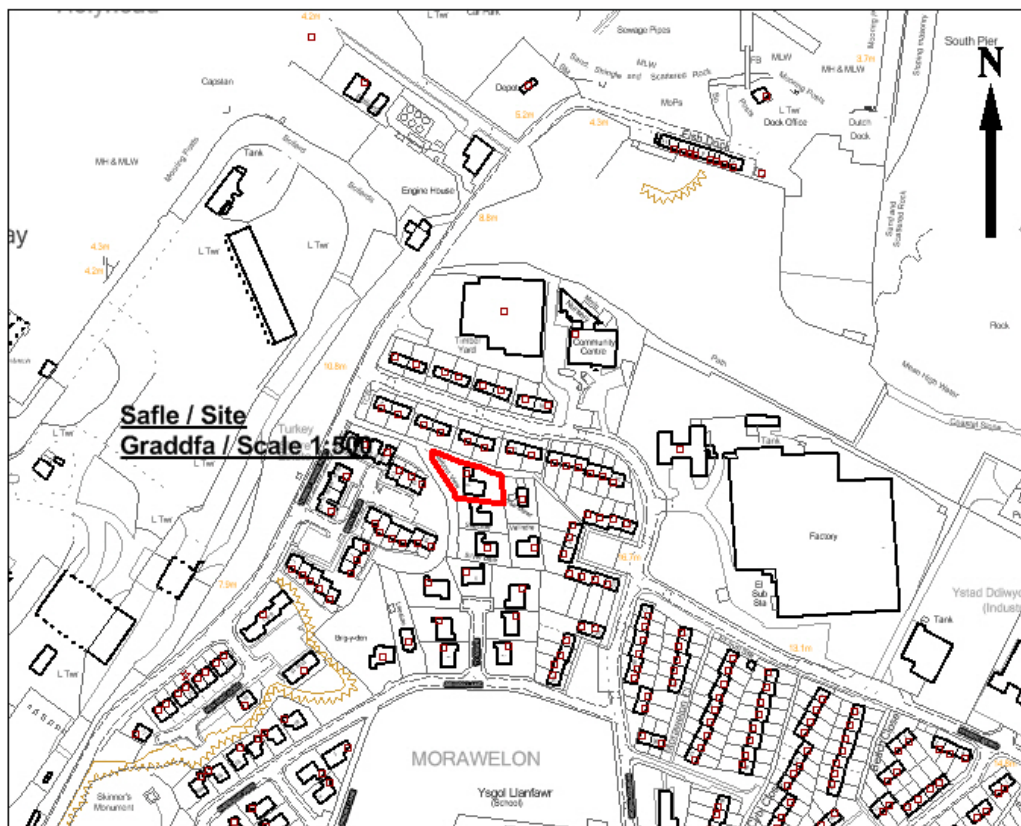
Rhif y Cais: 19C1145 Application Number

Ymgeisydd Applicant

Mr Trevor Baker

Cais llawn ar gyfer codi anecs yn / Full application for the erection of an annexe at

Harbour View Bungalow, Turkey Shore Road, Holyhead



Planning Committee: 29/07/2015

Report of Head of Planning Service (OWH)

Recommendation:

Permit

Reason for Reporting to Committee:

The application has been called in by a local member.

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

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

1. Proposal and Site

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

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

2. Key Issue(s)

The key issue is whether the proposed scheme is acceptable.

3. Main Policies

Ynys Mon Local Plan

Policy 1 – General Policy

Policy 5 – Design

Policy 42 – Design

Gwynedd Structure Plan

Policy D4 – Location, Siting and Design

Policy D29 - Design

Stopped Unitary Development Plan

Policy GP1 – General Control Guidance

Policy GP2 – Design

Policy HP 7a – Extension

Planning Policy Wales (7th Edition), July 2014

Technical Advice Note 12 – Design

4. Response to Consultation and Publicity

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

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

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

Community Council – No objection

Public Consultation – The application was afforded three means of publicity. These were by the placing of a notice near the site, placing an advert in the local newspaper and serving of personal notifications on the owners of neighbouring properties. The latest date for the receipt of representations was the 05/05/2015. At the time of writing this report, the department have received 7 letters of objection and 2 petitions.

Their concerns are:

- 1) The closure/disruption of Turkey Shore lane during construction
- 2) Loss of privacy / overlooking to dwelling known as Cae Mawr.
- 3) Overshadow/Loss of light to the dwelling known as Cae Mawr.
- 4) Height of the annexe.
- 5) Loss of value to the dwelling known as Cae Mawr.
- 6) The proposal would damage the access road which is private and maintained by various properties.

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

- 1) A condition will be placed on the decision notice regarding the means of access on Turkey Shore Road in the interest of the public footpath.
- 2) No overlooking/loss of privacy to the dwelling known as Cae Mawr as no new windows will face towards the dwelling. All new windows will face towards the applicant garden and lane.
- 3) The height of the annexe is lower than the main dwelling, therefore it is not considered that the proposed annexe will look out of place or form an adverse loss of light to the dwelling known as Cae Mawr.
- 4) Regarding to loss of value to the dwelling; not a planning consideration.
- 5) Loss of value to dwelling is not a planning consideration
- 6) It has been confirmed that the access road from the dwelling to the highway road is part private owned by the applicant and the Council, therefore it is maintained by both applicant and the Council.

5. Relevant Planning History

No site history

6. Main Planning Considerations

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

The proposed extension will be a single storey extension to the side/rear of the dwelling to form a new kitchen/dining room, one bedroom and a bathroom which will be a self-contained annexe. The scale

of the annexe measures 67 square metres. There is an inter-connection between the annexe and the main dwelling. Overlooking by the proposed scheme is not an issue as the new windows overlook towards the applicant garden and the road. The height of the proposed annexe measures 3.8 metres which is lower than the main dwelling house.

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

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

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

7. Conclusion

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

8. Recommendation

Permit

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

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

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

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

Reason: In the interests of amenity and highway safety

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

Rheswm: Er lles mwynderau

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

Reason: For the avoidance of doubt.

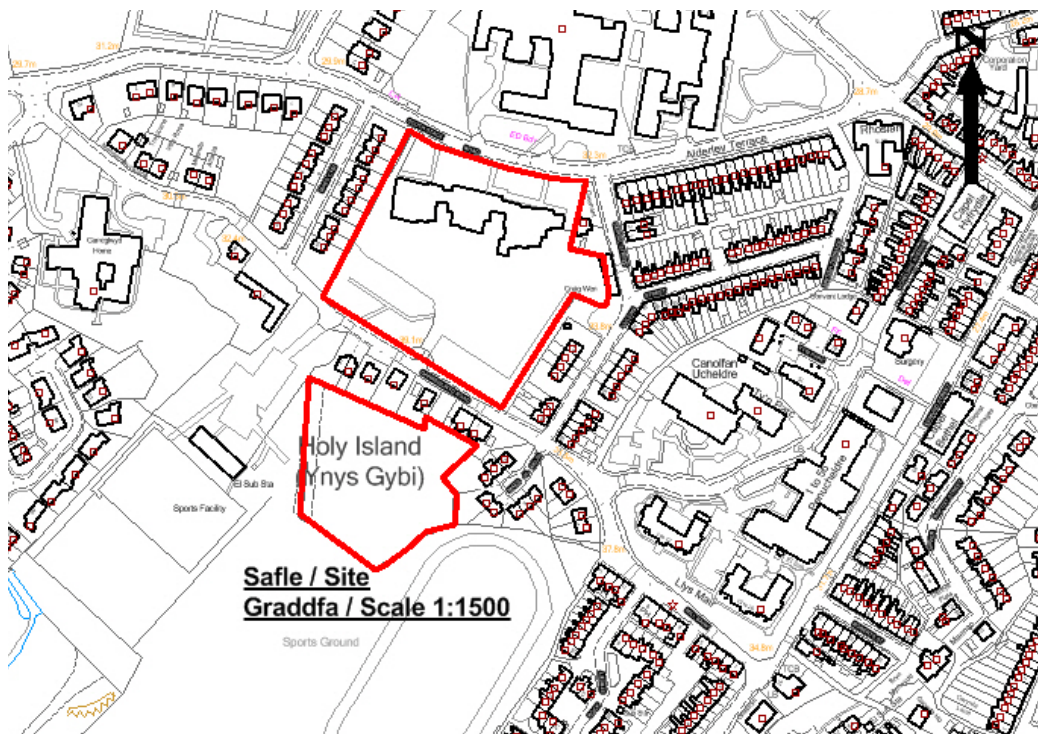
Rhif y Cais: **19LPA37B/CC** Application Number

Ymgeisydd Applicant

Head of Service - Lifelong Learning

Cais llawn i ddymchwel rhan o adeilad presennol, addasu ag ehangu er mwyn creu ysgol gynradd newydd ynghyd a chreu maes parcio newydd yn / Full application for demolition of part of the existing building, alterations and extensions so as to create a new primary school together with the formation of a car park at

Cybi Site, Holyhead High School, Holyhead



Planning Committee: 29/07/2015

Report of Head of Planning Service (NJ)

Recommendation:

Permit

Reason for Reporting to Committee:

The application is made by the Council on Council owned land.

At its meeting held on 1st July the application was deferred due to an error in the consultation process in relation to Local Member consultations. This has been rectified in the interim.

1. Proposal and Site

The application is for the demolition of parts of the existing building and the erection of extensions in order to create a new primary school, amalgamating three existing primary schools in the area onto one campus. The site was formerly used as part of the county school and includes a red brick building fronting onto South Stack Road, the main façade of which is retained as part of the proposals.

Pedestrian access is available from the surrounding streets at present and there is a vehicular access off Garreglwyd Road. The proposal seeks to create additional car parking space on land opposite the site, off Garreglwyd Road, forming part of the Millbank sports campus.

The Cybi School is a listed building and a separate application for listed building consent is proposed.

2. Key Issue(s)

Design and impact on amenities including residential impacts and highway issues

3. Main Policies

Gwynedd Structure Plan

Policy D4 – Location, siting and design

Policy D21 – listed buildings

Policy D23- listed buildings

Policy D32 – site configuration

Ynys Mon Local Plan

Policy 1 – general policy

Policy 5 – design

Policy 16- recreation and community facilities

Policy 17 – recreation and community facilities

Policy 26 – car parking

Policy 34 – nature conservation

Policy 41 – listed buildings

Stopped Unitary Development Plan

Policy GP1 – development control guidance

Policy GP2 – design
Policy TR10 – parking standards
Policy EN4 – biodiversity
Policy EN5 – international sites
Policy EN13 – conservation of buildings
Policy CC1 – community facilities

Planning Policy Wales – Edition 7

TAN 5 Nature Conservation

TAN 12 Design

TAN 16 – Sport, Recreation and Outdoor Space

4. Response to Consultation and Publicity

Cllr J A Roberts – no response to consultation

Cllr R Jones – no response to consultation

Cllr R LL Jones – no response to consultation

Holyhead Town Council – no response to consultation

Dŵr Cymru-Welsh Water – standard conditions

Highways – comments awaited in relation to width of footpaths, parking space provision, bus stop provision etc.

Natural Resources Wales – additional details requested; details received and are acceptable

Ecological and Environmental Advisor – additional details requested; details received

Wales and West Utilities – standard comments for construction phase

Environmental Health Section – standard comments for construction phase

Built Environment and Landscape Section- comments in relation to design and finishes – amended details submitted

Response to Publicity

In response to the original round of consultations and publicity, one letter was received from a local resident who raises concerns regarding:

Loss of views;

The need for a new primary school;

Inability of local roads to cope with additional traffic;

Land should be better used – children use the grounds currently, in particular as access to Millbank playing fields is restricted and the local park is in decline.

Loss of views as a result of the proposal would not carry sufficient weight to refuse planning consent. The Council has made its formal decision to close primary schools in the area – the matter to be considered in this application is whether the scheme as present is acceptable in planning terms, not

the principle decision in relation to schools closures; the application must be considered as presented – community use of schools is however generally encouraged; it is understood that the Council is currently consulting local opinion on the future direction to be taken with the Holyhead Park; the Highway Authority has been consulted and whilst a formal response was awaited at the time of writing it is understood that there is no in principle objection to the scheme subject to appropriate conditions together with consideration of the introduction of a one-way traffic system in the locality which will be pursued under the Highway Act rather than through any planning requirements.

It should be noted that additional publicity has been undertaken as a result of the receipt of amended details to address design concerns which expires after the date of the Committee meeting. Should any additional matters arise which have not been considered in this report, a further report will be submitted to the Committee in order that the members may reconsider any resolution made in the light of new information.

5. Relevant Planning History

19LPA37A/CC Demolition of the existing old school together with the erection of a sports hall on land adjacent to Holyhead High School, Holyhead – withdrawn 5/11/2008

19LPA37C/CC/SCR Screening opinion in relation to current application – EIA not required 9/6/15

6. Main Planning Considerations

Principle of the scheme: The site was until recent years used as part of the Holyhead High School campus. It has since become vacant and fallen into a state of disrepair. The alterations proposed will lead to the building remaining in educational use and its location next to the High School and Millbank sports fields will add to the educational focus of the locality. The Council has made its formal decision to close local primary schools and to amalgamate the requirements on one site. The school site is located inside the development boundary of Holyhead next to similar uses. The car parking area at Millbank is located outside the development boundary under the Local Plan but inside the boundary under the Stopped UDP. Millbank is allocated for community and leisure uses (allocation FF5). The application proposal seeks to place car parking accommodation on part of this site. Local Plan policies as well as Policy CC1 of the stopped UDP allow the development of community facilities within or on the edge of settlement boundaries. The provision of car parking will not lead to loss of formal play areas.

Design: The application seeks to refurbish and enhance the main red brick elevation of the Cybi building, reintroducing a tower feature and restoring this elevation as the principal elevation of the building. Additions to the rear of this building facing Garreglwyd Road will be removed and a new extension built in contemporary form and materials. Play space and formal hard and soft play areas will be available on the site itself along with some car parking accommodation. The remaining car parking spaces can be accessed along a footway and utilising an existing crossing pont to Millbank.

The form and scale of the building is large but appropriate in its context. There is an acceptable juxtaposition between traditional materials and contemporary finishes. The scheme is considered fit for purpose.

Highway Impacts: Roads surrounding the site are local access roads, apart from South Stack Road (which is the main coastal route between Holyhead and Trearddur) and are used by local and tourist traffic and are subject to on-street residential parking in areas. Although there are pavements and a crossing point on Garreglwyd Road for example, comments were awaited from the Highway Authority at the time of writing in relation to appropriate pavement widths, bus stop and car parking provision.

Concern has been expressed in relation to the ability of local roads to absorb traffic and the Highway Authority is considering a one-way traffic system for the operational phase of the development. In the interim it is considered necessary to impose a condition in relation to a construction traffic management plan to ensure that the construction phase does not cause unacceptable highway impacts.

Amenity Impacts: The site is surrounded by local housing, including the former school house itself and other properties immediately adjoining the school site and those to the front of the proposed car parking area at Millbank. The school site has been in use for educational purposes since it was first built and it will continue in such use as a result of the proposal. Although local schools will be amalgamated at the site, it is not considered that any intensification of the use will be such that unacceptable impacts will occur to local residents in terms of noise or disturbance such that permission should be withheld. It is considered necessary to introduce some screening to the boundary between the car parking area and local housing to ensure that the car parking area, especially if used for after school activities, does not detract from residential amenities in terms of noise and disturbance as well as a condition to regulate the use of artificial lighting. Similarly, the use of artificial lighting on the school site itself will be regulated by condition. Appropriate screening is required to the boundaries between the school site and neighbouring properties for reasons of amenity as well as school security.

Nature Conservation: Additional information was sought from the applicant in support of the application in relation to protected species. Appropriate survey work has been undertaken and it is considered that impacts in relation to bats, nesting birds and great crested newts have been adequately addressed. Conditions are proposed in line with the survey results to ensure that no unacceptable impacts will occur.

7. Conclusion

The scheme is considered appropriate in its setting and fit for purpose. No concern in relation to the principle of the scheme are raised from a highway safety perspective and the proposal can be regulated in the interests of amenity and nature conservation by appropriate conditions.

8. Recommendation

To **permit** the scheme after the expiry of neighbour notifications and consultations and subject to conditions:

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

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

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

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

Reason: To ensure a satisfactory appearance of the development

(03) Full details of all fencing, walling or other means of enclosure or demarcation for the proposed Millbank car parking area, which shall include a screen fence between the car park and adjoining dwellings on Garreglwyd Road, shall be submitted to and approved in writing by the local planning authority before any work on the site is commenced. The scheme shall proceed in accordance with the details as approved and the screen fence as approved shall be erected before any use of the site takes place for car parking and shall thereafter be maintained in like condition for the lifetime of the development.

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

(04) No external lighting shall be installed on the site or Millbank car parking area until details of the lighting columns proposed, together with a light mitigation strategy, including measures to reduce light spillage onto neighbouring property, has been submitted to and approved in writing by the local planning authority. The scheme shall thereafter proceed in accordance with the approved details.

Reason: To ensure a satisfactory appearance of the site and in the interests of amenity

(05) No deliveries shall be made to the site before 7am or after 7pm any day.

Reason: In the interests of amenity

(06) No development shall commence, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the local planning authority. The approved statement shall be adhered to throughout the construction period. The statement shall provide for:

- i) the parking of vehicles of site operatives and visitors;**
- ii) loading and unloading of plant and materials;**
- iii) storage of plant and materials used in constructing the development;**
- iv) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;**
- v) wheel washing facilities;**
- vi) measures to control the emission of dust and dirt during demolition and construction; and**
- vii) a scheme for recycling/disposing of waste resulting from demolition and construction works.**

Reason: In the interests of amenity and highway safety

(07) The development shall take place in accordance with the reasonable avoidance method statement contained within the Holyhead School: Method Statement for Great Crested Newts report by Atmos Consulting dated 11 June 2015 (reference 26600/R4/Rev1).

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

(08) The development shall take place in accordance with the reasonable avoidance measures for bats outlined in the Holyhead School: Bat Survey Report by Atmos Consulting dated 11 June 2015 (reference 26600/R3/Rev1). No development shall take place until a bat box has been installed on the site in accordance with paragraph 4.2.3 of the Report, of a type and in a location as agreed in writing with the local planning authority prior to its installation. The bat

box shall be retained on site for the duration of the construction works. No use of the building hereby approved shall take place until roosting spaces are provided and made available for use in accordance with a scheme to be submitted to and agreed in writing with the local planning authority. The roosting spaces shall thereafter be retained for the lifetime of the development.

Reason: To ensure that any protected species which may be present are safeguarded.

(09) No development shall take place until a scheme for the protection during construction works of trees to be retained as part of the development, as shown on drawing number 1294:102 Revision A submitted under planning reference number 19LPA37B/CC, has been submitted to and approved in writing by the local planning authority. The tree protection works shall be put in place and retained in accordance with the agreed scheme for the duration of the construction works.

Reason: to safeguard existing trees on the site

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10.1

Ceisiadau'n Tynnu'n Groes

Departure Applications

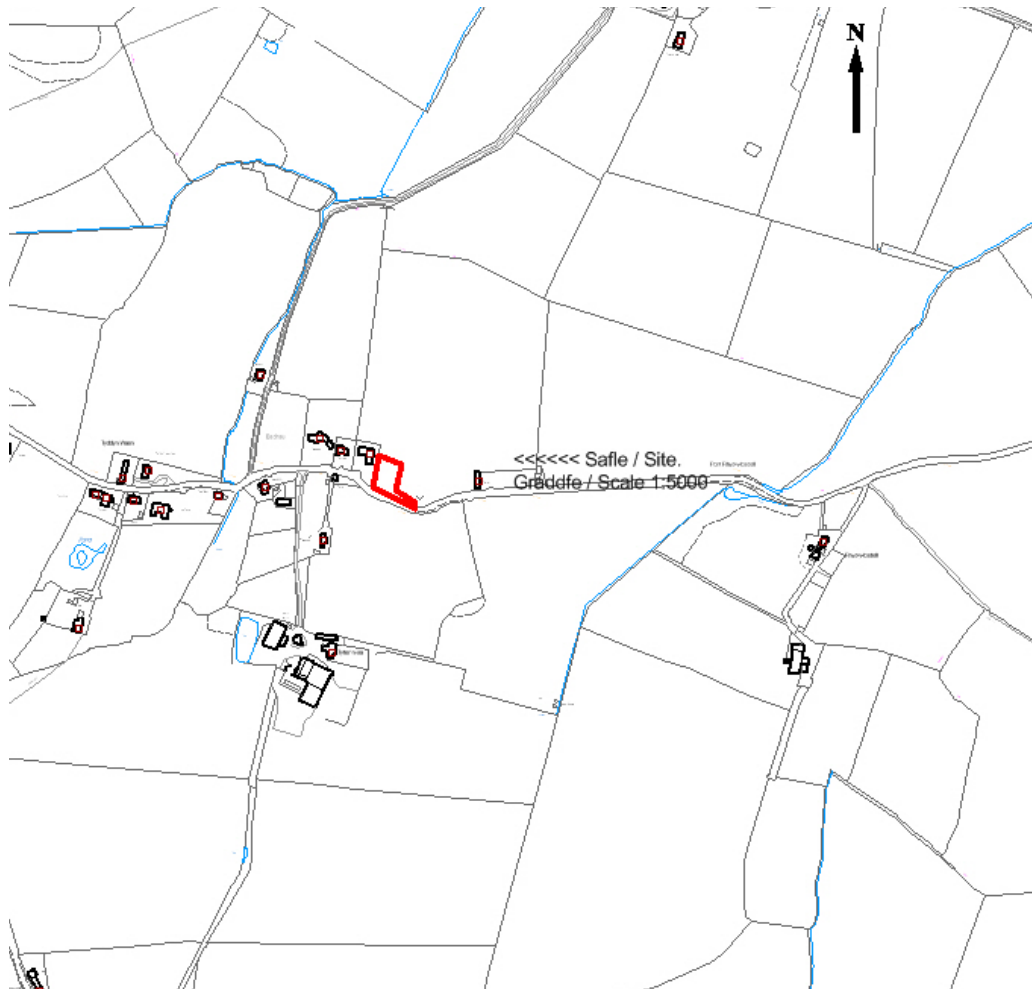
Rhif y Cais: **25C250** Application Number

Ymgeisydd Applicant

Mr Glyn Lewis Hughes

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

Tregarwen, Coedana, Llanerchymedd



Planning Committee: 29/07/2015

Report of Head of Planning Service (DO)

Recommendation:

Permit

Reason for Reporting to Committee:

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

1. Proposal and Site

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

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

2. Key Issue(s)

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

3. Main Policies

Ynys Mon Local Plan

- 1 – General Policy
- 48 – Housing development Criteria
- 53 – Housing in the Countryside

Gwynedd Structure Plan

- A6 – New Dwellings in the Open Countryside
- D4 – Location, Setting and Design.

Stopped Unitary Development Plan

- GP1 – Development Control Guidance
- HP5 – Countryside, Hamlets and Clusters.

Planning Policy Wales (7th Edition) 2014

TAN 12: Design

4. Response to Consultation and Publicity

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

Cllr K P Hughes – Called into the planning committee

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

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

Highways - Conditions

Drainage – Comments

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

Natural Resources Wales – Provided general comments.

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

The main points within the letter were:

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

In response to the above:

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

5. Relevant Planning History

None.

6. Main Planning Considerations

Principle of Development

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

On the 1st of December 2005 the County Council voted to implement the transitional arrangements set out in the LDP Wales Regulations and to 'stop work' on the Ynys Mon Unitary Development Plan (UDP). The deposit of the 2001, as amended by the inspector's report, will be a material consideration in decision making on planning applications.

Having regard to the provisions of Section 38(6) of the Planning and Compulsory Purchase Act 2004 determination of planning applications need to accord with the provisions of the development plan unless material considerations indicate otherwise.

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

The principle of development is therefore accepted as the proposal is acceptable under the provisions of policy HP5 of the Stopped Unitary Development Planning this is a material consideration of significant weight.

The proposal also complies with the principles of paragraph 9.3.2 of the Planning Policy Wales 7th Edition 2014 which states that sensitive infilling of small gaps within small groups of housing , or minor extensions to groups may be acceptable.

Impact on the Surroundings.

The proposal is located within an area designated as a Special Landscape Area under the provisions of Policy 31 of the Ynys Mon Local Plan, D3 of the Gwynedd Structure Plan and EN1 of the Stopped Unitary Development Plan. It is not considered that the proposal would harm the character or appearance of the special landscape area.

In landscape terms it is considered that the proposal forms an acceptable infill that does not cause detriment to the wider landscape setting.

The proposal is acceptable in broad landscape terms and is well integrated with its immediate surroundings.

Highways and Drainage

The Highways Department have raised no objection to the proposed development, and have recommended a number of conditions.

The Drainage Section have provided comments.

7. Conclusion

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

8. Recommendation

Permit

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

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

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

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

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

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

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

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

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

(05) The access shall be laid out and constructed strictly in accordance with the enclosed plan, HMTPA. FIG 1, 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.

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

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

(07) The access shall be constructed with 2.4 meter by 54 meter and 2.4 meter x 90 meter vision splays. Within the vision splay lines nothing exceeding 1 meter 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.

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

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

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

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

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

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

Informative

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

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

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

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

9. Other Relevant Policies

Ynys Mon Local Plan

31 – Landscape

42 – Design

Gwynedd Structure Plan

D3 – Landscape Conservation Area

D28 – Natural Slates

D29 – Design

D32 – Landscaping

Stopped Unitary Development Plan

GP2 – Design

TR10 – Parking Standards

EN1 – Landscaping Character

12.1

Gweddill y Ceisiadau

Remainder Applications

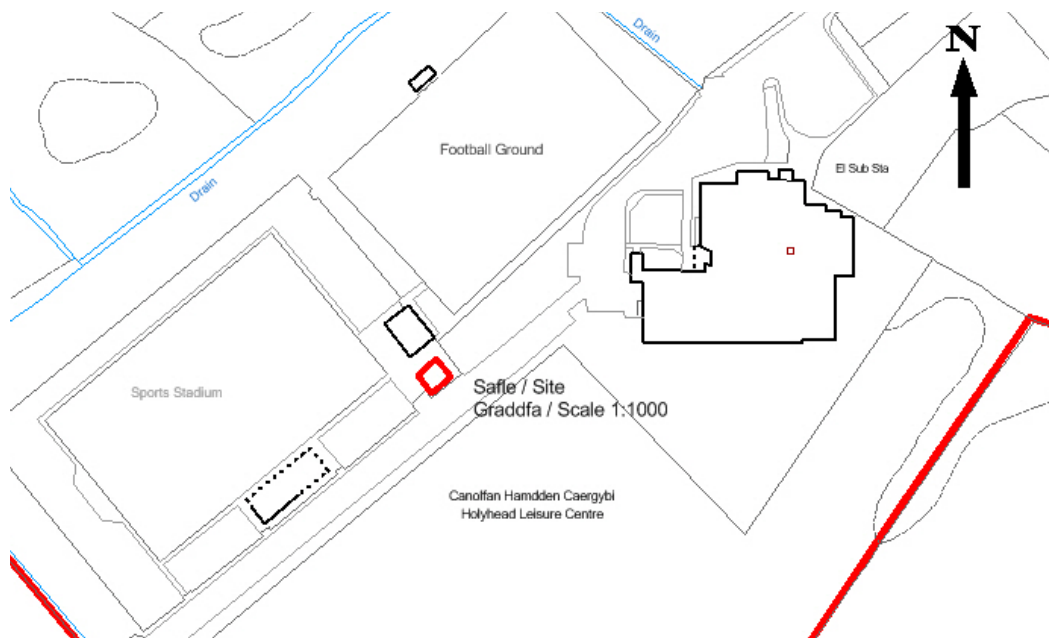
Rhif y Cais: **19C845H** Application Number

Ymgeisydd Applicant

Mr Richard Parry

Cais llawn i osod caban symudol ar y safle i'w ddefnyddio fel siop marchnata clwb pel droed yn / Full application for the siting of a portacabin on the site for use as a football club merchandise shop at

Holyhead Hotspurs, Holyhead



Planning Committee: 29/07/2015

Report of Head of Planning Service (OWH)

Recommendation:

Permit

Reason for Reporting to Committee:

The land is owned by the Council.

1. Proposal and Site

The application lies at Holyhead Hotspurs ground to the rear of Holyhead Leisure centre.

The proposal entails the siting of a porta-cabin for the use as a football club merchandise shop.

2. Key Issue(s)

The key issue is whether the proposed scheme is acceptable in terms of its function and visual impact.

3. Main Policies

Ynys Mon Local Plan

Policy 1 – General Policy

Policy 5 – Design

Policy 19 - Shopping

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 EP9 – Retailing Outside Existing Centres

Planning Policy Wales (7th Edition), July 2014

Technical Advice Note 12 – Design

4. Response to Consultation and Publicity

Councillor Trefor Lloyd Hughes – No response received at the time of writing this report

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

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

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

Public Consultation – The application was afforded three means of publicity. These were by the placing of a notice near the site, placing an advert in the local newspaper and serving of personal notifications on the owners of neighbouring properties. The latest date for the receipt of representations was the 15/07/2015 and 17/07/2015. At the time of writing this report, the department has not received and observation.

5. Relevant Planning History

19C845 - Siting of a spectators shelter at The New Oval, Holyhead Leisure Centre, Holyhead. APPROVED 04/03/2004

19C845A - Change of use of land for the siting of a pre-fabricated building to be used as a clubhouse at Holyhead Leisure Centre, Holyhead. APPROVED 27/07/2006

19C845B - Construction of a physio room under the spectators stand to The Oval, Holyhead Leisure Centre, Holyhead. APPROVED 14/04/2008

19C845C - Retention of alterations and extensions to Clubhouse, The Oval, Holyhead Leisure Centre, Holyhead. APPROVED 16/01/2009

19C845D - Application to erect a covered standing spectator area at Holyhead Leisure Centre, Kingsland, Holyhead. APPROVED 08/04/2010

19C845E - Application for the variation of condition (01) on planning permission 19C845A to allow for an extension to the period for the siting of the clubhouse at The Oval, Holyhead Leisure Centre, Kingsland, Holyhead. APPROVED 16/08/2011

19C845F - Application for the variation of condition (01) on planning permission 19C845C to allow for an extension to the period for retaining the extensions to the clubhouse at The Oval, Holyhead Leisure Centre, Kingsland, Holyhead. APPROVED 16/08/2011

19C845G - Retrospective application for the retention of the extension to the clubhouse at Holyhead Hotspurs Clubhouse, Holyhead Approved 22/01/2013

6. Main Planning Considerations

The proposed entails the siting of a porta-cabin within the football ground known as Holyhead Hotspurs which will sell football club merchandise.

The proposed porta-cabin measures 31.49 metre square. It is not considered that the proposed porta-cabin will affect the surrounding areas as it will be situated within the football ground yard; which is enclosed by a high security fence.

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.

8. Recommendation

Permit

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

(01) The building hereby approved shall be removed from the land by the 31/07/2020 and the land reinstated to its former condition by the 31/08/2020.

Reason: The local planning authority have granted permission for a temporary period only as they wish to re-consider the position on the 31/07/2020 in the light of circumstances prevailing at that date

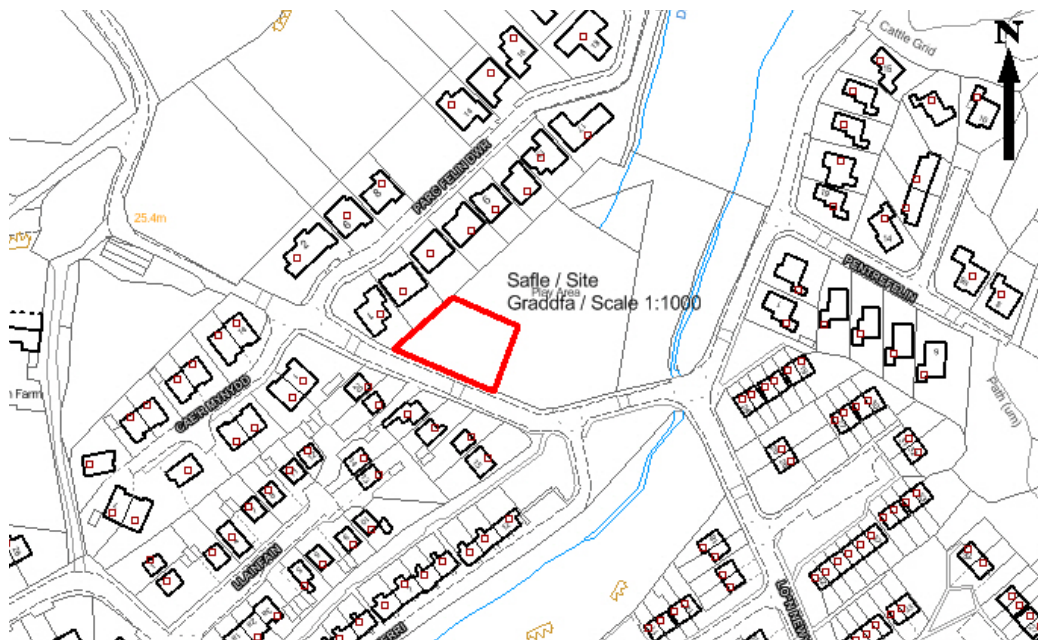
Rhif y Cais: **19C587C** Application Number

Ymgeisydd Applicant

Mr Craig Hughes

Cais llawn i godi 1 bynglo a 2 par o anneddau par ynghyd a chreu mynedfa i gerbydau ar dir ger / Full application for the erection 1 bungalow and 2 semi-detached dwellings together with the formation of a vehicular access on land adjacent to

Parc Felin Dwr, Llaingoch, Holyhead



Planning Committee: 29/07/2015

Report of Head of Planning Service (NJ)

Recommendation:

Permit

Reason for Reporting to Committee:

The application has been called in to the Committee by Councillor R LI Jones.

1. Proposal and Site

The site is located on part of a flat field enclosure defined by a post and wire fence on the rural edge of Holyhead. The proposed plots would sit alongside the rear garden area of dwellings on Parc Felin Ddŵr. The boundaries here are defined by block walls. The site is located next to the local playing field.

The application is an outline application for the erection of 3 dwellings – a bungalow and a pair of semi-detached two storey dwellings. The scheme was originally submitted for 4 dwellings as two pairs of semi-detached houses but was amended to located a single bungalow closest to the dwellings at Parc Felin Ddŵr to reduce amenity impacts and to more closely reflect the previously approved scheme.

2. Key Issue(s)

Effects on privacy and amenity.

3. Main Policies

Gwynedd Structure Plan

Policy A2 : Housing Land

Policy A3 : Scale and Phasing of New Housing Development

Ynys Môn Local Plan

Policy 1 : General Policy

Policy 42 : Design

Policy 48 : Housing Development Criteria

Policy 49 : Defined Settlements

Stopped Unitary Development Plan

Policy GP1 : General Policy

Policy GP2 : Design

Policy HP4 : Main and Secondary Centres

Policy HP7 : Affordable Housing

Relevant National or Local Policy

Planning Policy Wales(Edition 7)

4. Response to Consultation and Publicity

Councillor R LI Jones: application called to Committee. Local concerns regarding loss of playing field – considered important that there should be two houses not three to limit impacts; height of buildings should be kept as low as possible in order for the area to retain the open space feel of the playing field; there is an active application for hundreds of houses in Llaingoch which will have many affordable houses included; the corner plot is important for the setting of the houses already built; the mix of semi-detached and a bungalow will not fit in well – two bungalows are better suited; residents would welcome a meeting with the developer.

Councillor Raymond Jones: No objection

Councillor J A Roberts: happy to support the application

Town Council: No reply to consultation at the time of writing

Natural Resources Wales: standard advice

Dŵr Cymru-Welsh Water: Standard comments in relation to discharge of foul and surface water from the site

Highways Section: Suggested conditions

Drainage Section: Drainage details are satisfactory in principle

Public Consultation: 3 letters of objection have been received as a result of the publicity undertaken. Objections are based on :

2 bungalows as previously approved would be more in keeping and would have less impact on property value and would have less impact on views; there will be extra traffic in this quiet area; road is very narrow and there is on street parking so access to existing properties is already difficult and would be worse due to the proposal; children using the play area will be at risk from the additional traffic.

In response to these concerns and those raised by Councillor R LI Jones on behalf of local residents, the following comments are made:

The site is allocated for housing development under the Local Plan;

The site has the benefit of permission for 2 dwellings;

The scheme has been amended to address privacy and amenity concerns;

The Highway Authority does not object to the proposal in terms of increased traffic or highway safety issues;

Property values and views are not of sufficient weight to change the recommendation made;

There is no additional impact on the play area;

The affordable housing requirements are not triggered by this application but the existence of other affordable housing in the locality as part of another application would have no bearing on this application which is considered on its individual planning merits;

The application has been amended by the applicant to respond to local concerns but the Local member's letter requesting a meeting with residents has been sent to him for consideration.

5. Relevant Planning History

19C587A : Change of use of land to form a children's play area : Approved 9/9/05

19LPA879/CC: Outline application for the erection of 2 dwellings together with the construction of a new vehicular access on land to the rear of Parc Felin Ddŵr, Holyhead – Refused 8/10/07

10LPA879A/CC : Outline application for 2 dwellings – approved 4/6/09

19C587B: Full application for 2 dwellings – approved 28/11/13

6. Main Planning Considerations

Principle of the Development: The site is located within the development boundary of Holyhead as designated under Policy 49 of the Local Plan. The whole field enclosure is specifically allocated under the Local Plan (Proposal T2) for housing development. It sits alongside another housing land allocation (Proposal T7) on Parc Felin Ddŵr. In planning policy terms, the proposal is fully compliant with the development plan regarding the principle of the development.

Of material weight is the stopped Unitary Development Plan. The site is located outside the development boundary of the UDP. However, as this proposal is for housing development on a site specifically allocated for housing under the development plan, the principle of the development is supported in policy terms. The site already has the benefit of planning permission for two dwellings. The scheme as originally submitted under the application being considered here was for 4 dwellings as two-pairs of semi-detached units. The scheme was amended following discussions in order to address amenity concerns in relation to adjoining property.

Design, Amenity and Privacy Issues: The site fronts onto Lon Newydd leading to Parc Felin Ddŵr and Cae'r Mynydd beyond. The proposed dwellings will enclose the space and follow the pattern of road frontage development which is consistent in the area. The design reflects surrounding development and is not considered out of keeping with the residential estate development in the vicinity.

As previously stated, the scheme has been amended to omit the pair of semi-detached dwellings closest to the rear gardens of properties at Parc Felin Ddŵr in order to remove concerns regarding loss of privacy and amenity. The scheme takes up the plot area previously approved and has no impacts on the existing play area. In general terms, the design is considered appropriate in its context.

Highways and Technical Issues: The application forms and initially submitted drawings indicated disposal of surface water to a surface water drain. The Drainage Section requested greater details. Drainage details have been amended to include soakaway drainage which is considered acceptable in principle. The Highways Section has raised no objection to the proposal on road safety grounds-but has suggested conditions in respect of the access to the plots.

7. Conclusion

The proposal complies with housing proposal T2 of the Local Plan. The proposal has been amended to-take into account concerns raised regarding overlooking and loss of privacy. There are no technical objections.

8. Recommendation

Permit

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

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

(01) 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 ensure that the development will be satisfactory from an amenity and architectural point of view.

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

Reason: To ensure a satisfactory appearance of the development

(03) No fenestration (of dormer type, velux or otherwise) shall be permitted in the northern roof slope of the bungalow hereby approved.

Reason: In the interests of residential amenity

(04) No fenestration other than obscure glazed non-opening lights shall be permitted and any time in the west elevation of the bungalow hereby approved.

Reason: In the interests of residential amenity

(05) No development shall commence until details of a planting screen between points A and B on the plan attached to this permission has been submitted to and approved in writing by the LPA. Trees and shrubs shall be planted in accordance with the details as submitted and approved in the first planting season following the completion of the development or occupation of the any of the dwellings hereby approved, whichever is the sooner. The trees and shrubs planted in accordance with the approved scheme shall be maintained for a period of 5 years from planting and any trees or shrubs that die, or become severely damaged or seriously diseased during this period shall be replaced in the next planting season with others of similar size and species to those originally required to be planted, unless the planning authority gives its written consent to any variation. Upon reaching maturity, the planting screen shall be maintained at a height of not less than 1.8m unless the LPA gives its prior written consent to any variation.

Reason: In the interests of residential amenity

(06) The external boundaries of the site shall be planted with a native species hedge. Trees and shrubs shall be planted in accordance with the details as submitted and approved in the first planting season following the completion of the development or occupation of the any of the dwellings hereby approved, whichever is the sooner. The trees and shrubs planted in accordance with the approved scheme shall be maintained for a period of 5 years from planting and any trees or shrubs that die, or become severely damaged or seriously diseased during this period shall be replaced in the next planting season with others of similar size and species to those originally required to be planted, unless the planning authority gives its written consent to any variation

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

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

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

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

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

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

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

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

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

(11) 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.

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

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

(13) The access shall be completed with a bitumen surface for the first 5 metres from the nearside edge of the County Highway with the surface water drainage system completed and in 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.

(14) 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.

(15) 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.

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

Reason: In the interests of amenity.

9. Other Relevant Policies

Gwynedd Structure Plan

Policy A8 : Exception sites
Policy A9 : Affordable Housing
Policy A6 : New Dwellings in the Countryside
Policy D3 : Landscape Conservation Areas
Policy D4 : Location, siting and design
Policy D29 : Standard of Design
Policy D34 : Landscaped amenity open space
Policy FF12 : Parking provision

Ynys Môn Local Plan

Policy 16 : Recreation and Community Facilities
Policy 28: Flood Risk
Policy 31 : Landscape
Policy 32 : Landscape
Policy 34 : Landscape
Policy 52 : Exception sites

Stopped Unitary Development Plan

Policy EN1 : Landscape Character
Policy EN4 : Biodiversity
Policy SG2 : Development and Flooding
Policy SG4 : Foul Sewage Disposal
Policy SG6 : Surface Water Run-Off

Relevant National or Local Policy

TAN 1 : Joint Housing Land Availability Studies
TAN 2 : Planning and Affordable Housing
TAN 15 : Development and Flood Risk
TAN 18 : Transport

SPG: Design Guide

SPG: Parking Standards

Rhif y Cais: **39C18Q/1/VAR** Application Number

Ymgeisydd Applicant

Mr Nigel Ingram

Cais o dan Adran 73 i diwygio amod (09) o caniatâd cynllunio rhif 39C18H/DA (codi 21 annedd) er mwyn galluogi newid y dyluniad yn / Application under Section 73 for the variation of condition (09) from planning permission reference 39C18H/DA (erection of 21 dwellings) so as to change the design at

Plot 22, Ty Mawr, Menai Bridge

Planning Committee: 29/07/2015

Report of Head of Planning Service (CC)

Recommendation:

Permit

Reason for Reporting to Committee:

At the request of the Local Member – Councillor Meirion Jones

1. Proposal and Site

The application is made to vary condition (09) of planning permission 39C18H/DA in order to change the design of the dwelling at Plot 22.

The site lies adjacent to the Tŷ Mawr Estate in the town of Menai Bridge, the land has extant permission for the erection of 21 dwellings.

2. Key Issue(s)

The key issues to consider are whether the proposed change to the design of the dwelling is acceptable.

3. Main Policies

Ynys Mon Local Plan

Policy 1 - General Policy

Policy 42 – Design

Policy 49 – Defined Settlements

Gwynedd Structure Plan

Policy D4 – Siting

Policy D29 – Design

Policy A1 - Housing Land

Policy A3 - New Housing Development

Policy D3 – Landscape

Policy D8 – Natural Slates

Policy D32 - Landscaping

Stopped Unitary Development Plan

Policy GP1 – General Control Guidance

Policy GP2 - Design

Policy HP3 – New Housing Development

Policy EN1 – Landscape Character

4. Response to Consultation and Publicity

Cllr Alun Mummery – No response received at time of writing report.

Cllr Jim Evans – No response received at time of writing report.

Cllr Meirion Jones – Request that the application be referred to the Planning and Orders Committee for determination.

Town Council – concerns that the changes would adversely affect the character and consistency of the existing estate and raised concerns about potential similar changes being applied for in future, for the remaining dwellings.

Ecological and Environment – Response received, no ecological comments.

Drainage – No objection.

Natural Resources Wales - No response received at time of writing report.

Welsh Water - No response received at time of writing report.

Highways - No response received at time of writing report.

Response to publicity

A total of six objection letters were received by four objectors. However, the content of which is summarised below. A full copy can be found in the letters pack:

- 1) Concern regarding increase in floor/ roof height
- 2) Any increase to the levels will have an impact on the outlook of the dwelling behind and also lead to loss of light
- 3) Concern that further applications will be made for similar changes to the dwellings on the other plots
- 4) The developer should keep to the original approved plans
- 5) This is the second application for amendments, Plot 23 having been granted amendment contrary to the wishes of the residents. Piecemeal changes are being made to the original approved plans which wholly undermines the vision and unity of the original approved scheme and is unacceptable
- 6) This application also proposes changes to the palette of the proposed external materials to be used and which are different to those approved on the neighbouring plot (No.23)

In response to the above points:

- 1) Following objections, the floor level has reverted to the original level of +36.0 as approved under 39C18H/DA
- 2) As above in 1) and it is not considered that the proposal will give rise to loss of light due to differences in level between development site and dwelling to rear.
- 3) The Local Planning Authority is duty bound to consider each application on its own merits.
- 4) As above in 1) the developer has reverted to original levels.
- 5) As above in point 1) and 3)
- 6) Proposed palette crossed checked with previously approved plans. The external wall finish under application 39C18P/1/MIN was changed from Off White Render to White Cement Spa Render. This development also proposes to use White Cement Spa Render. Other proposed materials that match previously approved include external Western Red Cedar and Natural Roofing slates. Previously under application 39C18P/1/MIN stone/slate cladding was

approved for the external walls, this proposal specifies Z-Clad Stone Cladding which is acceptable.

5. Relevant Planning History

39C18A - Residential development on land at Ty Mawr, Menai Bridge - 20/8/87 – Refused – Appeal Allowed 28/9/88

39C18G - Erection of 21 dwellings at Ty Mawr, Menai Bridge – 2/7/91 – Refused – Appeal Allowed 7/3/92

39C18H/DA - Detailed plans for the erection of 21 dwellings on land at Ty Mawr, Menai Bridge – 25/4/96 – Approval

39C18D/1 - Variation of condition (05) on planning permission no 39/C/18A/1 on plot 30 Ty Mawr, Menai Bridge – 8/6/01 – Allowed

39C18J/1/LUC - Application for a Certificate of Lawfulness for proposed use for the erection of 8 dwellings previously approved under reference 39C18H\DA at Ty Mawr, Menai Bridge Lawful 10/06/2014

39C18K/1/MIN – minor amendment to scheme previously approved under reference 39C18H\DA (road layout) Granted 04/12/14

39C18M/1/MIN – minor amendment to Plot 23 N Decision – Returned to Applicant

39C18N/1/MIN – minor amendment to design and external appearance on Plot 23 Granted 26/02/2015

39C18P/1/MIN – minor amendment to previously approved 39C18H\DA Granted 17/04/2015

6. Main Planning Considerations

This is an application under Section 73 of the Town and Country Planning Act 1990 for the variation of condition (09) under planning permission 39C18H/DA, in order to change the design.

Planning permission was granted for the erection of 21 dwellings on the site on 25th April 1996 under planning reference 39C18H/DA, further to this a Certificate of Lawfulness was issued on 10th June 2014 for the use for the erection of 8 dwellings previously approved under reference 39C18H/DA at Plots 16-23 Ty Mawr.

This application is for a variation of condition (09) which states ‘ *The development permitted by this consent shall be carried out strictly in accordance with the plans, sections and elevations required to be approved by the local planning authority under the conditions imposed.*’

In response to publicity and consultation six objections were received and the application was called-in for determination by the Planning and Orders Committee by the local Councillor.

The development originally proposed to raise the level of plot 22 by +0.75, however following the above mentioned objections and the call in the applicant amended the proposal. The amended proposal is now solely for the variation of condition (09) as to change the design, the dwelling will be erected at the original level as approved under 39C18H/DA.

The proposed change in design consists of the erection of the dwelling with a detached single garage,

this differs from the original approval under 39C18H/DA for dwellings with integrated garages. The material palette will match the neighbouring plot (No.23) as recently approved under 39C18N/1/MIN.

The change in design is not considered to be unacceptable, the Ty Mawr estate consist of properties of different sizes, designs and layouts. The development will continue the approved material palette as approved for plot 23. The development sits comfortably within the plot, the footprint of the proposed separate dwelling and garage does not differ significantly or unacceptably from the previously approved.

7. Conclusion

Having considered the above and all material considerations it is considered that the proposed variation of condition and change in design is acceptable. It is therefore recommended that the application should be approved.

8. Recommendation

To **permit** the application.

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

(01) 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 10/06/2015 under planning application reference 39C18Q/1/VAR.

Reason: For the avoidance of doubt.

9. Other Relevant Policies

Planning Policy Wales (Edition 7)

Tan 22: Design

SPG: Design Guide

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

Ymgeisydd Applicant

Mr Frank Gibbons

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

Bryn Hyfryd, Brynrefail



Planning Committee: 29/07/2015

Report of Head of Planning Service (DFJ)

Recommendation:

Permit

Reason for Reporting to Committee:

The application is being presented to the Planning & Orders Committee at the request of a local member.

1. Proposal and Site

The site is located within a large and open field enclosure presently used as grazing land and is positioned in the upper corner of the field where the class 3 highway leading from Mynydd Bodafon joins the A5025. Access is proposed from the class 3 highway previously referred to.

The plot is in an elevated position in the local landscape which is designated as being of Outstanding Natural Beauty and is readily visible from the aforementioned highways.

The proposal is a full application for the erection of a dwelling, installation of a sewage treatment plant, together with the construction of a vehicular access on land opposite Bryn Hyfryd, Brynrefail.

A two storey dwelling is proposed with a ridge height of 7.1 m. The dwelling is of dormer construction with three bedrooms (one en-suite) and a bathroom accommodated on the first floor. Ground floor accommodation comprises of a lounge/study, hallway and a kitchen/dining area. A utility room and garage is also provided in a single storey side extension.

Natural slate is proposed as the roofing material with walls finished in light coloured render with dressed Moelfre stone quoins, cills and lintels.

2. Key Issue(s)

The key issues are whether or not the proposal complies with current policy, whether the proposal will detrimentally affect the amenities of surrounding properties or harm matters of acknowledged importance such as highway safety and landscape quality.

3. Main Policies

Ynys Mon Local Plan

Policy 1 – General Policy

Policy 30 - Landscape

Policy 42 – Design

Policy 48 – Housing Development Criteria

Policy 50 – Listed Settlement

Gwynedd Structure Plan

Policy D1– Location, Siting and Design

Policy D4 – Location, Siting and Design

Policy D29 - Design

Stopped Unitary Development Plan

Policy GP1 – Development Control Guidance

Policy GP2 – Design

Policy HP5 – Countryside Hamlets & Clusters.

Policy EN2 – Areas of Outstanding Natural Beauty.

Relevant National or Local Policy.

Planning Policy Wales

Technical Advice Note 12 – Design

SPG – Urban & Rural Environment.

4. Response to Consultation and Publicity

Community Council – No Observations.

Local Member (Cllr Derlwyn R.Hughes) – Objects on the grounds that the location is unsuitable and would lead to further development in the future. Also reflects the concerns of a local resident who overlooks the site.

Local Member (Cllr Ieuan Williams) – No response at the time of writing the report

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

Highways Authority – Recommend approval subject to standard conditions relating to the construction of the access being imposed together with a Traffic Management Plan being put in place during the construction period and a pedestrian footway being constructed linking into the existing footway on the A5025.

Drainage Section – Confirm that the foul and surface water drainage systems as detailed is satisfactory.

Welsh Water – Note that the proposal does not intend to connect into the public sewerage system and suggest consultation with Natural Resources Wales.

Natural Resources Wales – Note that the application site lies within an Area of Outstanding Natural Beauty (AONB) and remind the Authority of the duty to have regard to Section 85 of the Countryside & Rights of Way Act 2000 which requires public bodies to have regards to the purposes of conserving and enhancing the natural beauty of the AONB.

The Authority's attention is also drawn to the duty under Section 42 of the Natural Environment & Rural Communities (NERC) Act 2006 with respect to conserving biodiversity.

Council's Ecological Advisor – Does not object and offers guidance on site clearance methodology.

The proposal was advertised through the posting of a notice on site together with the distribution of personal letters of notification to the occupiers of neighbouring properties. The latest date for the receipt of representations was the 21st July 2015.

At the time of writing the report 3 letters from the occupiers of properties overlooking the application site had been received objecting to the proposal.

The main reasons for objection can be summarised as follows:-

- Concerns regarding highway safety.
- Loss of natural light.
- Loss of privacy.
- Potential for further future development.
- Orientation and siting of proposed dwelling.
- Detrimental impact on AONB.

One letter of support has also been submitted by the applicant enclosing a 33 name petition supporting the proposal.

Signatures to the petition do include residents of Brynrefail but also those in other settlements such as Amlwch, Moelfre, Dulas, Llaneilian and Llanerchymedd.

5. Relevant Planning History

40C323 – Outline application with some matters reserved for the erection of a dwelling on land opposite Bryn Hyfryd, Brynrefail. Approved 19.12.2013.

40C323A/SCR – Screening opinion for the erection of a dwelling on land opposite Bryn Hyfryd, Brynrefail. Determined that EIA not required 19.12.2013.

6. Main Planning Considerations

Policy context - Brynrefail is identified as a Listed Settlement under Policy 50 of the Ynys Mon Local Plan and as a Countryside Hamlet under Policy HP5 of the stopped Unitary Development Plan.

Single plot applications within or on the edge of a settlement are considered acceptable under Policy 50 of the Ynys Mon Local Plan provided a proposal would not harm the physical or social character of the area. Similarly Policy HP5 of the Stopped Unitary Development Plan states that single dwellings on sites that are immediately adjacent to the developed part of the hamlet can be supported subject to similar criteria.

The general pattern of development in Brynrefail is detached housing facing the highway and it is considered that the proposal in terms of orientation, scale and its juxtaposition with respect to nearby dwellings is acceptable and not out of character with the existing pattern of development in the settlement. Furthermore it is considered that the site can reasonably be described as forming a reasonable minor extension to the existing developed part of the settlement without constituting an undesirable intrusion into the landscape.

Notwithstanding the fact that there is no guidance within policy to indicate what is or is not acceptable levels of development for any of the given listed settlements it can be confirmed that a review of the past 10 years indicates that no units have been completed in Brynrefail and the only valid permission in existence is the outline approval at this plot. Consequently there is no evidence that the proposal would harm the character of the area in this respect.

It is also considered that the design of the proposed dwelling reflects the traditional character of existing buildings in the locality in terms of scale, massing materials and colour.

It is therefore considered that the proposal is compliant with the requirements of Policy 50 of the Ynys Mon Local Plan and Policy HP5 of the Stopped Unitary Development Plan.

Impact on amenities of surrounding properties – In considering these impacts objections received from occupiers of nearby properties have been taken into account and assessed as follows;

– Loss of natural light; The adjoining class 3 highway and grass verges have an approximate width of 10m, and residential properties on the opposite side of this highway are set back approximately 10 to 15m within their respective curtilages. In addition the proposed dwelling is also set back approximately 10m into the plot. This coupled with the local topography means that the proposed dwelling will be sufficiently distance and at a lower level from adjoining properties so as not to cause loss of light or privacy to such an extent so as to cause unacceptable detriment to amenity.

In addition the properties are separated by a public highway and the front gardens are already readily visible to road users. Separation distances between windows are far in excess of the standards recommended in the Council's adopted guidance notes.

-Loss of view; It is generally held that "there is no right to a view". Whilst that is correct in strictly legal terms, it does not mean that the loss of a view is necessarily irrelevant to planning. The enjoyment of a view could be an important part of the residential amenity of a neighbouring property, and its loss might therefore have an adverse impact on the residential amenity of that property. However; and on balance my judgement in this instance is that it is not the case here as views over a wider vista is available and the proposal will formulate only a component of this wider vista.

-Set a precedent for future development; An extant planning permission exists on the plot. Each application will be considered on the facts of the case and its individual merits and whilst acknowledging that the possibility of setting a precedent can be a 'material consideration' it is considered that there is a sufficiently robust policy framework in place to ensure that any future development proposals in the locality are properly assessed on their merits. There is no evidence to suggest that the approval of this development will lead to further development in future.

On balance it is not considered that the proposal will harm the amenity of adjoining properties as it is sufficiently separated from them so that levels of amenity are not reduced to such a degree as to cause demonstrable harm.

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

The primary objective for an AONB designation is the conservation and enhancement of their natural beauty. Local authorities have a statutory duty to have regard to AONB purposes and development control decisions affecting AONB's should in the first instance favour conservation of natural beauty.

In considering the above it is considered that in broad landscape terms the plot is more closely related and aligned to the existing developed part of the settlement rather than the extensive open area of countryside lying beyond. The two highways that adjoin the site are also significant features in the landscape in both physical and functional terms and have a significant impact on the areas character. In addition the existing dwellings that lie on the opposite sides of these roads at this junction further impose built development on the areas character. On balance it is not considered that a dwelling at the corner of this road junction would look out of place nor would it for the reasons outlined above erode the wider landscape quality of the area to such a degree so as to warrant refusal.

It is also noteworthy that an extant outline planning permission exists on the application site.

Highway safety. - The highway authority do not object and it is considered that the access is sufficient distance from the A5025 junction so that it will not cause danger or inconvenience to road users. In addition the new footway will be beneficial to pedestrians in general.

7. Conclusion

On balance it is considered that the proposal is compliant with relevant policy and will not cause unacceptable harm to matters of acknowledged importance.

8. Recommendation

Permit

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.

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

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

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

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

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

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

(04) 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.

(05) 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 2 meters of the said wall/hedge/fence.

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

(06) The access shall be completed to a rolled and blinded hardcore finish before the use hereby permitted is commenced.

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

(07) No surface water from within the curtilage of the site to discharge onto the county Highway.

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

(08) The car parking accommodation and turning areas 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 development shall commence until full details of a 1.8 meter wide pedestrian footway along the whole frontage of the site and connected into the existing footway on the A5025 have been submitted to and agreed by the Local Planning Authority. The footway shall be completed in accordance with the agreed details prior to the occupation of the dwelling.

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

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

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

(11) Prior to the commencement of development a full comprehensive and robust Traffic Management Scheme (TMS) shall be submitted to and approved in writing by the local planning authority to include :-

- I. The parking of vehicles for site operatives and visitors**
- II. Loading and unloading of plant and materials**
- III. Storage of plant and materials used in constructing the development**
- IV. Wheel washing facilities (if appropriate)**
- V. Hours and days of operation and the management and operation of construction and delivery vehicles.**

The provisions of the TMS shall thereafter be implemented in accordance with the approved details.

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

(12) The development permitted by this consent shall be carried out strictly in accordance with the plan(s) submitted on the 18/06/2015 under planning application reference 40C323B.

Rheswm: Er mwyn osgoi unrhyw amheuaeth.

10. Other Non-Material Issues Raised

Objectors also raised the following matters which were taken into account but do not alter the recommendation made.

Questions regarding the acceptability of outline application at this site when other sites refused..

Comments; 'other sites' not specified so difficult to comment in any detail. In any event an officer's report on the outline approval sets out the rationale for approval. See also comments above in respect of precedent.

Receipt of letters from builders merchants.

Comment; this is not a material consideration in the determination of this planning application.

Deficient publicity arrangements.

Comment; the planning file details publicity undertaken and it shows that statutory requirements have been exceeded.

Use of 'Bryn Hyfryd' in application description.

Comment; the description describes the application site as being 'opposite' Bryn Hyfryd. I consider this to be both factually correct and appropriately descriptive so that local residents would easily identify the site in question.

No consideration of 'local people' by applicant.

Comment; Not entirely clear on the context of this remark but assume it means the impact on amenity. See comments above.

13.1

Materion Eraill

Other Matters

Rhif y Cais: **46C427K/TR/EIA/ECON** Application Number

Ymgeisydd Applicant

Land and Lakes (Anglesey) Ltd

Cais cynllunio hybrid sy'n cynnig:

Amlinellol gyda'r holl faterion wedi eu cadw'n ôl ac eithrio dull mynediad, ar gyfer :
Pentref Hamdden ym Mharc Arfordirol Penrhos, Ffordd Llundain, Caergybi yn cynnwys: Hyd at 500 o unedau hamdden newydd gan gynnwys porthdai a bythynnod newydd; Adeilad canolbwynt canolog newydd gan gynnwys derbynfa gyda chyfleusterau hamdden gan gynnwys parc dwr isdrofannol dan do, neuadd chwaraeon dan do, caffis, bariau, bwytai ac adwerthu; Adeilad canolog newydd ar gyfer Marchnad Ffermwyr; Adeilad hamdden a sba canolog newydd; Canolfan chwaraeon dwr a chaffi newydd ar safle'r hen Dy Cwch; Dymchwel y Baddondy ac adeiladu bwyty ar ei safle; Dymchwel adeiladau eraill gan gynnwys tair ysgubor amaethyddol a thair annedd; Darparu a chynnal 29 hectar o ardaloedd cyhoeddus gyda maes parcio i'r cyhoedd a gwelliannau i'r llwybr arfordirol gan gynnwys: Rhodfeydd a reolir o fewn 15 hectar i goetir, cadw a gwella Pwll Grace, Pwll Lili, Pwll Sgowtiaid gyda llwyfannau gweld, y Fynwent Anifeiliaid Anwes, y Gofeb, y Ty Pwmp a maes picnic gyda gorsafoedd bwydo adar a chuddfannau gwyllo adar, gydag arwyddion dehongli addysgiadol a dwyieithog trwy'r cyfan; Creu trywydd cerfluniau newydd trwy goetir a llwybrau pren a gwell cysylltiad gyda Llwybr yr Arfordir; Bydd y traeth yn parhau i fod yn hygyrch i'r cyhoedd gan ddarparu mynediad diogel i'r dwr bas; Canolfan Bwer a Gwres gyfun.

Tir yn Cae Glas - Codi llety a chyfleusterau pentref hamdden sydd wedi eu dylunio i'w defnyddio yn y lle cyntaf fel llety dros dro i weithwyr adeiladu ar gyfer Wylfa B ar dir Cae Glas, Parc Cybi, Caergybi yn cynnwys: Hyd at 315 o borthdai i'w hisrannu yn y lle cyntaf fel llety ar gyfer gweithwyr niwclear; Adeilad canolbwynt canolog gan gynnwys derbynfa a chantin ar gyfer y llety; Cyfleuster Parcio a Theithio gyda hyd at 700 o lecynnau parcio ceir; Gwesty newydd; Adeilad canolbwynt wrth ochr llyn yn cynnwys bwyty, caffi, adwerthu a bar; Cae pêl-droed glaswellt newydd a chae criced; a Canolfan Bwer a Gwres Gyfun. I'w haddasu wedyn (ar ôl adeiladu Wylfa B) i fod yn estyniad i Bentref Hamdden Parc Arfordirol Penrhos gan gynnwys: Porthdai ac adeiladau cyfleusterau wedi eu hadnewyddu i greu llety gwyliau o safon uchel (hyd at 315 o borthdai i deuluoedd); Canolfan Ymwelwyr a Gwarchodfa Natur sy'n caniatáu mynediad i'r cyhoedd dan reolaeth; a Canolfan Dreftadaeth gyda lle parcio i ymwelwyr.

Tir yn Kingsland - Codi datblygiad preswyl a ddyluniwyd i'w ddefnyddio yn y lle cyntaf fel llety i weithwyr adeiladu yn Kingsland, Ffordd Kingsland, Caergybi yn cynnwys: Hyd at 320 o dai newydd i'w defnyddio yn y lle cyntaf fel llety dros dro i weithwyr adeiladu. I'w haddasu wedyn(ar ôl adeiladu Wylfa B) i fod yn ddatblygiad preswyl a fyddai'n cynnwys: Hyd at 320 o anheddau mewn tirwedd o safon uchel a llecynnau agored. Bydd datblygiadau atodol ar gyfer pob cam o'r gwaith datblygu, gan gynnwys darpariaethau ar gyfer parcio, ardaloedd gwasanaeth, llecynnau agored a pheiriannau'gwaith.

Manylion llawn ar gyfer newid defnydd yr adeiladau Stad cyfredol ym Mharc Arfordirol Penrhos, Ffordd Llundain, Caergybi gan gynnwys newid defnydd: Twr y Beili ac adeiladau allanol yn Fferm Penrhos o dy clwb criced i fod yn ganolfan wybodaeth i ymwelwyr, bwyty, caffi, bariau ac adwerthu; Ysgubor y Fferm ac Adeiladau Trol o fod yn adeiladau fferm i fod yn ganolfan ar gyfer hurio beiciau ac offer chwaraeon; Y Twr o ddefnydd preswyl i fod yn llety i reolwyr a swyddfa atodol; a Ty Beddmanarch o annedd i fod yn ganolfan i ymwelwyr /

A hybrid planning application proposing:

Outline with all matters reserved except for means of access, for:

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

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

Land at Kingsland: The erection of a residential development which has been designed to be used initially as temporary construction workers accommodation at land at Kingsland, Kingsland Road, Holyhead comprising: Up to 320 new houses to be initially used as temporary construction workers accommodation. To be subsequently converted (post Wylfa B construction) into a residential development comprising: Up to 320 residential dwellings set in high quality landscaping and open spaces. Each phase of development will have ancillary development comprising car parking, servicing areas, open spaces and plant.

Full detail for the change of use of the existing Estate buildings at Penrhos Coastal Park, London Road, Holyhead including the change of use for: The Bailiffs Tower and outbuildings at Penrhos Home Farm from a cricket clubhouse to a visitors information centre, restaurant, café, bars and retail; Home Farm Barn and Cart Buildings from farm buildings to cycle and sports hire centre; The Tower from residential to a Managers accommodation and ancillary office; and Beddmanarch House from residential to a visitors centre.

Parc Arfordirol Penrhos \ Penrhos Coastal Park,Cae Glas a Kingsland,Caergybi \ Holyhead

Planning Committee: 29/07/2015

Report of Head of Planning Service

1. Recommendation:

Members are asked to note the obligations which will be secured under an agreement under section 106 of the Town and Country Planning Act 1990 which are in line with the heads of terms authorised by Committee on 6th November 2013 and which have been the subject of subsequent discussions following the 3rd June Committee. Members are asked to authorise the Head of Planning Service to finalise and thereafter complete the section 106 Agreement in accordance with the heads of terms below and thereafter issue the planning permission with the conditions previously approved including any additional or amended conditions considered appropriate.

2. Purpose of the Report & the Background

This report follows from the report presented to Members on 3rd June 2015 where it was resolved that the terms of the section 106 Agreement related to the Land and Lakes proposals were to be brought back to this Committee prior to completion of the Agreement. There are still a small number of issues to be finalised before the Agreement can be completed, however we now have more detail in relation to each area of provision. We also fed back concerns to the developer following the last Committee meeting which has resulted in some areas being revisited, including the key concern of ensuring that sufficient safeguards are put in place to only allow development of the legacy uses if the site is first used as accommodation for nuclear workers. Given where we are with these issues, and the fact that Committee wanted to ensure it was kept apprised of progress, it is considered that a report is now appropriate.

Members will recall at the last Committee meeting that a table was set out summarising each Head of Term and the position discussions had reached. A verbal update was given at the Committee with specific contributions/provision highlighted. The same format has been adopted for this report although more detail is now included given that matters have progressed and resolved since the last committee meeting.

3. Section 106 Agreement

Number/Area of Heads of Terms	Description of Heads of Terms	Position agreed for section 106 Agreement
1. Education	Provision of or financial contributions towards any additional demand identified following assessment of school places created by the Kingsland housing legacy development. Demand to be assessed prior to implementation of the relevant phase and provision/contribution calculated against an agreed formula.	A maximum contribution will be secured based on an agreed formula. Discussions between the Council and the developer are taking place to agree the level of the contribution. It has been agreed that a contribution will, subject to assessment of need for school places at the time of delivery of the houses at Kingsland, be paid towards primary and secondary education and will be paid in instalments on occupation of the housing. The payments will be applied to create additional capacity and it will also be related to school catchment areas. Discussions are ongoing

		on whether a contribution should properly be secured in relation to pre-school provision. The contribution will also cover placements at Welsh Language Centres.
2. Medical Care	Financial contribution towards any additional demand identified following assessment for medical care or services created by the nuclear worker accommodation or Kingsland housing developments, such as GPs and dentists. Demand to be assessed prior to implementation of the relevant phase and provision/contribution calculated against an agreed formula.	A maximum financial capital contribution is proposed of £600,000 towards accommodation needed to meet the demand for additional GP services and £178,000 for the demand on dentists (the actual sum payable calculated by reference to the number of nuclear worker bed spaces provided by the development). This sum to be applied towards improvements in the area. There is currently no revenue contribution proposed to cover the costs for health services. The health board is currently considering whether such a contribution should properly be requested and, if so, what the level of that contribution should be. Discussions are ongoing with the health board in this respect
3. Leisure	Provision of or financial contributions towards any additional demand identified for publically accessible fitness and sports facilities either off site or within the development. The amount and timing of such provision/contributions to be assessed prior to implementation of the relevant phase and calculated against an agreed formula.	<p>A capital contribution of £45,583 to be paid during the construction phase of Cae Glas and Kingsland towards existing sports & swimming provision to meet the impact of the construction workforce together with a revenue contribution of £21,082 per year for the duration of the build. This is based on a construction workforce of 247 for Cae Glas and Kingsland Phase 1.</p> <p>As part of that construction a 690 square metre sports centre will be provided on Cae Glas (to meet the needs for 3,500 workers) together with outdoor sports pitches. These will be for use by the nuclear workers. If no such provision is made, a significant capital contribution £1,094,070 shall be payable in lieu and an annual revenue contribution £296,950 is to be paid towards existing sports facilities for the duration of the use by nuclear workers. If a smaller facility is provided then a sum representing the shortfall of provision will be payable. If no sports pitches are provided an additional contribution of £493,443 is to be paid.</p>
4. Swimming	A contribution if required towards improvements to off-site swimming facilities or a contribution towards existing facilities to accommodate any additional demand created by the Cae Glas workers accommodation and	During the construction phase, £38,683 is to be paid as a capital contribution and £11,721 paid as an annual revenue contribution. This is based on a construction workforce of 247 for Cae Glas and Kingsland Phase 1.

	Kingsland. The demand to be assessed prior to implementation of the relevant phase and the amount of contributions to be calculated against an agreed formula.	A capital contribution of £548,141 (as a fixed sum) and an annual revenue contribution based on 3,500 nuclear workers of £162,562 is to be paid during the nuclear worker phase.
5. Library	A financial contribution, if required following assessment, towards increasing the capacity of existing library facilities in the impact area, particularly to account for the demands from the nuclear worker accommodation and Kingsland housing development and calculated against an agreed formula.	A maximum financial contribution of £400,000 towards the demand for additional library services created by the nuclear worker accommodation (the actual sum payable calculated by reference to the number of nuclear worker bed spaces provided by the development). This sum to be applied as a capital or revenue contribution by the Council.
6. Police	Provision/financial contributions towards any additional demand/impacts identified on the Police from the nuclear workers accommodation or other phases of development. The amount and timing of such provision/contributions to be assessed prior to implementation of the relevant phase.	Maximum contribution of £2,759,882 with a maximum contingency of £689,971 (based on an agreed formula) to meet the needs of 3,500 nuclear workers (the actual sum payable calculated by reference to the number of nuclear worker bedspaces provided by the development and the period of occupation).
7. Ambulance/Fire	Provision/financial contributions towards any additional demand/impacts identified on the Ambulance Service/Fire service from the nuclear workers accommodation. The amount and timing of such provision/contributions to be assessed prior to implementation of the relevant phase.	Discussions have taken place with the Ambulance and Fire Service who will be providing the level of provision needed to address the nuclear worker impact. Any update in this area will be provided at committee.
8 Child social services	Provision/financial contributions towards any additional demand identified for child social services created by the nuclear accommodation at Cae Glas and Kingsland. The amount and timing of such provision/contributions to be assessed prior to implementation of the relevant phase and calculated against and agreed formula.	Following an assessment of need, a child social services officer (at £56 - 58,000 per annum – Consultant Social Worker) will be funded for a five year period in relation to nuclear worker impact. This will commence within twelve months prior to the first occupation of the development by nuclear workers. Six months prior to expiry of the five year annual contribution period, the Council shall carry out a review of the continuing need for such an officer. If such need exists, the role shall be extended (and funded) for up to five more years. A code of practice also needs to be prepared by the developer in conjunction with the Council's social services department, which the developer needs to implement. This needs to include measures such as preventative safeguarding practice, integrating nuclear workers into the local

		community including communication between the workers and community to promote the protection of vulnerable adults.
9. Parking and public access	The provision of free parking and public access in Penrhos as outlined on the application, subsidised access to Cae Glas and free access to Kingsland. The visitor centre at Penrhos to be open to the public free of charge. Space to be provided in the visitor centre for the council to use as a visitor learning facility to further the conservation and enhancement of the AONB. Toilets at Penrhos to be maintained until the toilets are relocated to the visitor centre. Provision of open space and play equipment (and its maintenance) in relation to the Kingsland residential use.	The agreement will define the areas of minimum public access with precise requirements to be subject to an access plan. Appropriate use of space within the visitor centre is to be agreed. Open space and play equipment is to be provided at Kingsland and maintained by land and lakes. Toilets at Penrhos will be maintained and kept open for public use until the visitor centre toilets are available.
10. Open space and play areas	Relocation of the cricket pitch and football ground at Penrhos to Cae Glas. Obligations to cover the timing, specification, management, access and parking arrangements and the use of the facilities.	Relocation of the existing cricket and football pitches is to take place prior to any development taking place which affects the existing pitches. The new pitches are to be maintained by the developer and made available for use by existing sports clubs who are able to lease the facilities.
11. Permissive path	Permissive path along coastal edge of Penrhos within application site to be dedicated as public right of way and maintained by applicant. Sustrans 8 cycle route/public footpath 38 to be rerouted to ensure continual access provided.	The permissive coastal path is to be dedicated as a public right of way. In the event that Sustrans 8 or footpath 38 needs to be diverted as a result of the development, there is an obligation to do that.
12. Leisure facilities to be open to the public	Leisure facilities at Penrhos to be open to the public on a Community Access Programme with hourly/daily and seasonal tariffs to be agreed with the applicant.	Local access obligations will be contained in the Agreement. A scheme to be agreed for reasonable and subsidised access. Specific requirements in relation to disadvantaged groups and areas.
13. Compensatory habitat	Compensatory habitat and species enhancement areas and measures, monitoring and future management including ensuring appropriate funding is in place.	A nature reserve at Cae Glas needs to be provided as a replacement for land lost at Penrhos. Provisions have been agreed for identifying compensatory habitat and species enhancement areas. Restoration works are to be agreed and carried out. An ecological compliance audit needs to be undertaken together with ecological surveys and monitoring. There are also obligations on nature conservation generally including safeguarding existing grassland and heathland,

		providing managed open space and green linkages. The various areas can be transferred to a management company. There are obligations in relation to funding and bonding. A scheme in relation to protection/management of the SSSI needs to be agreed and implemented. A warden needs to be appointed to ensure compliance with various obligations and who needs to report to and work with the Council in this regard. The above provisions have been worked up in association with NRW .
14. Construction worker restrictions	Restriction on the construction worker accommodation at Cae Glas and Kingsland to ensure that they are not occupied by families and that all facilities are to be provided centrally.	This restriction is agreed. See below for details.
15. Holiday use restriction	Restriction of the accommodation at Penrhos and the legacy accommodation at Cae Glas to holiday use only.	This restriction is agreed. See below for details.
16. Green Travel Plan	Green Travel Plan/TIS to be required to include provision of a shuttle bus link to Holyhead town centre and key tourist nodes. Travel plan to relate to temporary and legacy uses, including general public use of Penrhos, including shuttle bus/coach parking and turning. Provisions to monitor the operation of the GTP/TIS and to contain appropriate remedies for non-compliance (financial or other requirements as appropriate)	Travel plans need to be submitted detailing the measures to be provided by the developer to encourage employees, tourists and nuclear workers etc.x to adopt and utilise environmentally friendly forms of travel. They shall contain travel reduction targets which will result in financial penalties if not met. The details of a shuttle bus link between Holyhead town centre and Kingsland and London Road wards needs to be agreed with the Council. The developer will need to fund this link or pay the annual public transport contribution in 17 below.
17. Public Transport	Provision of passing places on Lon Trefignath on highway land/land in control of applicant. Provision of bus stop facilities. Applicant to enter into section 278 Agreement to deliver these.	Passing places at Lon Trefignath are to be provided by condition. Bus stop facilities are to be provided as part of the Travel Plan. Public transport contribution of £200,000 together with annual contribution thereafter of £200,000 for the duration of occupation by nuclear worker unless this is otherwise satisfied by operators provision of bus service funded by the developer.
18. Local employment	Provisions in relation to local employment and supply chain including providing and implementing a local employment and training plan covering local recruitment and training, providing a local sourcing strategy to establish a	Apprenticeships need to be provided during the leisure phases of development (5% of construction workers will be apprentices and 2% of operational workers). There are requirements in relation to the provision of work placements. A target of 35% local labour during the construction phase and

	commitment to work with local businesses and financial contribution towards the funding of apprentices during construction and operation.	80% in relation to the operational leisure phase. There is the requirement for a local sourcing and materials strategy to be agreed and implemented. A Local Employment & Supply Chain officer will also be funded for an 18 month period (at £45,000 per annum).
19. TPOs	Payment of Council's reasonable costs in relation to making new TPOs within the application site.	Payment of any new TPOs is required. There is also a requirement to meet the monitoring and maintenance costs for the nature reserve and other planted areas.
20. Community liaison group	Creation of a liaison group to engage with the community and to input into aspects of the development affecting the community, such as the publically accessible areas.	A liaison group is to be established with membership requirements and terms of reference to be agreed. It is currently envisaged that the representatives IACC, Community First and Community Councils.
21. Affordable housing	Affordable housing provision on Kingsland to be 50%. Mix and tenure to be assessed at time of provision.	The developer must provide 50% of the housing at Kingsland as affordable housing (which will be market dwellings discounted by 30% of their open market value). These dwellings will be discounted in perpetuity. The affordable housing is to be provided to people in housing need with a local connection. Alternatively the developer can elect to pay a commuted sum to the Council in lieu representing the equivalent of the 30% reduction.
22. Sustainable Commitments	Housing of Kingsland to achieve Code for Sustainable Homes Level 4. BREEAM Excellent to be achieved on non-residential buildings. Holiday lodges to comprise buildings and achieve a minimum of Sustainable Homes Level 3. 10% of energy levels needs of development to be provided on site and 10% target reduction in CO2 emissions.	All non-residential buildings are to achieve BREEAM standard excellent, the nuclear worker accommodation at Kingsland and, subsequently, the dwellings on Kingsland shall achieve Code 4 of the Code for Sustainable Homes and the holiday lodges at Cae Glas and Penrhos shall achieve Code level 3. However, the developer can opt out of these commitments and instead submit an environmental sustainability scheme to the Council for written approval which will contain the measures the developer intends to implement to improve biodiversity, improve energy efficiency, use sustainable materials, achieve the sustainable use of water, achieve a sustainable approach to waste management, climate reduction and the use of sustainable building standards. All measures are subject to independent assessment and remedial action if necessary. At least 10% of the development's energy needs must be provided by on-site renewable energy resources. Carbon emissions must also be demonstrably less (by 10%)

		than a development of a similar size.
23. Conservation Management	Establishment of a conservation management board for considering and implementing the conservation management plan.	A wildlife conservation management board is to be set up. This is to oversee the implementation of the nature reserve delivery and management plan
24. Restriction on development of phases	Restriction on leisure development as Cae Glas and Housing at Kingsland to only proceed if the sites are first used for providing construction worker accommodation in connection with Wylfa B.	This restriction is agreed. See below for details.
25. Obligations re sharing facilities	Restrictions to ensure linkage between Penrhos and Cae Glas in terms of sharing facilities. Similar linkage between Cae Glas and Kingsland for worker accommodation facilities.	This restriction is agreed. See below for details.
26. Conversion of nuclear worker accommodation to legacy uses	Provisions to ensure that following cessation of worker accommodation uses at Cae Glas and Kingsland, the sites are converted to the legacy leisure and housing developments respectively or restored to former condition. Financial contribution to be provided per property per annum to provide a fund to ensure appropriate refurbishment of the buildings takes place to allow the legacy uses.	This restriction is agreed. See below for details. This is based on £25,000 per property to be paid annually during the occupation of the development to provide a maximum fund of up to a maximum of £15,875,000
27. Welsh language communications	Provision of dual language signage and visitor information boards throughout the development for both public and private areas at Penrhos. Welsh language training to be made available to employees. Kingsland to provide dual language street names. Measures to attract Welsh speaking employees to the leisure developments.	There are obligations to provide Welsh only road names. Visitor information shall be in both Welsh and English. A contribution of £60,000 per year during occupation of the development by nuclear workers for a maximum of 10 years shall be paid towards the promotion of Welsh language and £10,000 per year during the tourism phase for a maximum of 5 years. The monies are to be allocated towards measures in the area of Ynys Cybi. There is also a requirement to submit a Welsh language scheme for the Council's approval which will contain a number of commitments/measures designed to protect and enhance the Welsh language. The linguistic ability of candidate employees to the leisure use shall be taken into account so far as the developer is able.
28. General Provisions	General provisions to be included such as meeting the Council's costs in drafting	The Agreement is conditional on the planning permission being implemented. There will be a

	and negotiating the Agreement, monitoring costs provision, service of notices, carrying out of assessments as required to the satisfaction of the LPA, etc.	requirement to provide bonds in relation to the various requirements within the Agreement to help ensure delivery. These bonds are to be provided at specific points in the Agreement related to the timing of payments. All contributions are to be Indexed (to the Retail Price Index unless specified otherwise). A contribution is payable towards fees incurred by the Council in monitoring compliance with the Agreement. Standard provisions are included in relation to binding successors in title, release of liability when the land is sold and mortgagee protection clauses. The legal fees in drafting and negotiating the Agreement are payable by the developer.
29. Tourism obligations	Provisions in relation to the tourism proposals to require suitable collaboration to be undertaken and initiatives put in place to ensure the development is integrated with Anglesey's tourism industry. This will include requirements to consult relevant stakeholders, undertake marketing initiatives, ensure facilities are provided at Penrhos to accommodate local businesses to ensure tourism in the area is promoted and protected from the impacts of the development and to ensure appropriate provision/funding is available to facilitate the above and monitor impacts.	A maximum financial contribution is proposed of £700,000 towards mitigation of any adverse impacts on Anglesey's tourism industry from the accommodation of nuclear workers. The actual sum payable is calculated by reference to the number of nuclear worker bed spaces provided by the development. This sum is lower than might be appropriate in relation to other developments as it is a self-contained development which isn't considered to have the same impact on tourism as other developments might. There is also a sum of £100,000 payable towards the provision of minor infrastructure works designed to integrate the leisure development into Holyhead. A tourism marketing contribution of £75,000 is payable in relation to general promotion of tourism and marketing within the areas and a tourism officer at £45,000 per annum is to be funded for a 3 year period.
30. Highway works	Highway works/financial contributions, if required following a cumulative assessment of the development with other relevant major developments to mitigate any impacts identified on the highway from the nuclear works accommodation. Such assessment to take place prior to occupation of the works accommodation development.	A traffic assessment is to be undertaken to identify capacity issues and cumulative impacts of other major developments. If the assessment identifies the need for highway works to junction 2 of the A55, a mitigation contribution needs to be paid to the council. Monitoring equipment is to be installed in order to carry out an assessment of trip rates. If trip rates exceed a certain threshold, a highways mitigation contribution is to be paid to the Council. If any traffic regulation orders are required in connection with the development, the developer will fund those.
31. Archaeological	Provisions to ensure that suitable archaeological investigation in relation to	A standard archaeological condition is to be placed on the permission. The Agreement will contain

Investigations	all three sites has been undertaken and appropriate measures undertaken to preserve and/or record as appropriate.	obligations in relation to access and interpretation facilities to the Scheduled Ancient Monument. There will also be a requirement to incorporate details of any findings in an appropriate manner at the Heritage Interpretation Centre in accord with Gwynedd Archaeological Planning Service requirements.
32. Urban Woodland	Provision of an urban woodland on Kingsland (landscape buffer and public access).	Areas of Urban Forest and Urban Woodland will be subject to submission to and approval of the Council. The Urban Forest will be provided with public access and visitor parking. The Urban Woodland will be integrated within the development area

At the meeting of 3rd June, Members made it clear that they wanted to be sure sufficient safeguards were put in place in relation to development of the sites the subject of the application, in line with the heads of terms. Set out below is specific detail in relation to the various restrictions proposed in the legal agreement:

1.1 The nuclear worker accommodation at Cae Glas and Kingsland must only be used as accommodation for nuclear workers. This restriction is to remain in place during the period within which Wylfa Newydd is being constructed save for a transitional period at the end of that occupation.

1.2 Families and friends of nuclear workers are not permitted to occupy the nuclear worker accommodation. No visits are permitted at the facilities unless it is in connection with an emergency event (e.g. a nuclear worker falls ill and cannot move from the facility) or in relation to the dropping off and picking up of the nuclear worker.

1.3 Penrhos and Cae Glas Phase 2, shall only be used for the purpose of providing holiday accommodation and shall be occupied as such. A written record of occupation shall be kept and made available to the Council on request.

1.4 Each building to be constructed on Penrhos and Cae Glas (phase II) shall be used only as part of (and ancillary to) the principal use of the site as a leisure village

1.5 There shall be no more than 1,500 nuclear workers at Kingsland and no more than 3, 500 Nuclear Workers shall occupy the development in total.

2. Provision of facilities

2.1 The main facilities (ie the Cae Glas hub building and sports bar) shall be provided at Cae Glas prior to any occupation by nuclear workers. Kingsland shall be ancillary to Cae Glas and shall not itself have any central facilities. In this regard the facilities for each worker unit at Kingsland shall not include kitchen facilities.

2.2 The Cae Glas central hub must be established before occupation of any nuclear worker units at Kingsland. No more than 50% of the units at Kingsland can be occupied unless and until at least 50% of the units at Cae Glas are occupied.

3. Restrictions on implementation

3.1 There is no restriction on implementation at Penrhos (i.e. it can proceed whether or not nuclear worker accommodation is provided at Cae Glas or Kingsland), provided all central facilities are provided.

3.2 Neither Cae Glas nor Kingsland can be turned into holiday accommodation or housing respectively unless they are first used as accommodation for nuclear workers. In this regard it is a requirement that a contract is entered into between the developer and the promoter of Wylfa Newydd (HNP) for provision and use of such accommodation. That contract will need to be disclosed to the Council (subject to any necessary and reasonable redactions) to provide evidence of that arrangement. In order to qualify as a legacy unit (ie in order for a nuclear worker unit to be able to be turned into holiday lodge or a house) a unit must be occupied by at least 2 nuclear workers for at least a 2 year period. It is only those units which fulfil these criteria that are able to be utilised as a legacy unit once the site is no longer used to provide nuclear worker accommodation. There will be a requirement in the Agreement which prohibits development of the remaining units or associated facilities if those buildings were not first constructed and used by nuclear workers. If the units don't fulfil the above criteria they will need to be demolished once use of the site for nuclear worker accommodation has ceased and the land will need to be reinstated. The only exception to this is if a contract is signed and HNP (or a successor developer) announces that the Wylfa Newydd project is no longer to proceed in the foreseeable future and evidence is produced that the project is not proceeding. If the contract is terminated for any other reason prior to the above conditions being met, the units cannot be converted to legacy units.

3.3. Before the Cae Glas development can be turned from nuclear worker accommodation to holiday accommodation, the central facilities at Penrhos need to have been provided (ie the reception/management office, information centre, convenience store and café, sports centre, central spa and the restaurant). There is a requirement that Cae Glas is ancillary to Penrhos and this is to help ensure that Cae Glas remains as such. No central facilities in relation to the legacy use are to be provided at Cae Glas (i.e. main hub facilities such as reception, management or admin facilities). Details of pedestrian and vehicular links between Penrhos and Cae Glas shall be submitted to and approved by the Council and shall thereafter be implemented (such links to accord with the provisions of the relevant travel plan). This is to be in place prior to occupation of Cae Glas legacy use. None of the units on the legacy phase of Cae Glas shall be occupied unless and until 30% of the units at Penrhos have been built and occupied. In addition to the 73 acres of land at Penrhos, which shall be available for public access in perpetuity, there will be a requirement to keep open the other currently accessible areas at Penrhos until those areas are required for development (public access from those areas only being removed through sufficient notice being given in relation to the development of those areas).

4. Ensuring delivery of legacy units or reinstatement of the land

4.1 Once Cae Glas and Kingsland have ceased being used for nuclear worker accommodation it is important that they are either converted into their legacy uses or the land is reinstated. To help secure this, if the work required to turn each unit into its final use has not been substantially completed within 48 months of cessation of the nuclear worker use, the developer will need to reinstate the land and restore the sites to their previous condition (ie the condition they were in prior to the nuclear worker use) or such other condition as the Council may agree.

4.2 In order to provide funds to do this, the developer must deposit the sum of £25,000 per unit in a bank account. The Council shall have access to these funds and they will be able to draw upon them in the event that the circumstances in 4.1 arise. £5000 per unit must be deposited on the 12 month anniversary following first occupation of that unit and annually thereafter until £25,000 has been deposited. Once the monies have been deposited, the developer will not be able to withdraw those monies and they will be required to be available to be utilised by the Council to either turn the units to legacy units or reinstate the land, at the election of the Council.

Provided the developer turns the units into their legacy use in accordance with the Agreement, the monies will be released back to the developer (ie, every time the conversion of a unit is completed, the full amount paid for that unit together with interest will be returned to the developer).

5. Reassessment of contributions in the light of further developments

5.1 Schedules 2 to 8 of the Agreement relate to payment of contributions or provision of facilities in connection with the impacts caused by nuclear workers. These contributions/facilities have been assessed by reference only to the Land and Lakes proposals (as this is the only application before the Council for nuclear worker accommodation). However, it is apparent that if the full package of nuclear worker development was before the Council, it may require a different provision in relation to some of the services requested in relation to nuclear workers only. The Agreement will therefore ensure that the payments/provision in schedules 2 to 8 are minimum payments/provision but those in respect of nuclear workers can be revised with the Agreement of the Council where they haven't already been paid/provided and it is agreed by the Council (in consultation with the relevant service provider) that an alternative provision should be made, provided always that such alternative provision is at least equal to (and is no less than) what is being secured by this Agreement and reflects local impacts. The control will be with the Council as, without its agreement, no revised provision can be made. However, this does provide a mechanism which will allow a different, more optimum, provision to be made in light of the wider (but yet unknown) nuclear worker provision.

5. Recommendation

Members are asked to note the obligations which will be secured under an agreement under section 106 of the Town and Country Planning Act 1990 which are in line with the heads of terms authorised by Committee on 6th November 2013 and which have been the subject of subsequent discussions following the 3rd June Committee. Members are asked to authorise the Head of Planning Service to finalise and thereafter complete the section 106 Agreement in accordance with the heads of terms above and thereafter issue the planning permission with the conditions previously approved including any additional or amended conditions considered appropriate.

Background Papers

Planning Committee Report October 2013

<http://democracy.anglesey.gov.uk/ieListDocuments.aspx?Cid=120&Mid=2291&Ver=4&LLL=0>

Planning Committee Report November 2013

<http://democracy.anglesey.gov.uk/ieListDocuments.aspx?Cid=120&Mid=2292&Ver=4&LLL=0>

Planning Committee Report April 2014

<http://democracy.anglesey.gov.uk/ieListDocuments.aspx?Cid=120&Mid=2297&Ver=4&LLL=0>

Planning Committee Report June 2015

<http://democracy.anglesey.gov.uk/ieListDocuments.aspx?Cid=120&Mid=2776&Ver=4&LLL=0>

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