

# Public Document Pack



CYNGOR SIR  
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ISLE OF ANGLESEY  
COUNTY COUNCIL

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Prif Weithredwr – Chief Executive

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<b>RHYBUDD O GYFARFOD</b>	<b>NOTICE OF MEETING</b>
<b>PWYLLGOR CYNLLUNIO A GORCHMYNION</b>	<b>PLANNING AND ORDERS COMMITTEE</b>
<b>DYDD MERCHER, 6 IONAWR, 2016 ➔ 1.00 pm ←</b>	<b>WEDNESDAY, 6 JANUARY 2016 ➔ 1.00 pm ←</b>
<b>SIAMBR Y CYNGOR, SWYDDFEYDD Y CYNGOR, LLANGFNI</b>	<b>COUNCIL CHAMBER, COUNCIL OFFICES, LLANGFNI</b>
Swyddog Pwyllgor	<b>Mrs. Mairwen Hughes</b> 01248 752516 Committee Officer

## **AELODAU / MEMBERS**

Cynghorwyr / Councillors:

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

**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\_(Pages 1 - 12)**

To submit, for confirmation, the minutes of the Planning and Orders Committee held on 2 December, 2015.

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

To submit the minutes of the Site Visits held on 16 December, 2015.

#### **5 PUBLIC SPEAKING**

#### **6 APPLICATIONS THAT WILL BE DEFERRED\_(Pages 15 - 20)**

- 6.1 42C127B/RUR – Ty Fry Farm, Rhoscefnhir
- 6.2 44C250A – Council Houses, Four Crosses, Rhosgoch
- 6.3 45LPA605A/CC – Dwyryd, Newborough

#### **7 APPLICATIONS ARISING\_(Pages 21 - 32)**

- 7.1 12C463/ENF – 1 Hampton Way, Llanfaes
- 7.2 40C58L/RE – Tyddyn Isaf Caravan Park, Dulas

#### **8 ECONOMIC APPLICATIONS**

None to be considered by this meeting.

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## **9 AFFORDABLE HOUSING APPLICATIONS**

None to be considered by this meeting.

## **10 DEPARTURE APPLICATIONS\_(Pages 33 - 46)**

10.1 40C154A – Nant Bychan Estate, Moelfre

10.2 42C237D/VAR – Plas Tirion, Helens Crescent, Pentraeth

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

None to be considered by this meeting.

## **12 REMAINDER OF APPLICATIONS\_(Pages 47 - 90)**

12.1 10C118F/RE – Tyn Dryfol, Soar

12.2 19C1038F – Tyn Pwll Road, Holyhead

12.3 25C227C/RE – Cwyrty, Llanerchymedd

12.4 25C254 – Llanerchymedd Primary School, Llanerchymedd

12.5 31C431 – Borthwen, Penmynydd Road, Llanfairpwll

12.6 36C344 – Henblas Primary School, Llangristiolus

12.7 44C320 – Gorslwyd Fawr, Rhosybol

## **13 OTHER MATTERS**

None to be considered by this meeting.

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## PLANNING AND ORDERS COMMITTEE

### Minutes of the meeting held on 2 December, 2015

- PRESENT:** Councillor W.T.Hughes (Chair)  
Councillor Ann Griffith (Vice-Chair)
- Councillors Lewis Davies, Jeff Evans, John Griffith,  
Kenneth Hughes, Vaughan Hughes, Victor Hughes,  
Raymond Jones, Richard Owain Jones, Nicola Roberts.
- IN ATTENDANCE:** Planning Development Manager  
Planning Assistants  
Senior Engineer (Highways & Development Control) (EDJ)  
Legal Services Manager (RJ)  
Committee Officer (ATH)
- APOLOGIES:** None
- ALSO PRESENT:** Local Members: Councillors Trefor Lloyd Hughes (application 7.2),  
Aled Morris Jones (application 7.1 and 12.8), R.Llewelyn Jones  
(application 7.3) Llinos Medi Huws (application 12.6), Peter Rogers  
(application 7.4)
- 

#### 1. APOLOGIES

No apologies for absence were recorded.

#### 2. DECLARATION OF INTEREST

Declarations of interest were made as follows –

Councillor Ann Griffith declared a prejudicial interest in respect of application 7.4  
Councillor Raymond Jones declared a prejudicial interest in respect of application 7.3  
Councillor Nicola Roberts declared a personal interest in respect of applications 12.9 and 12.10

Councillor Trefor Lloyd Hughes (not a member of the Planning and Orders Committee) declared an interest in respect of application 7.2

Councillor R.Llewelyn Jones (not a member of the Planning and Orders Committee) declared an interest in respect of application 7.3

#### 3. MINUTES OF THE 4<sup>TH</sup> NOVEMBER, 2015 MEETING

The minutes of the previous meeting of the Planning and Orders Committee held on 4<sup>th</sup> November, 2015 were submitted and confirmed as correct.

#### 4. SITE VISITS

The minutes of the planning site visits undertaken on 18<sup>th</sup> November, 2015, were submitted and confirmed as correct.

#### 5. PUBLIC SPEAKING

The Chair announced there would be Public Speakers in respect of applications 7.4, 12.9 and 12.10

## **6. APPLICATIONS THAT WILL BE DEFERRED**

### **6.1 42C127B/RUR – Full application for the erection of an agricultural dwelling together with the installation of a private treatment plant on land at Ty Fry Farm, Rhoscefnhir**

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

## **7. APPLICATIONS ARISING**

### **7.1 11C500A – Full application for the change of use of the building into 6 flats together with alterations thereto and partial demolition of the building at Mona Safety Products, Wesley Street, Amlwch**

The application is presented to the Planning and Orders Committee at the request of a Local Member. At its meeting held on 4<sup>th</sup> November, 2015 the Committee resolved to undertake a site visit which was subsequently carried out on 18<sup>th</sup> November, 2015.

The Planning Development Manager reported that the application site is located within the settlement boundary for Amlwch. It is the Officer's view that as the proposal is in a residential area, the removal of the current industrial use and change to six, two bedroom flats is more appropriate. It is not considered there will be any adverse effects on the amenities of nearby residents and moreover, the use of 8 flats was previously granted at appeal making a refusal of this application which is on a lesser scale, difficult to defend at appeal.

Councillor Aled Morris Jones, a Local Member highlighted concerns in relation to the additional traffic which the creation of six flats is likely to create assuming that the occupiers of each flat will own at least one car and the adequacy of parking facilities. He pointed out that the roads skirting the site are narrow. Safeguarding the privacy of the residents of nearby properties is also an issue.

The Planning Development Manager said that the proposal provides for nine off-road parking spaces which are considered sufficient in terms of parking standards.

Councillor Richard Owain Jones proposed that the application be approved on the basis that the proposal is a more fitting use of the site. His proposal was seconded by Councillor Kenneth Hughes.

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

### **7.2 19C895E – Full application for the demolition of the existing building together with the erection of a new community centre in its place at Millbank Community Centre, Holyhead**

The application is presented to the Planning and Orders Committee as the applicant is a Member of the Authority. The application has been scrutinised by the Monitoring Officer as required under paragraph 4.6.10.4 of the Council's Constitution. At its meeting held on 4th November, 2015, the Committee resolved to defer determining the application pending receipt of the correct certificates of ownership.

Councillor Trefor Lloyd Hughes speaking as a Local Member referred to concerns which had been raised in respect of the application which related to parking, amenity and loss of light issues and he described how these had been addressed including by the submission of amended plans. The Local Member said that in making the application, his objective has been to create a new, improved resource for the area's older residents.

The Planning Development Manager reported that the proposal is considered acceptable to the Local Planning Authority and the recommendation is therefore one of approval. The Officer also confirmed that the correct certificates of ownership had now been received.

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

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

### **7.3 19LPA875B/CC – Full application for change of use of part of the land into a touring caravan (28 pitch), erection of a shower/toilet block together with the formation of a new access road at Breakwater Country Park, Holyhead**

The application is presented to the Planning and Orders Committee as the application is made by the Council on Council owned land. A Local Member has requested that the application be referred to the Planning and Orders Committee on the grounds that the site is a public park which should be protected from overdevelopment. At its meeting held on 4<sup>th</sup> November, 2015, the Committee resolved to visit the site prior to making its determination. The site was visited on 18<sup>th</sup> November, 2015.

The Planning Development Manager reported that the main issues relate to policy compliance and impact on the locality including impacts on residential amenities. Planning policies allow the creation of new touring caravan sites provided that the scheme has no unacceptable impact on the surrounding area. The application site is located in an enclosed and relatively unobtrusive area of the Country Park. The area is gated and is not currently accessible to the public as part of the Park. The application also includes planting and landscaping works to create an integrated and acceptable development. It is the Officer's view that the proposed touring caravan site is unobtrusively positioned in the Park and is considered compatible with approved uses. The scheme is considered acceptable in its context and in terms of land use. The recommendation is therefore to approve the application.

Councillor R.Llewelyn Jones, a Local Member sought clarification as to whether the Council has a vested interest in this matter as the landowner, which should be declared. The Legal Services Manager advised that the Council is not required to declare an interest as the owner of the land and that the application is presented for the Committee's determination by virtue of the Council being the land owner.

Councillor R.Llewelyn Jones proceeded to outline his concerns regarding the proposal which he believed would have an unacceptable influence on the Country Park. He pointed out that Holyhead Town Council also objects to the development on account that it would have an adverse impact on the Park and is in the wrong place in what is a conservation area and an area of outstanding natural beauty. He referred to Planning Policy Wales which states that if any proposed development will conflict with the objective of preserving or enhancing the character of a conservation area or its setting, then there will be a strong presumption against it. Councillor R.Llewelyn Jones further drew attention to the potential for light pollution and to additional concerns regarding the narrowness of the access road to the site. He asked the Committee to take a stand against overdevelopment and to refuse the application because the proposal will detract from the beauty of the area.

Councillor Raymond Jones, speaking as a Local Member echoed the concerns about the road which he felt was hazardous for pedestrians let alone vehicles. Councillor Raymond Jones was advised by the Legal Services Manager that as he had declared strong objections to the proposal beforehand, he had thereby prejudiced his position and should therefore declare a prejudicial interest and not participate in the discussion and voting thereon. The interest does not however affect his entitlement to address the meeting as a Local Member. After speaking in his capacity as a Local Member, Councillor Raymond Jones declared an interest and withdrew from the meeting for the determination of the application.

Councillor Lewis Davies concurred with the view of the two Local Members and he said that the purpose of a country park is to preserve the environment and to afford the public the freedom to fully enjoy it. As he believed the proposed scheme to be in conflict with this purpose, he proposed that the application be refused. The proposal was seconded by Councillor Ann Griffith.

Councillor Jeff Evans said that he was torn between supporting the proposal because of its potential long term benefits in terms of income generation and in potentially contributing towards the park's future viability, and opposing it because of its possible negative effects.

Several Members acknowledged the strength of feeling locally, but felt that on balance the application site is the site of least impact within the Park for a development of this kind which might contribute towards safeguarding it for the future. Councillor Kenneth Hughes proposed that the application be approved and the proposal was seconded by Councillor Victor Hughes. In the subsequent vote, the proposal to approve the application was carried.

**It was resolved to approve the application in accordance with the Officer's recommendation subject to the conditions listed in the written report. (Councillors Jeff Evans and W.T.Hughes abstained from voting)**

#### **7.4 45LPA605A/CC – Outline application with all matters reserved for the erection of 17 new dwellings, demolition of the existing toilet block together with the creation of a new vehicular access on land adjacent to Dwyrdd, Newborough**

The application is presented to the Planning and Orders Committee as it is made by the Council and is on Council owned land. Both Local Members have indicated a wish to call-in the application for determination by the Committee. At its meeting held on 2 September, 2015 the Committee resolved to visit the site and site visit took place on 16 September, 2015. At its meeting held on 7 October, 2015, the Committee resolved to defer determining the application to allow the applicant time to consider alternative proposals for the site which could include retaining the public car park and toilet facilities.

Diane Broad, a resident and business owner in Newborough addressed the Committee as an objector to the proposal and she cited the ongoing issue with parking spaces within the area as a basis for objection. She said that the proposal does not have sufficient regard for recent developments in Newborough in the form of the establishment of new businesses and growth of existing ones – if these are to flourish further then the retention of toilet and car park facilities is essential to serve the tourists they attract. There are limited on-street parking spaces in Newborough and these are used by residents of nearby homes leaving little or no spaces for business customers, passing trade and tourists. The car park is needed for this overspill since there are parking restrictions on the junction which there will be a temptation to flout resulting in possible accidents, injury and damage to pedestrians and road users. She referred to a compromise solution which would entail the retention of the toilet block area and 12 parking spaces and one disabled parking space but with the loss from the proposal of one of the terraces of houses. However, having studied the plans further she believed that a reconfiguration of the plans could mean that both terraces can remain along with the toilet block and 12 car parking spaces.

The Committee asked questions of Ms Broad with regard to usage of the existing car park which at the time of the site visit was minimal with people choosing to park as near as possible to the shops; the proposed provision of 23 parking spaces as part of the proposal and the extent of the risk to the viability of the area if the car park was lost. Ms Broad said that visitors do tend to follow parking signs and that the loss of facilities as proposed will be detrimental to the growth of businesses and to the village as a whole.

The Planning Development Manager reported that determination of the application has previously been deferred to undertake a site visit which has now taken place and to consider other options and to ask for additional information which has now been received and is incorporated within the papers provided to Members. The application site falls within the development boundary of the village part of which was allocated as a bowling green under the Local Plan. However the site was not developed and under the policies of the stopped UDP the site is a vacant site located within the development boundary. It is not considered that the development of housing would prejudice the development plan and the proposal incorporates an affordable housing provision. There is no objection from a Highways perspective subject to conditions or any technical issues arising and it is not considered that any landscape or amenity impacts will result, with the proposed two storey developments deemed to be in keeping with the character of the area.

The Committee sought clarification of the parking issue and whether the parking spaces provided as part of the proposed development will also be available for use by the public. The Planning Development Manager confirmed that the applicant indicates that 28 parking spaces are to be provided but that he was not able to say they will be available to the public all of the time.

Councillors Ann Griffith and Peter Rogers both spoke as Local Members. Councillor Ann Griffith said that she was disappointed that discussions with the applicant with regard to an alternative scheme that would allow the retention of the car park and toilet block had not taken place. She reiterated that problems with parking exist and will become more acute if the proposal as presented proceeds especially with the expected renewed interest in Llys Rhosyr given there is no mention of provision for coach parking. The 28 parking spaces to be provided as part of the proposal will for the most part be for the usage of the residents of the new housing. She asked the



Committee to consider an amendment to the plan to ensure there remains a car park for the village and for visitors. Councillor Peter Rogers re-emphasised that housing developments need to be supported by investment in business and infrastructure and in the creation of jobs especially for the village's young people.

*Having declared a prejudicial interest in the application, and addressed the meeting as a Local Member, Councillor Ann Griffith then withdrew for the remainder of the discussion on the application and the determination thereof.*

Councillor Kenneth Hughes proposed that the application be approved. There was no seconder for the proposal. Councillor Jeff Evans proposed that the application be refused because of the highways issues and loss of amenities in this case, and his proposal was seconded by Councillor Victor Hughes. Councillor Richard Owain Jones suggested that a compromise proposal could be considered which would involve developing one part of the site only in order to retain the toilet facilities.

The Legal Services Manager advised that whilst the proposal can be physically divided into two parts, the rejection of one part i.e. the loss of a terrace does have implications for the composition of the affordable housing provision which the Officers will need time to consider especially if it is accepted there is a local need for affordable housing. Consideration needs to be given to whether 30% of what would remain of the development (having removed one terrace) is an affordable housing provision that accords with the profile of those deemed to be in need of affordable housing in this catchment area.

Councillor Lewis Davies proposed that determination of the application be deferred to allow Officers and the applicant to consider the viability of amending the proposed development on the lines discussed particularly with regard to the affordable housing element. Councillor Jeff Evans said that he was happy to withdraw his proposal of refusal in favour of a deferral and he seconded the proposal made by Councillor Lewis Davies.

**It was resolved to defer determination of the application to receive further information regarding the viability of amending the proposal as outlined.**

## **8. ECONOMIC APPLICATIONS**

### **8.1 19LPA1025/CC – Full application for the change of use of former market hall into a library, offices with an ancillary coffee shop together with the creation of a ramp and the erection of a bicycle store at Market Hall, Holyhead**

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

The Planning Development Manager reported that the Market Hall is an historic building forming part of the history of the town of Holyhead and is currently vacant. It is the Officer's view that the scheme as proposed is acceptable in its context and will greatly improve the appearance of the area which is a designated conservation area as well as securing the repair and restoration of a principal listed building and promoting a long term viable use which will re-establish it at the heart of the community. The recommendation is therefore one of approval.

Councillor Lewis Davies proposed that the application be approved as an excellent opportunity to preserve and safeguard a historically significant building. The proposal was seconded by Councillor Jeff Evans.

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

*The Legal Services Manager advised at this juncture that as the Committee had now been in session for three hours (Applications 12.9 and 12.10 having been considered under Item 5 – Public Speaking and application 12.8 having been brought forward in the order of business), under the provisions of paragraph 4.1.10 of the Council's Constitution, a resolution was required by the majority of those Members of the Committee present to agree to continue with the meeting. **It was resolved that the meeting should continue.***

**8.2 19LPA1025A/LB/CC – Application for Listed Building Consent for the change of use of former market hall into a library, offices with an ancillary coffee shop together with the creation of a ramp and the creation of a ramp and the erection of a bicycle store at Market Hall, Stanley Street, Holyhead.**

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

The Planning Development Manager reported that the application is for listed building consent for the works proposed under application 8.1. It is a statutory requirement that the listed building is preserved, and it is the Officer's view that the proposal as presented satisfies that requirement.

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

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

**(The Officer subsequently confirmed that the matter will be referred for the attention of CADW)**

## **9. AFFORDABLE HOUSING APPLICATIONS**

None were considered by this meeting.

## **10. DEPARTURE APPLICATIONS**

**10.1 12C49M/VAR – Application under Section 73 for the variation of condition (01) from planning permission reference 12C49K (erection of 35 residential apartments for persons aged 55 and over) so as to allow a further 5 years to commence development at Casita, Beaumaris**

The application is presented to the Planning and Orders Committee as it is a departure from the development plan.

The Planning Development Manager reported that the proposal was approved in 2010 and that this application seeks to extend the life of the permission by a further five years. The key issues relate to the principle of the development; its impact in an Area of Outstanding Natural Beauty and highways and parking issues. Notwithstanding the proposal is a departure from the development plan being for residential development outside the defined settlement boundary for Beaumaris in the Ynys Môn Local Plan, Beaumaris is identified as a secondary centre under the provisions of HP3 in the Stopped Unitary Development Plan which remains a material planning consideration. The proposal is therefore supported by policy. In terms of landscape and visual impact, it is not considered that the proposal would result in an intrusive feature to the detriment of character and amenities of the surrounding area and mitigation is also proposed by way of a landscaping scheme. With regard to highways considerations, a Transport Assessment and a safety audit have been conducted and the Highways Authority has recommended conditional approval.

Several of the Committee's Members expressed reservations regarding the proposal on account of its scale, location and resulting visual impact as well as the adequacy of the access road leading to the application site which it was felt is incapable of accommodating the additional usage that would be generated by the proposed development, and for those reasons they were minded to refuse the application. Reference was also made to an affordable housing contribution of £100k which the applicants had agreed to make and it was suggested that the value of the contribution will now be much less in real terms at the expiry of five years. The Legal Services Manager advised that this concern could be addressed by asking the applicant to consider increasing the affordable housing contribution.

Councillor Jeff Evans sought clarification of the status of the proposal as regards any material changes to the application approved in 2010, and he questioned if there were no changes, whether there were any grounds for refusal. The Planning Development Manager confirmed that the application is to renew the consent given in 2010.

The Legal Services Manager advised that the proposal has not materially changed so as to justify reversing the decision made in 2010 and that the Committee is likely to find it difficult to defend an appeal on the basis of the reasons given for contemplating refusal. In response to a suggestion

that care needs have changed in the five years since the application was approved, the Legal Services Manager further advised that the Officer's written report does not provide evidence to that effect, but it is open to the Committee if it so wishes to defer determining the application to seek clarification whether that is the case.

Councillor Victor Hughes proposed that determination of the application be deferred to obtain further information about care needs in the locality and the proposal was seconded by Councillor Lewis Davies. Councillor Jeff Evans proposed that the application be approved and the proposal was seconded by Councillor Kenneth Hughes. In the subsequent vote the proposal to approve the application was carried on the casting vote of the Chair.

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

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

None were considered by this meeting.

## **12. REMAINDER OF APPLICATIONS**

### **12.1 12C31A/ENF – Retrospective application for the erection of a two storey extension at 13 Rosemary Lane, Beaumaris.**

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

The Planning Development Manager reported that the proposed extension is considered acceptable in terms of size, design and materials and will bring symmetry to the rear of the terrace and will in the Local Planning Authority's opinion be an improvement to the appearance of the rear of the terrace. The Officer referred the Committee to photographs of the subject building which showed how the proposed two storey extension in being identical to an extension erected on the neighbouring property would bring consistency to the rear of the terrace.

Councillor Lewis Davies, also a Local Member said that whilst he did not object to the proposal in principle, he was concerned that the application is being made retrospectively which he felt reflects a weakness in the planning system in allowing developments to commence without consent and in not imposing sufficient penalty when that occurs. Councillor John Griffith was of the same view.

Councillors Kenneth Hughes proposed that the application be approved and the proposal was seconded by Councillor Nicola Roberts.

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

### **12.2 12C463/ENF – Retrospective application for the retention of a stable/garden store together with extension to curtilage at 1 Hampton Way, Llanfaes, Beaumaris**

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

Councillor Lewis Davies, also a Local Member proposed that a site visit be carried out to allow Members to better appreciate the proposal's potential effects on the amenities of nearby residential occupiers. Councillor Victor Hughes seconded the proposal.

**It was resolved that a site visit be undertaken for the reason given.**

### **12.3 19LPA875C/CC – Prior notification for the demolition of an overbridge at Breakwater Country Park, Holyhead**

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

The Planning Development Manager reported that the application is a prior notification for the proposed demolition of the bridge. The demolition is permitted development under part 31 of Schedule 2 to the Town and Country Planning General Permitted Development Order 1995. The matters under consideration therefore are the method of demolition and the restoration of the site

and those are considered appropriate and fit for purpose. The overbridge in question has been a health and safety concern for over 2 years.

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

**It was resolved that the development proceed as permitted development in accordance with the details as submitted.**

**12.4 19LPA1023A – Full application for the erection of 10 flexible business units together with associated parking and service yard, landscaping, electrical vehicle charging point, solar panels and two bin/recycling and cycling stores on the site of the former Heliport, Penrhos Industrial Estate, Holyhead**

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

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

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

**12.5 32C197 – Outline application for the erection of a dwelling together with full details of the vehicular access on land at The Stables, Caergeiliog**

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

The Planning Development Manager reported that the application is being recommended for refusal because it is the Officer's view that the erection of a dwelling in the location as proposed is not an acceptable extension to the village and would create an unacceptable intrusion into the landscape which if approved, would create a dangerous precedent for future applications. The proposal therefore conflicts with planning policy. Furthermore the Highways Authority also recommends refusal due to substandard visibility from the proposed access. The Officer informed the Committee that the applicant's agent has requested a deferment until February, 2016, in order to reconsider the Highways issues, and whilst it is considered that these are capable of being resolved, the main issues remain the location of the proposal and its impact on the locality.

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

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

**12.6 38C316 – Outline application for the erection of a dwelling together with full details of the vehicular access and installation of a private treatment plant on land adjacent to Cen Villa, Carreglefn**

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

Councillor Llinos Medi Huws, a Local Member spoke on behalf of the Community Council and local residents in opposition to the application. She requested that Members visit the site to gain a better appreciation of local concerns regarding the rock that would need to be excavated were the proposal to go ahead along with flooding and access issues. She said that Members need to be in possession of all the information as another Local Member is supportive of the application.

The Planning Development Manager reported that the application is being recommended for refusal because it is considered the proposal which is on the edge of the settlement of Carreglefn would extend the built form further into the landscape to the detriment of the character and amenities of the locality contrary to the provisions of Policy 50. Photographs of the application site as shown to the Committee indicate the scale and mass of the rock on site.

Councillor Nicola Roberts proposed that the application be refused and the proposal was seconded by Councillor Victor Hughes.

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

**12.7 40C58L/RE – Full application for the siting of 100kw ground mounted photovoltaic array on land at Tyddyn Isaf Caravan Park, Dulas**

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

Councillor Victor Hughes proposed that as there is a similar development at a nearby farm, a site visit be undertaken to gain a better appreciation of the cumulative effect on the area. The proposal was seconded by Councillor Richard Owain Jones.

**It was resolved that a site visit be undertaken for the reason given.**

**12.8 44C250A - Outline application for the erection of a dwelling together with full details for alterations to the existing agricultural access on land opposite Council Houses, Four Crosses, Rhosgoch**

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

A copy of the correct version of the site plan was provided to the Committee at the meeting.

Councillor Aled Morris Jones, a Local Member informed the Committee that the applicant's agent has asked that he be allowed more time to provide additional information and was therefore requesting a deferment.

The Planning Development Manager confirmed the request by the applicant's agent for a deferment until February, 2016 to reconsider the application. The Officer said that the application is being recommended for refusal because it is considered that the erection of a dwelling in the location as proposed would result in an intrusive development into the open countryside contrary to policy.

Councillor Richard Owain Jones proposed that Members visit the site; there was no seconder to the proposal. Councillor Jeff Evans proposed that consideration of the application be deferred in line with the request made and the proposal was seconded by Councillor Nicola Roberts. In the subsequent vote, the proposal to defer consideration of the application was carried on the casting vote of the Chair.

**It was resolved to defer consideration of the application until February, 2016 to allow the applicant to provide additional information.**

**12.9 45C841 – Full application for the construction of a vehicular access and car park on land adjacent to White Lodge, Pen Lon**

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

Mr John Ifan Jones addressed the Committee in opposition to the application and he cited loss of agricultural land, road and pedestrian safety, detrimental impact on the rural character of the area and surroundings, and proximity to the AONB as the main objections to the proposal.

Mr Liam Barrie spoke in support of the application and highlighted the importance of the proposed car park to being able to meet the needs of the business's expanding customer base. Currently the Marram Grass draws on assistance from a neighbour who has allowed customers to park on his land particularly over the summer months when the business can average over 60 cars. A frustration over the years is the visual impact of the Marram Grass from the exterior – there has never been an opportunity to landscape what is a car crammed site. A possible solution presented itself when the family purchased the land opposite, the idea being to create a safe and accessible car park which could be screened with native trees and which would form part of the business's produce growing programme and educational project. The field under consideration lies outside the AONB and there is no interest in creating a car park that stands out. Customer parking is a year round problem and the visual aspect of the field will change regardless; the concern is how are customers' needs to be met if the proposal is rejected given that parking on the road is not ideal and it is not a long term strategy to park in a neighbour's field. Other options

have been explored but are not viable. The car park is required to safeguard jobs, the continued success of the business, to meet current customer needs and to improve safety along the road.

The Planning Development Manager informed the Committee that two additional letters of objection have been received. The Officer reported that whilst the Local Planning Authority is keen to support the continued prosperity of local businesses it cannot do so at the expense of the environment. The recommendation of refusal is made on the grounds that the proposal would have an unacceptable urbanising effect on the locality and would detrimentally affect residential amenities in terms of noise, general disturbance and activity. Officers are however happy continue to discussions to examine alternative solutions.

Councillor Ann Griffith informed the Committee that she was standing down as Vice-Chair for this application to speak as a Local Member to present both perspectives with regard to this application and the subsequent related application (application 12.10 on the order of business). She referred to issues in relation to the change of use of the land, urbanising effect and impact on residential amenities, proximity to AONB, breach of the coastal path through the creation of a car park, effects on wildlife including visiting birds, highway and pedestrian safety, and concerns over potential change of use of the car park in time to allow touring vehicles/vans as well as customers of the Marram Grass as issues going against the proposal. The local view is that parking needs can be met by reconfiguring the existing site. With reference to application 12.10 she said that the village already has facilities to cater for the functions for which the application is made. An additional venue will lead to unnecessary competition for resources. There are concerns that the additional development will exacerbate noise impact from events currently held on site. The proposal is in an AONB and there are issues with regard to drainage. A Welsh language impact assessment is needed as well as clarification of the nature of the additional employment referred to and whether the jobs that will be created are full time permanent, or zero hours contract. In favour of the proposals, the popularity of the Marram Grass and its success as a business mean there are now no differences in seasonal numbers meaning a car park is needed to resolve existing car parking issues. The applicant has chosen to make this community his home and to develop the business there; he is concerned that a refusal might not only jeopardise the proposed new development but also place the current business at risk. Councillor Ann Griffith said that regrettably allegations had been made that she had received favouritism by the applicant which she denied. She emphasised that she had endeavoured to deal with the proposals impartially and had addressed the relevant considerations from both sides.

Whilst supportive of the business and acknowledging its success, several Members of the Committee were concerned about the location of the proposed development and its implications as regards the surrounding area and highway and pedestrian safety. Councillor Lewis Davies proposed that the application be refused and the proposal was seconded by Councillor Victor Hughes. Councillor Jeff Evans was keen for discussions to be held to explore alternative solutions and he proposed a deferment to allow the applicant to reconsider the application and find a way forward. His proposal was seconded by Councillor Nicola Roberts.

The Legal Services Manager advised that in deferring the application to consider other possible solutions, the Committee should be clear in principle as to whether the application should remain for development in the location as currently proposed or on the opposite side of the highway where the Marram Grass and other residential properties are located.

Councillor Victor Hughes said that the application as presented should be determined, and pointed out that in the event of a refusal, it is open to the applicant to submit a new application.

In the subsequent vote on the matter, the proposal to refuse the application was carried.

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

**12.10 45C84J – Full application for demolition of the existing outbuilding together with the erection of a new barn comprising of function room, bar, demonstration/seminar room, toilets and office at The Marram Grass Cafe, White Lodge, Penlon, Newborough**

The application is presented to the Planning and Orders Committee as it considered that this application is interlinked with application 12.9 and that both applications should be considered in tandem. Application 12.9 was called in for Committee determination by a local Member

Mr John Ifan Jones addressed the Committee in opposition to the application based on the existing availability of facilities for functions in the village meaning the proposed development is not needed; exacerbation of existing noise affecting residents' enjoyment of amenities and amounting to noise pollution, and the impact on the AONB and the locality.

Mr Rhys Davies spoke in support of the application and he said that the proposal seeks to accommodate events that currently take place outdoors within a purposeful building thus minimising noise. It is not meant to create additional capacity. The applicant is proposing to make an investment in the business and at the same time to alleviate neighbour worries regarding noise disturbance.

In response to questions by the Committee in relation to noise disturbance and parking, Mr Rhys Davies said that the proposal responds to concerns expressed about noise and provides a solution via the building proposed which brings all the disparate structures presently on site under one roof. Should the development not go ahead then the status quo remains meaning there will be no alleviation of existing noise. In relation to parking, the proposed development will not exacerbate the existing car parking situation.

The Planning Development Manager reported that since the written report was prepared one additional letter has been received as well as a response by the Highways Authority. From a planning perspective the proposal is acceptable in principle and the application is not being recommended for refusal because of noise disturbance issues – the Environmental Health section has been consulted and does not object to the scheme. It is the Officer's view that the proposal is unacceptable due to inadequate parking on the site as it is currently configured to be able to cater for the development and that the development will have an adverse effect on highway safety as vehicles are likely to be parked on the public highway due to the lack of parking spaces within the site.

The Senior Engineer (Highways and Development Control) confirmed that it is the Highways Authority's view that the replacement of a temporary marquee with a permanent, purpose made building is likely to attract more functions leading to increased use – the current access is substandard and because the associated application for a separate car park has been refused there is no immediate solution to the problem.

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

**It was resolved to refuse the application in accordance with the Officer's recommendation for the reason outlined in the written report.**

**12.11 45C441A/FR – Full application for change of use of land into a caravan and camping site (comprising of 5 tent pitches, 5 glamping pitches and 10 touring caravan pitches), erection of washroom facilities, installation of a package treatment plant in lieu of existing septic tank together with improvements to the landscaping on land at Tal y Bont Bach, Dwyran**

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

The Planning Development Manager reported that development plan policies support developments of the type proposed subject to criteria. It is the Officer's view that the proposal is acceptable in its context subject to conditions including the creation of a site management plan to deal with flood risk issues and general amenity concerns.

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

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

### **13. OTHER MATTERS**

None were considered by this meeting.

**Councillor W.T.Hughes  
Chair**





## PLANNING SITE VISITS

### Minutes of the meeting held on 16<sup>th</sup> December, 2015

<b>PRESENT:</b>	Councillor W.T. Hughes (Chair)  Councillors Lewis Davies, Jeff M. Evans, John Griffith, T. Victor Hughes, Vaughan Hughes, Raymond Jones.
<b>IN ATTENDANCE:</b>	Team Leader Enforcement (JR), Team Leader Planning (MD).
<b>APOLOGIES:</b>	Councillor R.O. Jones
<b>ALSO PRESENT:</b>	None

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**1. 12C463/ENF – Retrospective application for the retention of a stable/garden store together with extension to curtilage at 1 Hampton Way, Llanfaes, Beaumaris**

Members entered the site and observed the stable/garden store and adjoining land, the Officer explained that the application was for retrospective permission for the stables/garden store and extension to the domestic curtilage of 1 Hampton Way, it was also explained that the remainder of the adjoining land was rented by the applicant from the Council.

The Planning Officer responded to Members queries regarding access, whether there were any issues regarding odour and whether there had been any objections.

**2. 40C58L/RE – Full application for the siting of 100Kw ground mounted photovoltaic array on land at Tyddyn Isaf Caravan Park, Dulas**

The Planning Officer showed the Members the field where the solar array would be laid out and which the applicant had highlighted with yellow tape. Members questioned how the site would be accessed during construction. The Planning Officer explained this would be clarified at the Planning and Orders Committee.

**COUNCILLOR W.T. HUGHES  
CHAIR**

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6.1

Gweddill y Ceisiadau

Remainder Applications

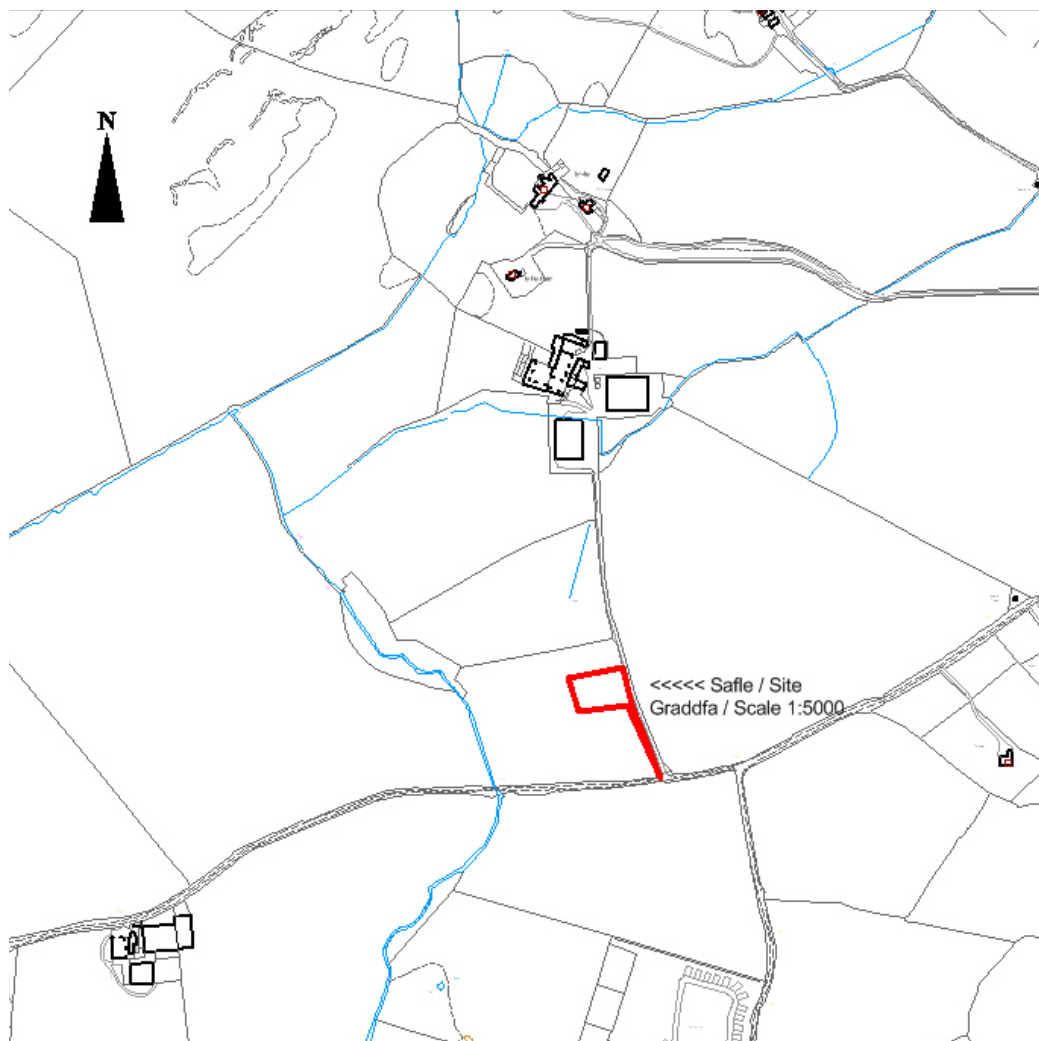
Rhif y Cais: **42C127B/RUR** Application Number

Ymgeisydd Applicant

**Mr G Jones**

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

**Fferm Ty Fry/Ty Fry Farm, Rhoscefnhir**



**Planning Committee: 06/01/2016**

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

**Recommendation:**

Defer

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

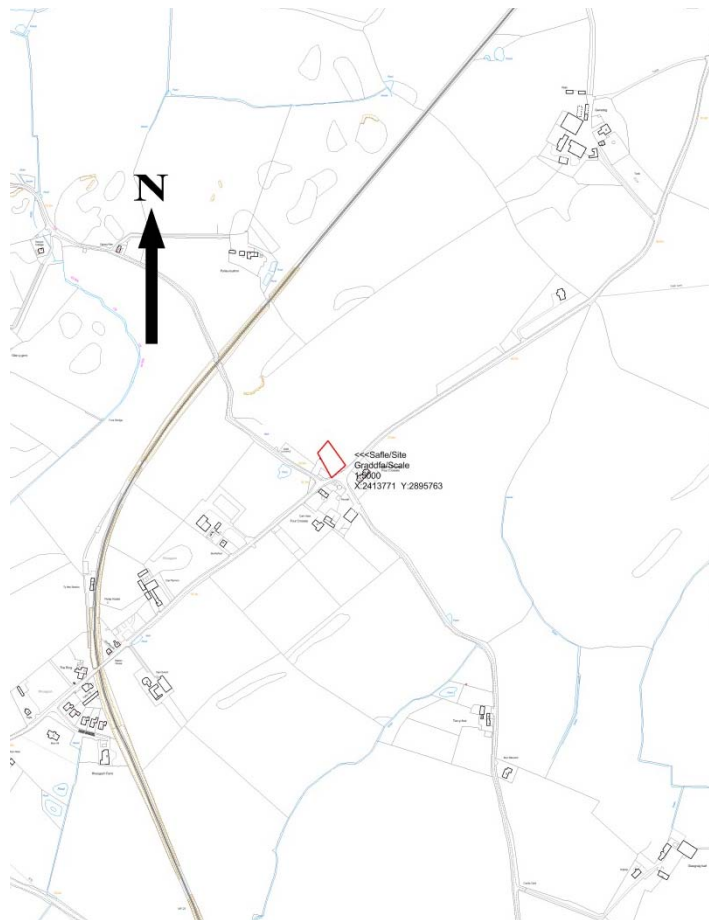
Rhif y Cais: **44C250A** Application Number

Ymgeisydd Applicant

**Mr William Edwards**

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

**Council Houses, Four Crosses, Rhosgoch**



**Planning Committee: 06/01/2016**

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

**Recommendation:**

**Defer**

The Members of the Planning and Orders Committee resolved to defer consideration of the application until the meeting in February.

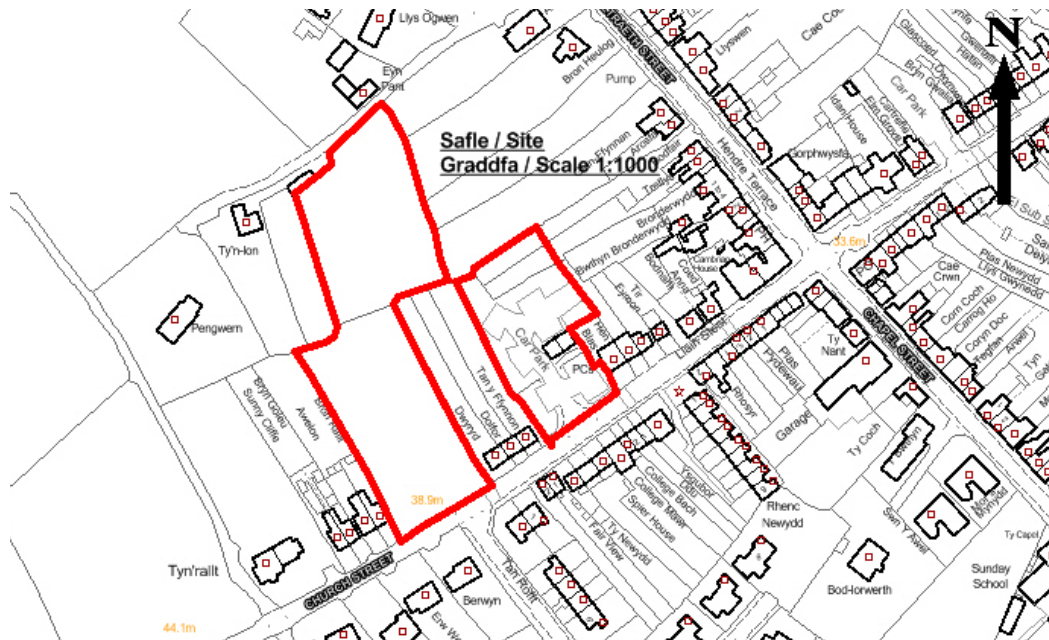
Rhif y Cais: **45LPA605A/CC** Application Number

Ymgeisydd Applicant

Head of Service Property

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

**Dwryrd, Newborough**



**Planning Committee: 06/01/2016**

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

**Recommendation:**

Defer

**Reason for Reporting to Committee:**

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

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

At its meeting held on 7th October 2015 the Members resolved to defer the application in order to allow the applicant time to consider alternative proposals for the site which could include retaining the public car park and toilet facilities.

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

At its meeting held on 2nd December 2015 the Members resolved to defer determining the application in order to request the applicant to remove the car park and public toilet areas from the application site as proposed. At the time of writing the applicants were considering their position.



7.1

Gweddill y Ceisiadau

Remainder Applications

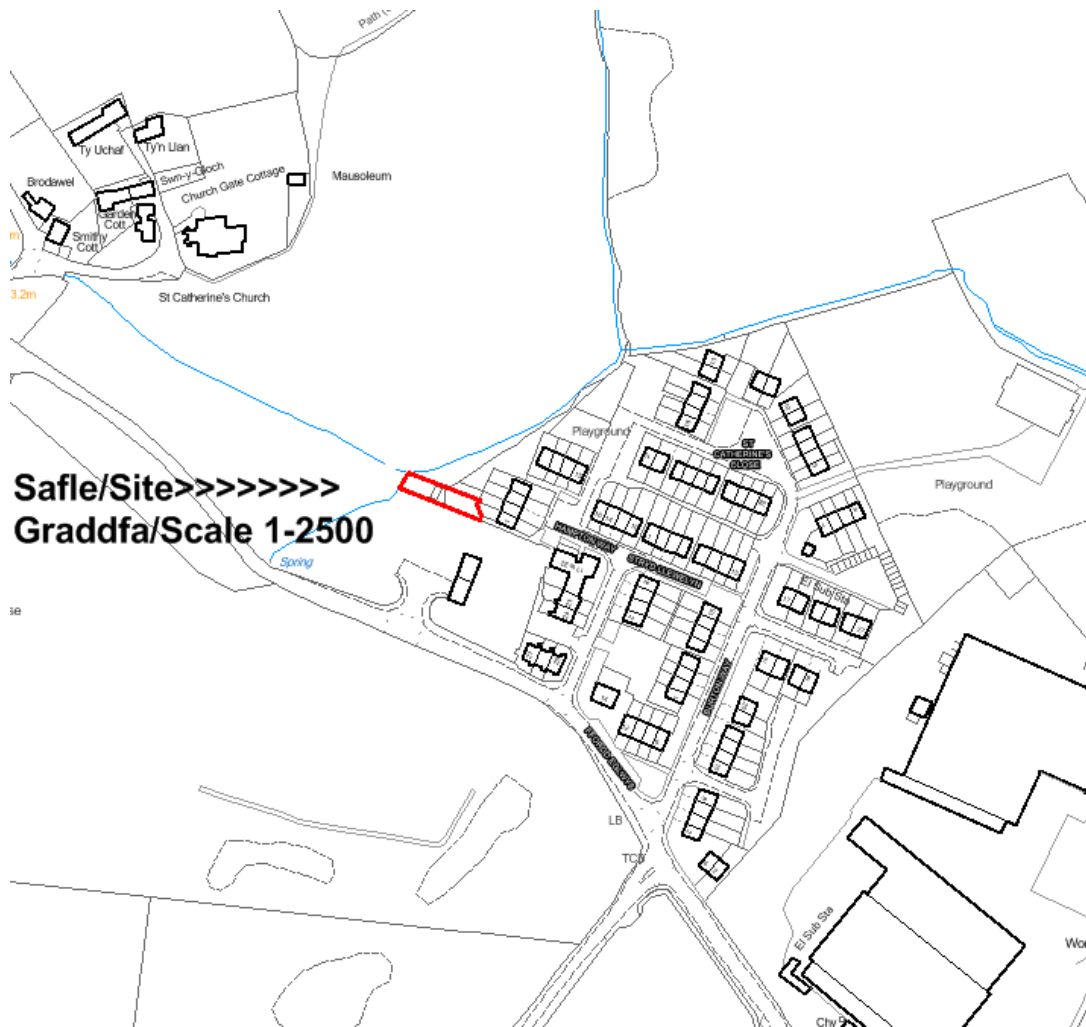
Rhif y Cais: **12C463/ENF** Application Number

Ymgeisydd Applicant

**Mr David Williams**

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

**1 Hampton Way, Llanfaes, Beaumaris**



## **Planning Committee: 06/01/2016**

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

#### **Recommendation:**

Permit.

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

The application was first presented to the Planning and Orders Committee on the 2<sup>nd</sup> December 2015 at the request of Councillor Lewis Davies.

At the meeting Members resolved to visit the site.

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

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

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

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

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

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

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

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

Policy 1 – General Policy

Policy 30– Landscape

Policy 42 – Design

##### **Gwynedd Structure Plan**

Policy D1 – Environment

Policy D4 – Location, Siting and Design

Policy D29 - Design

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

Policy GP1 – Development Control Guidance

Policy GP2 – Design

Policy EN2 – Areas of Outstanding Natural Beauty

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

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

determination

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

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

**Drainage** – Comments.

**Community Council** – Objection, refusal recommended.

**Welsh Water** – No response at time of writing report.

**Environmental Health** – No observations.

### **Response to Publicity**

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

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

None.

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

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

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

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

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

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

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

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

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

In response to the concerns of the Community Council.

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

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

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

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

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

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

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

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

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

award of costs being made against the local planning authority.

## **7. Conclusion**

The use of land as an extension to the existing curtilage of 1 Hampton Way together with the retention of the stable/garden store building is considered to be acceptable and accords with relevant development plan policies and it is not considered that the building or the use of land has an unacceptable impact upon the character and appearance of the area or upon the amenities of nearby residential occupiers.

## **8. Recommendation**

### **Permit**

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

Reason: To define the scope of this permission.

**(02) The development permitted by this consent shall be carried out strictly in accordance with the plan(s) submitted on the 13/08/2015 & 30/09/2015 under planning application reference 12C463/ENF.**

Reason: For the avoidance of doubt.

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

## **9. Other Relevant Policies**

**Planning Policy Wales (Edition 7)**

**Technical Advice Note 9: Enforcement of Planning Control**

**Technical Advice Note 12: Design**

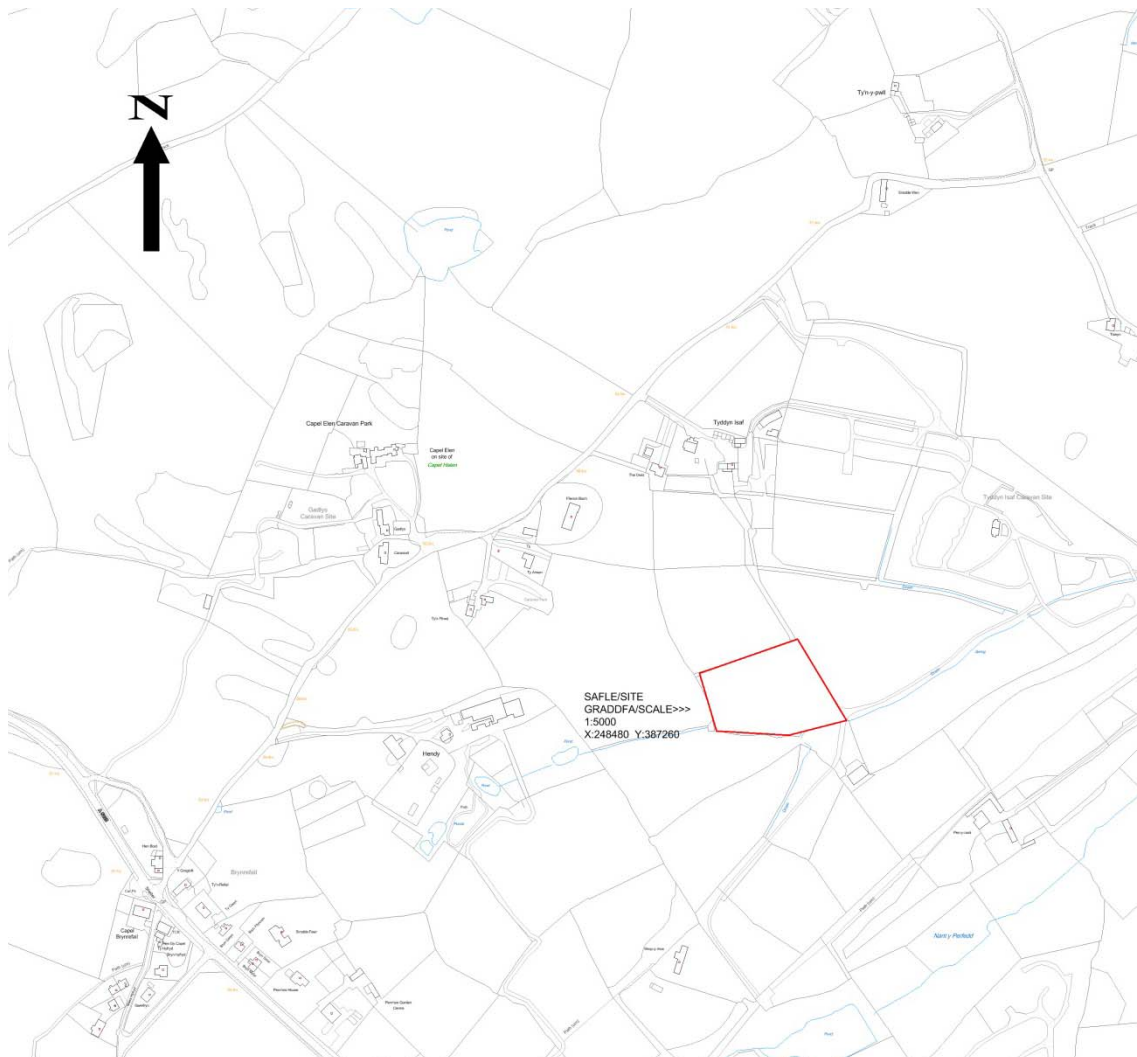
Rhif y Cais: **40C58L/RE** Application Number

Ymgeisydd Applicant

**Mr Arthur Mount**

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

**Tyddyn Isaf Caravan Park, Dulas**



**Planning Committee: 06/01/2016**

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

**Recommendation:**

Permit

**Reason for Reporting to Committee:**

The application has been called in by Councillor D Hughes

**1. Proposal and Site**

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

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

At its meeting held on the 2<sup>nd</sup> December, 2015 the Members resolved to undertake a site visit prior to determining the application. The site was visited on the 16<sup>th</sup> December, 2015 and the Members will now be familiar with the site and its setting.

**2. Key Issue(s)**

Policy compliance  
Will there be harm to residential amenity?  
AONB/ visual amenity context

**3. Main Policies**

**Gwynedd Structure Plan**

Policy C7 Renewable Energy  
Policy D1 Protection of the Environment  
Policy D4 Siting and Design  
Policy D29 Design

**Ynys Mon Local Plan**

1 General policy  
30 AONB  
42 Design  
45 Renewable energy

**Ynys Mon Unitary Development Plan (Stopped)**

Part one Policy 8b Energy Developments  
GP1 Development Control Guidance  
GP2 Design  
EN2 AONB  
EP 18 Renewable Energy

**TAN 8 Planning for Renewable Energy  
TAN 12 Design**

**4. Response to Consultation and Publicity**

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

**Ecological Officer** comments/no objection

**Environmental Health** No objection

**Drainage** Comments

**NRW** No objection

In the letters received points raised include;

Would set a precedent

Seen for many miles

Visually Obtrusive

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

Would not be able to enjoy their property

Will be seen from footpaths

Damage local amenity in a sensitive area

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

Contrary to AONB management plan

Some people have not been informed of this

Appeals on site prevent this

Concerns over construction traffic

Should not use lane

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

Will be contrary to policies in Development Plan

The site is not within the caravan park it is agricultural

They already have a 50kw array

The land is used for grazing

There are untrue/inaccurate comments in DAS

Would produce more electricity than they need.

Cllr D Hughes comments

This agricultural land which has received grants

This is an AONB

Will be visible from all areas around especially the beach

It does not form part of the caravan site.

**5. Relevant Planning History**

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

**6. Main Planning Considerations**



## **Policy Context**

### **Planning Policy Wales Edition 7 states**

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

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

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

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

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

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

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

## **Amenity**

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

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

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

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

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

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

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

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

## **8. Recommendation**

### **Permit**

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

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

**(02) Prior to the commencement of works a construction Traffic Management Plan shall be submitted to the LPA for it written approval. The plan shall be implemented for the course of the construction works and any maintenance of the array.**

Reason: In the interests of amenity.

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

Reason: In the interests of amenity.

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

Reason: For the avoidance of doubt.

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

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10.1

Ceisiadau'n Tynnu'n Groes

Departure Applications

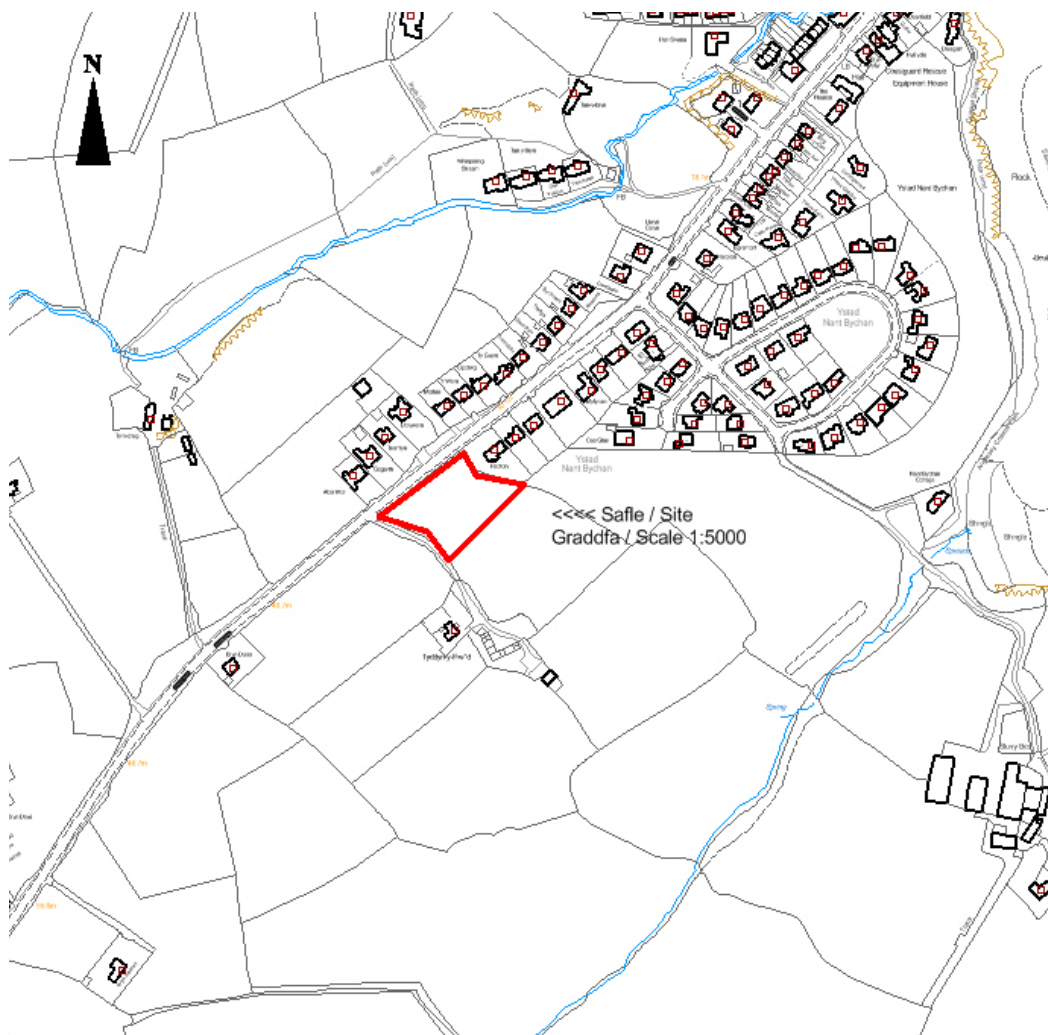
Rhif y Cais: **40C154A** Application Number

Ymgeisydd Applicant

**Mr Dewi Evans**

**Cais amlinellol ar gyfer codi 5 annedd a creu mynedfa newydd i geir yn cynnwys manylion llawn am y fynedfa a'r gosodiad ar dir ger / Outline application for the erection of 5 dwellings and the creation of a new vehicular access together with full details of the access and layout on land adjoining**

**Stad Nant Bychan, Moelfre**



## **Planning Committee: 06/01/2016**

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

#### **Recommendation:**

Permit

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

The application is presented to the Planning Committee for consideration as the development is contrary to the adopted Ynys Mon Local Plan but can be supported under the Stopped Unitary Development Plan.

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

This is an outline application for the erection of 5 dwellings and includes details of the access and layout with scale, appearance, materials and landscaping all reserved matters to be determined at detailed design stage on land near Nant Bychan Estate, Moelfre.

The application site consists of agricultural land situated to the south-western edge of the village of Moelfre.

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

The key issue is whether the proposal complies with current policies and whether the proposal will affect the amenities of the surrounding properties and the designated area of outstanding natural beauty.

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

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

Policy 1 – General Policy  
Policy 30 - Landscape  
Policy 48 – Housing Development Criteria  
Policy 49 – Listed Settlement  
Policy 51 – Large Sites

##### **Gwynedd Structure Plan**

Policy A2 – Housing  
Policy A3 – Housing  
Policy A4 – Affordable Housing  
Policy D1 - Environment  
Policy D4 – Location, Siting and Design  
Policy FF12 - Transport

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

Policy GP1 – Development Control Guidance  
Policy GP2 – Design  
Policy HP2 – Housing Density  
Policy HP4 – Village

Policy HP7 – Affordable Housing – Housing Need  
Policy EN2 – Area of Outstanding Natural Beauty  
Policy SG4 – Foul Sewage Disposal  
Policy SG6 – Surface Water Runoff

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

**Local Member (Cllr Derlwyn Hughes)** – Call In requested if the application is refused. Supports the application as the land is included in the Stopped UDP.

**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.

**Community Council** – Supports the application. The land is included in the Stopped UDP and welcomes the provision of 1 affordable dwelling.

**Highways Department** – Conditional Approval

**Drainage Department** – Conditional Approval

**Welsh Water** – Conditional Approval

**Natural Resources Wales** – Standard Advice

The proposal was advertised through the posting of a notice on site together, distribution of personal letters of notification to the occupiers of neighbouring properties together with an advert in the local newspaper. The latest date for the receipt of representations was the 9<sup>th</sup> December, 2015. At the time of writing the report 14 letters had been received objecting to the proposal.

The main reasons for objecting as follows:-

- Existing Drainage problems in the area
- Flooding occurred in the gardens of existing properties
- The land should be used to build a new road to the working farm
- Increase of traffic on a busy road
- Safety of pedestrians using bus stops in close proximity of the site
- Affordable housing will be acquired by builders/speculators who will sell on at a profit
- Dwellings will be sold beyond the reach of local people and will become holiday homes, adding little to the village economy
- Housing of this kind is not needed in Moelfre
- De-valuation of properties in the area
- Loss of view
- Impact on Area of outstanding natural beauty
- The land described as T67 in the Stopped UDP is flawed in that there should have been provision for public consultation
- Privacy/overlooking

In response to the above objections:-

- The applicant has provided drainage information and the drainage department have confirmed that the drainage systems appear to be satisfactory.
- The land is identified as a housing proposal in the Stopped UDP

- The Highways department have recommended conditional approval and are satisfied with the access and additional traffic.
- The affordable dwelling will be subject to a Section 106 agreement in order to ensure that the dwelling is remained as an affordable dwelling
- Loss of view is not a planning consideration
- It is not considered that the proposal will have a negative impact on the Area of Outstanding Natural Beauty which would warrant refusing the application
- The appearance of the dwellinghouses will be dealt with as part of the reserved matters application.

## 5. Relevant Planning History

40C154 – Residential development comprising 4 houses on land at Tyddyn y Ffrwd, Moelfre – Refused 6-6-94

40C154B/SCR – Screening Opinion for the erection of 4 dwellings on land at Nant Bychan, Moelfre – EIA not required 13/8/15

## 6. Main Planning Considerations

The site is located on agricultural land situated to the south-western edge of the village of Moelfre.

The main considerations have been identified as the following:

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

**Policy** - Moelfre is identified as a Defined Settlement under Policy 49 of the Ynys Mon Local Plan and as a Village under Policy HP4 of the Stopped Unitary Development Plan. Whilst the Unitary Development Plan has not been fully adopted, due to the stage reached in its preparation it is a material consideration that can be given significant weight in dealing with current applications.

The site is outside but immediately adjoining the development boundary of the Ynys Mon Local Plan and is within the development boundary of the Stopped Unitary Development Plan. The principle of the development is therefore acceptable under the provisions of Policy HP4 of the Stopped Unitary Development Plan and this is a material consideration of significant weight.

**Stopped Unitary Development Plan Site Allocation** – The site subject to this application is designated in the Stopped UDP as a housing allocation (T67 – Land adjoining Ty Ni). The application is for the development of five dwellings and conforms to the expected density for houses on the site.

### Affordable Housing

Policy HP7 – Affordable Housing in the Stopped UDP states:-

Where there is a demonstrable lack of affordable housing to meet housing needs, the Council will:

- (a) Negotiate to include an element of affordable housing in new schemes of 10 or more dwellings in main and secondary centres on sites of 5 or more dwellings in villages; and
- (b) Consider, as an exception to the plan, the release of land additional to that available for general housing provision, for affordable housing within or immediately adjoining existing settlements.



In the case of (a) and (b) above the Council may use planning obligations or conditions to ensure that such housing is, either initially or in perpetuity, reserved for those who need it.

In such cases where an application triggers the requirement for affordable housing, the provision of 30% of the units will be sought. As the application is for 5 units, in this case 1 affordable unit is required.

**Effect on surrounding properties** – Due to the distances between the proposed dwellings and neighbouring properties it is not anticipated that the proposal will have an adverse impact on neighbouring properties.

**Landscape impacts** – the application is made in outline form but a layout is submitted in accordance with statutory requirements. It is not considered that the development proposed are out of character with the area. The scheme provides adequate separation from existing properties. It is not considered that in its that the scheme will detrimentally impact the landscape value of the AONB.

**Other matters** – drainage details are considered acceptable. No concerns are raised in relation to ecological impacts. It is not considered that the proposal will detrimentally affect the Welsh language. Affordable housing is proposed in accordance with current policy requirements.

## **7. Conclusion**

Whilst the proposal is contrary to Policy 49 of the adopted Ynys Mon Local Plan, the proposal is acceptable under the provisions of Policy HP4 of the Stopped Unitary Development Plan. With the layout and position of the development acceptable along with its impact on amenity both residential and visual it is considered that the proposals are acceptable subject to conditions and the signing of a S106 agreement requiring one dwelling to be on an affordable type. The recommendation is one of approval subject to the expiration of the publicity period and providing no adverse representations has been received which have not been previously been taken into account.

## **8. Recommendation**

To **permit** the application subject to conditions and the signing of a S106 agreement requiring one dwelling to be on an affordable type. The recommendation is one of approval subject to the expiration of the publicity period and providing no adverse representations has been received which have not been previously been taken into account.

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

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

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

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

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

to be approved.

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

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

Reason: To ensure the satisfactory appearance of the development

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

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

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

Reason: In the interests of amenity.

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

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

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

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

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

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

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

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

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

Reason: In the interests of amenity.

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

Reason: In the interests of amenity and highway 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 operational before the use hereby permitted is commenced.**

Reason: In the interests of amenity.

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

Reason: In the interests of amenity and highway safety.

**(15) The access shall be constructed with 6 metre radius wall/fence/hedge not exceeding a height of one metre above the level of the adjoining carriageway from the gate pillars to the highway boundary.**

Reason: In the interests of amenity and highway safety.

**(16) The access shall be constructed with its gateway not exceeding 1 in 20 metres in width and set back a distance of 5 metres from the road improvement line indicated on the attached plan with the gates opening inwards.**

Reason: In the interests of amenity and highway safety.

**(17) The vehicle driveways shall be constructed with its gradient not exceeding 1 in 20 for the first 5 metres back from the nearside edge of the adjoining footway.**

Reason: In the interests of amenity and highway safety.

**(18) The access shall be constructed with 2.4 metre by 90 metre splays on either side. Within the vision splay lines nothing exceeding 1 metre in height above the level of the adjoining carriageway shall be permitted at any time.**

Reason: In the interests of amenity and highway safety.

**(19) Before any development commences, plans shall be submitted and approved by the Planning Authority in consultation with the Highway Authority showing details of the following reserved matters:**

**(a) the proposed road layout and typical construction details based on ground investigation information to verify its adequacy.**

**(b) longitudinal and cross-sections through the estate roads showing the proposed road**

levels relative to the existing ground levels and proposed garage floor levels.

**(c) the surface water drainage and means of disposal including the position of gullies, pipe diameters, design data and outfall.**

**(d) the location and the type of street lighting furniture.**

Reason: In the interests of amenity and highway safety.

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

Reason: In the interests of amenity and highway safety.

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

Reason: In the interests of amenity and highway safety.

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

Reason: In the interests of amenity and highway safety.

**(23) No development shall commence until the written approval of the local planning authority has been obtained in relation to a full comprehensive traffic management scheme including:**

- i. The parking of vehicles for site operatives and visitors**
- ii. Loading and unloading of plant and materials**
- iii. Storage of plant and materials used in constructing the development**
- iv. Wheel washing facilities (if appropriate)**
- v. Hours and days of operation and the management and operation of construction and delivery vehicles.**

**The works shall be carried out strictly in accordance with the approved details.**

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

**(24) The details to be submitted for approval in writing by the Local Planning Authority in accordance with Condition (1) above shall include details of the proposed slab levels of the building(s) in relation to the existing and proposed levels of the site and the surrounding land. The building(s) shall be constructed with slabs at levels that have been approved in writing by the Local Planning Authority.**

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

**(25) Detailed designs for the proposed surface water drainage scheme should be included with any full planning application.**

Reason: To ensure that an effective drainage scheme is implemented

**(26) The development permitted by this consent shall be carried out strictly in accordance with the plan(s) submitted on the 02/07/2015 + 12/11/15, 17/11/15, + 7/12/15 under planning application reference 40C154A.**

Reason: For the avoidance of doubt.

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

## **9. Other Relevant Policies**

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

**TAN 2 – Planning and Affordable Housing**

**TAN12 – Desig**

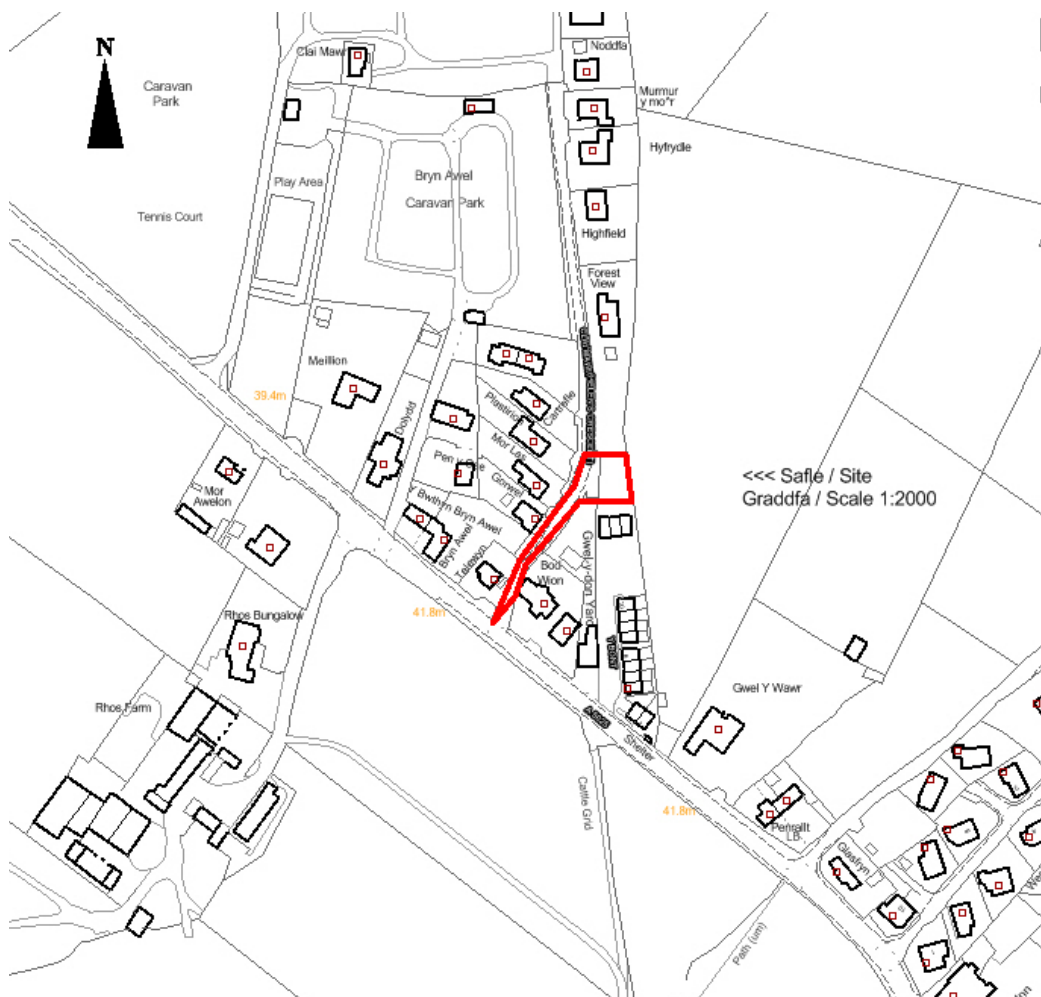
Rhif y Cais: **42C237D/VAR** Application Number

Ymgeisydd Applicant

**Mr Alan Foster**

**Cais dan Adran 73 i amrywio amod (07) (yn unol a'r cynlluniau a gymeradwywyd ) o ganiatâd cynllunio 42C237 i alluogi newid i osodiad y safle ar dir gyferbyn a / Application under Section 73 to vary condition (07) (in accordance with approved plans) from planning permission 42C237 so as to amend the layout scheme at**

**Plas Tirion, Helens Crescent, Pentraeth**



**Planning Committee: 6th January, 2016**

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

**Recommendation:**

Permit

**Reason for Reporting to Committee:**

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

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

The application is a Section 73 application to vary condition (07) (in accordance with approved plans) from planning application 42C237 so as to amend the layout scheme.

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

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

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

### **3. Main Policies**

#### **Gwynedd Structure Plan**

Policy A2 Location of Housing Land

Policy A3 Scale and Phasing of housing

Policy D4 Siting and Design

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

Policy 1 General Policy

Policy 31 Landscape

Policy 42 Design

Policy 48 Housing Development Criteria

#### **Ynys Mon Unitary Development Plan (Stopped)**

GP1 Development Control Guidance

GP2 Design

EN1 Landscape Character

HP4 Villages

SPG Design Guide for the Urban and Rural Environment

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

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

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

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

**Community Council** - No response at the time of writing the report

**Highways** - No response at the time of writing the report

**Drainage** - No response at the time of writing the report

**Dwr Cymru** - No response at the time of writing the report

**Natural Resources Wales** - No response at the time of writing the report

### **Response to Publicity**

The proposal was advertised through the posting of a notice on site together with the distribution of personal letters of notification to the occupiers of neighbouring properties. The application was also advertised in the local newspaper as the development is contrary to the Ynys Mon Local Plan Policy. The latest date for the receipt of representations is the 8/1/15. At the time of writing the report no letters were received.

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

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

42C237 - Full application for the erection of a dwelling on land opposite – Granted – 5/11/15

42C237A/SCR - Screening Opinion for the erection of a dwelling on land opposite – EIA not required 16/10/15

42C237B/LUC Certificate of Lawful Use for the use as a storage/builders yard – Lawful Use Approved – 28/09/15

42C237C/DIS - Application to discharge condition (03) (surface water) from planning permission 42C237 on land opposite – Undetermined

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

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

Application reference 42C327 has already been granted permission for the erection of a dwellinghouse. This is an amended application to the design and layout. The amendments are as follows:-

- Raising the overall height of the dwelling from 4.8 metres to 5.7 metres to incorporate roof space to cater an additional bedroom
- Amended design of the dwelling
- Amended internal layout



- The insertion of a chimney

The application has been submitted to improve the design from the scheme already approved. The footprint of the building remains unchanged.

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

Furthermore, a bungalow in this location is not considered to harm the visual appearance/character of the locality and the amended design fits into the area without causing any harm on the amenities of the occupiers nearby.

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

## **7. Conclusion**

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

Subject to the expiration of the publicity period and providing no adverse representations has been received which have not been taken into account.

## **8. Recommendation Permit**

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

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

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

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

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

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

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

Reason: In the interests of amenity.

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

Reason: In the interests of amenity.

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

Reason: For the avoidance of doubt.

12.1

Gweddill y Ceisiadau

Remainder Applications

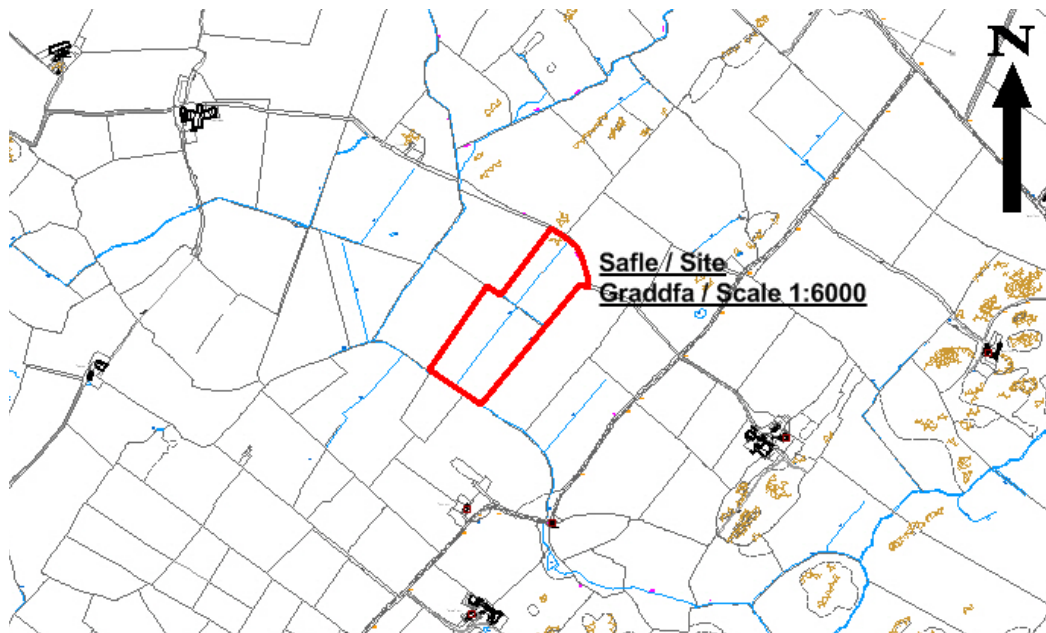
Rhif y Cais: **10C118F/RE** Application Number

Ymgeisydd Applicant

**Bodorgan Environmental Management Ltd**

**Cais llawn i gosod fferm arae heulol 2.5MW ar dir ger / Full application for the construction of a 2.5MW solar array farm on land adjacent to**

**Tyn Dryfol, Soar**



**Planning Committee: 06/01/2016**

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

**Recommendation:**

Permit

**Reason for Reporting to Committee:**

The application has been called in to Committee by Cllr Ann Griffith as Vice Chair of the Committee.

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

The application is for the installation of a 2.5MW solar farm on approximately 5.8 hectares of improved pasture land at Tyn Dryfol that lies in an isolated location 1.5km north west of the village of Soar.

The proposal will generate up to 2.5MW of electricity and connect into pre-existing 33kv overhead lines. Planning permission is initially sought for a 25year period. The proposal is adjoined on three sides by the existing solar farm at Bryn yr Odyn (a 15MW solar farm approved in December 2013) which is operated by others.

The application proposes to use panels similar to those on the adjoining site for consistency of appearance. Inverter units of some 2.5 x 1.0 x 2.3m high are required as well as transformers of 4.5 x 4.1m x 3.0m high and a sub-station of some 4.4 x 3.7m x 3.3m high. Security fencing (1.9m height) and cctv cameras are proposed as the site is un-manned.

The application is supported by;  
A Landscape and Visual Assessment  
An Ecological Assessment.  
A Heritage Assessment and Geophysical Survey  
Glint and Glare Assessment

Apart from the Gint and Glare assessment, these reports are updates of reports produced in support of the previous application on the adjoining site but which included the fields the subject of the application now made.

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

Whilst an application of this type and scale can potentially raise a wide and diverse range of issues I have distilled what I consider to be the main ones as follows:

Whether the principle of development is acceptable in planning policy terms;

Whether or not the proposal has an acceptable environmental impact, particularly with regard to landscape, ecological and cultural heritage, transport issues and amenity.

### **3. Main Policies**

**Ynys Mon Local Plan**

1 General

31 Landscape  
32 Landscape  
45 Renewable Energy

**Gwynedd Structure Plan**

C7 Renewable Energy  
D1 Area of Outstanding Natural Beauty  
D3 Landscape Conservation Area  
D4 Environment D9 Environment  
D15 Archaeology

**Stopped Ynys Mon Unitary Development Plan P08b Energy Developments**

GP1 Development Control Guidance  
GP2 Design  
EN4 Biodiversity  
EP 18 Renewable Energy  
EN1 Landscape Character  
EN14 TPOs and Hedgerows  
EN16 Landscape Features.

**Planning Policy Wales Edition 7**

**Technical Advice Note 5:Nature Conservation and Planning (2009)**

**Technical Advice Note 6: Planning for Sustainable Rural Communities (July 2010).**

**Technical Advice Note 8 Planning for Renewable Energy (2005)**

**Technical Advice Note 18: Transport (2007)**

**Practice Guidance: Planning for Renewable and Low Carbon Energy - A Toolkit for Planners, Welsh Assembly Government (2010)**

**Practice Guidance Planning Implications of Renewable and Low Energy (February 2011)**

**Solar Farms in Wales 2015 – Research Note**

In response to consultations carried out replies from the following have been received and are summarised as follows:

**Cllr Ann Griffith:** requests a Committee determination in her capacity as Vice Chair of this Committee

**Cllr Peter Rogers** – no reply at the time of writing

**Community Council:** no reply at the time of writing

**Natural Resources Wales** – does not object to the proposal. We note the Ecological Update Report (Etive Ecology Ltd, July 2015) stated that the site has negligible value for water voles however it is not clear whether any evidence of water voles was found during the survey. The area offers suitable

habitat features for water vole in the form of ditches, waterways and streams. Therefore NRW recommend that a 5m buffer is maintained from any water course within the proposed development site.

**Environmental Health Officer:** comments for construction phase

**Councils Ecological Advisor** –The report builds on knowledge from the work associated with the existing solar array and it is agreed that the overall impacts are likely to be slight.

**Highway Authority** – suggested conditions

**Built Environment and Landscape Section:**

The proximity and relationship of the site to an operational farm and the proposals relatively smaller scale, means that individual and cumulative Landscape and Visual effects are likely to be Minor at most. Effects on the Area of Outstanding Natural Beauty, Landscape Character Area and Special Landscape Area as outlined in the Landscape Capacity and Sensitivity Study are therefore considered acceptable.

**Conservation Officer:** From a Built Environment and Built Conservation perspective I'm satisfied that the nearest heritage receptor a Scheduled Ancient Monument (SAM) located some distance directly south of the development site would in my opinion receive no adverse impact as a result of this development. As the existing solar array would be slightly closer to the SAM I can't see how the current application would not be acceptable from that point of view. As there are no Listed Buildings or Conservation Areas within a screening assessment radius of the development site I am able to confirm I don't have any concerns with the application from my perspective.

**Gwynedd Archaeological Planning Service:** no reply at the time of writing

**MOD:** We have been consulted on this application again because the applicant has submitted a Glint & Glare Assessment. A local resident has completed their own Glint & Glare Assessment which we have also been asked to comment on.

The application site occupies statutory safeguarding zones surrounding RAF Mona. We have reviewed both Glint & Glare Assessments and I can confirm that the MOD has no safeguarding objections to this proposal.

The application has also been publicised by the local planning authority in accordance with statutory requirements. The closing date for receipt of representations was 10<sup>th</sup> December 2015.

25 letters of objection have been received, raising concerns regarding:

- Negative impact on local landscape;
- Considerable damage to roads during construction of previous development;
- Inconvenience and disruption to local residents during construction;
- Already have two large sites in the area;
- Grazing between the panels of the existing site does not occur so there is a reduction in agricultural employment;
- No local benefit to the scheme;
- Decommissioning has not been considered;
- Welsh Government's target for renewable energy has been exceeded and there is no need for further tax-payer subsidized development;
- A passing bay should be provided on the road;
- Impact on tourism;

Supporting reports are based on the previous scheme;  
Glare is already a problem from the existing site.

## **5. Relevant Planning History**

10C118/SCR - Screening opinion for the siting of a solar array farm - EIA not required 17-10-13.

10C118A/RE Full application for the siting of a 15mw solar array farm on land adjacent to Bryn yr Odyn, Soar – approved 15-12-13

10C118G/SCR Screening opinion for solar array farm – EIA not required 23-9-15

10C118J/VAR Section 73 application to vary the details of the previous permission 10C118A/RE – current application as yet undetermined

## **6. Main Planning Considerations**

### **Whether the principle of development is acceptable in planning policy terms**

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

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

i. Landscape character,

ii. Sites of international, national or local importance for nature conservation,

iii. species which are of nature conservation importance

iv. the standard of amenity enjoyed by the resident and tourist population and vi. Essential public services and communications.

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

The updated version of Planning Policy Wales clarifies and strengthens the presumption in favour of sustainable development. Section 12.8.1 (Renewable and Low Carbon Energy) of Planning Policy Wales (5th Edition November 2012) sets out targets and gives strong support for renewable energy projects in line with the Welsh Assembly Government's Energy Policy Statement (2010). Planning Policy Wales at paragraph 12.8.15 states the impacts from renewable energy developments will also vary depending on their location and scale and require different policy and development management considerations.

Paragraph 12.9.2 of PPW states that ‘local planning authorities should guide appropriate renewable and low carbon energy development by undertaking an assessment of the potential of all renewable energy resources and renewable and low carbon energy opportunities within their area and include appropriate policies in development plans’. Although there is no statutory requirement to do so, a Renewable Energy Capacity Study was commissioned to inform the Joint Local Development Plan.

The Study adopted methodology developed by the Welsh Government but as commercial solar PV arrays are an emerging technology, current guidance (Welsh Government or DECC) does not contain information on how to assess their potential. Nonetheless, development plan policies exist against which such schemes can be examined.

At 15MW the solar farm subject to this report is categorised as “Local Authority-wide” in Planning Policy Wales which includes developments of between 5MW & 50 MW according to figure 12.3. As a “Local Authority-wide” installation the scale of the solar farm is acceptable in principle in policy terms in this location but there are also detailed considerations within the policy considerations as detailed below. Section 12.10.1 reproduced below highlights matters that should be taken into account in dealing with renewable and low carbon energy development and associated infrastructure by the local planning authority. This covers the positive aspects such as contribution to meeting national, UK and European targets and wider environmental, social and economic benefits. It also highlights the need to consider impact on the natural heritage, the coast and the historic environment and the need to minimise impacts on local communities. Other matters such as mitigation and infrastructure matters i.e. grid connection and transportation network are also highlighted within this section as follows:

“12.10.1 In determining applications for renewable and low carbon energy development and associated infrastructure local planning authorities should take into account:

- the contribution a proposal will play in meeting identified national, UK and European targets and potential for renewable energy, including the contribution to cutting greenhouse gas emissions;
- the wider environmental, social and economic benefits and opportunities from renewable and low carbon energy development;
- the impact on the natural heritage (see 5.5), the Coast (see 5.6) and the Historic Environment (see 6.5);
- the need to minimise impacts on local communities to safeguard quality of life for existing and future generations;
- ways to avoid, mitigate or compensate identified adverse impacts;
- the impacts of climate change on the location, design, build and operation of renewable and low carbon energy development. In doing so consider whether measures to adapt to climate change impacts give rise to additional impacts (see 4.5);
- grid connection issues where renewable (electricity) energy developments are proposed;
- the capacity of and effects on the transportation network relating to the construction and operation of the proposal”

Technical Advice Note 8 Renewables (2005) (paragraph 1.4) states the Assembly Government has a target of 4TWh of electricity per annum to be produced by renewable energy by 2010 and 7TWh by 2020. Paragraph 3.15 of TAN 8 states that “other than in circumstances where visual impact is critically damaging to a listed building, ancient monument or a conservation area vista, proposals for appropriately designed solar thermal and PV systems should be supported”. In its Policy Clarification letter of July 2011 in relation to TAN 8, the Welsh Government Minister for Environment and Sustainable Development stated that “for the avoidance of any future doubt, when determining planning applications under town and country planning legislation on energy related projects within Wales (other than certain energy installations), the key planning policy comprises the local authority's adopted development plan, and where it is more recent, the Welsh Government's Planning Policy Wales and TAN 8”.

Section 2 of Technical Advice Note 6: Planning for Sustainable Rural Communities contains the following guidance:

“2.1.1 The planning system has a key role to play in supporting the delivery of sustainable rural communities. It can help to ensure that appropriate development takes place in the right place at the right time by making sufficient land available to provide homes and employment opportunities for local people, helping to sustain rural services. Simultaneously, the planning system must respond to the challenges posed by climate change, for example by accommodating the need for renewable energy



generation. It must also protect and enhance the natural and historic environment and safeguard the countryside and open spaces. The overall goal for the planning system is to support living and working rural communities in order that they are economically, socially and environmentally sustainable. Planning authorities should seek to strengthen rural communities by helping to ensure that existing residents can work and access services locally using low carbon travel and obtain a higher proportion of their energy needs from local renewable sources.”

In relation to farm diversification Technical Advice Note 6: Planning for Sustainable Rural Communities contains the following guidance:

“3.7.2 Many economic activities can be sustainably located on farms. Small on-farm operations such as food and timber processing and food packing, together with services (e.g. offices, workshop facilities, equipment hire and maintenance), sports and recreation services, and the production of non-food crops and renewable energy, are likely to be appropriate uses.”

It is evident that the policies listed above provide a presumption in favour of renewable energy developments in meeting the identified targets for low carbon energy generation. The scale of the development classified as “Local Authority-wide” is acceptable in principle in this location. As detailed in the policies listed there are also other environmental considerations which need to be assessed, and these are considered below.

**Whether or not the proposal has an acceptable environmental impact; particularly with regard to landscape, ecological and cultural heritage.**

**Landscape and Visual** - The application is accompanied by a Landscape and Visual Assessment, which builds on previous work under taken in association with the adjoining Bryn yr Odyn site. The assessment encompasses a study area of 1km around the site including views from a national cycle route and the statutorily designated Area of Outstanding natural Beauty (AONB) lying beyond the Holyhead to Chester mainline railway line. The site is outside the AONB but is within a Special Landscape Area (SLA) and is described in the assessment as a generally undulating landscape, prevalent in rocky knolls, scrubland vegetation, small copses, wet ditches and remnant field boundaries. The site itself is located on open and isolated farmland within this landscape but within the context of an existing solar array development. The visual impact assessment includes properties on a ridge, on the B4422 near Llangristiolus, where there are extensive views across the site from a distance of over 2km. The railway embankment forms a distinctive feature in this landscape being 8m in height and running against the grain of the natural landscape. The embankment lies between the site and the AONB beyond. The assessment predicts that the initial landscape and visual impacts will be Neutral as the proposal will not increase the visibility of the solar development to any new receptors and because the magnitude of the development is very small. Cumulative impacts are also considered to be neutral. The Built Environment and Landscape Section concurs with this view.

**Ecology** - An Ecological Assessment accompanies the application and finds that the value of the site reflects that normally found on improved pasture; low ecological value. The nature of the site has not changed significantly from the previous survey. Hedgerows are to be retained as part of the scheme and these provide the most valuable foraging opportunities for bats as well as nesting and shelter opportunities for other species. NRW suggests a condition in relation to water voles.

**Cultural Heritage** - The Heritage Assessment acknowledges that ground disturbance is modest and restricted primarily to the insertion of the legs of the modules into the ground. Shallow cable trenches to field boundaries may cause some damage but flexibility regarding the location and excavation methods can be adopted. A watching brief is appropriate and the matter can be satisfactorily dealt with by condition.

**Transport issues and amenity Transport** - The main activity will be at the construction and decommissioning phases. Once operational only access for security, servicing and maintenance will be required. The applicant suggests that materials will initially be delivered to Trac Mon/Anglesey

Circuit which has immediate access to a good highway network; the A4080 and the A55. Thereafter material will be transported to the development site using farm equipment and light vehicles will inevitably be a degree of disruption to existing road users during these periods. However any disruption will be short lived and managed and as such it is not proposed to raise an objection on this ground. A condition requiring a Traffic Management Plan is proposed and the applicant has already been in discussion with the Highway Authority. Significant concern arose in relation to the construction of the existing Bryn yr Odyn development due to heavy traffic, impacts on the road fabric and disruption and delays caused to local road users. The Highway Authority has powers to recover expenses under the Highway Act. It is considered that a robust traffic management plan will avoid many of the issues which arose previously. Whilst local concerns are noted, the construction period is relatively short-lived and activity related to it would not provide justification for refusal of planning consent for the scheme.

**Amenity** - The application states that the solar panels do not create noise, nor do the inverter/transformer buildings and likewise they will not generate dust when operational. The units are coated with an anti -reflective finish, absorb light and do not emit odour. These limited impacts will immediately be filtered by existing planting and will be further mitigated over time as additional landscaping matures. There is some potential for nuisance during the construction and decommissioning phases however these phases will be of a short duration and can be managed by best practice and good management. The Chief Environmental Health Officer has no observations to make and the local planning authority consider that there will be no significantly adverse impact on the amenity of nearby residents through the operational lifetime of the development. Concern has been raised by some residents in relation to glint and glare arising from the existing Bryn yr Odyn development and likely impacts from the current proposal. A Glint and Glare assessment was requested from the applicant and an objector to the scheme has also submitted a Glint and Glare assessment, both of which have been assessed. The MOD raises no safeguarding concerns.

## **7. Conclusion**

Both national and local planning policy provides a presumption in favour of renewable energy development as a means of contributing positively to the wider sustainability agenda. The proposal is acceptable in landscape and visual terms, does not harm biodiversity or cultural heritage and does not cause unacceptable detriment to amenity. Any adverse impacts (such as traffic disruption, noise and dust) will be confined to the construction and decommissioning phases and are short lived and capable of being managed. Mitigation is provided to ensure that over the operational lifetime of the development any longer term impacts will lessen. Planning permission is for a temporary period and reversible; returning the land to full agricultural use will be possible.

## **8. Recommendation**

That planning permission is **granted** subject to the following conditions:

**(01) The development hereby approved shall commence not later than five years from the date of this approval.**

Reason: To comply with the requirements of Section 91(1) of the Town and Country Planning Act 1990.

**(02) The development hereby approved shall be removed from the land no later than 25 years from the date of this permission or when the production of electricity has ceased for a continuous period of 6 months, whichever is the sooner, upon which the site shall be reinstated in accordance with a written scheme of restoration which shall be submitted to and**

**approved in writing by the local planning authority. The restoration of the site shall be completed in accordance with the agreed details within 6 months of the written approval of the local planning authority.**

Reason: To define the scope of the permission and to ensure a satisfactory appearance upon cessation of the development.

**(03) All cabling within the site required in connection with the development hereby approved shall be installed underground.**

Reason: In the interests of visual amenity.

**(04) No development shall take place within the site until the implementation of a programme of archaeological works has been secured in accordance with a written scheme of investigation submitted to and approved in writing by the Local Planning Authority. Notwithstanding the submitted drawings, no development shall take place within the area of archaeological interest to the north east of the site. No development shall commence until details of the exclusion and protection of this area has been submitted to and approved in writing by the local planning authority. The development shall thereafter proceed in accordance with the approved details.**

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

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

Reason; To ensure that the development is satisfactorily integrated into the landscape.

**(06) No development shall take place within the site until the implementation of a programme of habitat management has been secured in accordance with a written scheme submitted to and approved in writing by the Local Planning Authority.**

Reason; To ensure that the development does not have a detrimental impact on biodiversity.

**(07) The site shall not be illuminated by artificial lighting during hours of darkness.**

Reason: To ensure that the development does not have a detrimental impact on the character of the locality.

**(08) No development shall take place until a Traffic and Construction Management detailing the type of vehicle and the routes taken by delivery vehicles and plant and machinery; the parking of vehicles for site operatives and visitors; loading and unloading of plant and materials; storage of plant and materials used in constructing the development; Wheel washing facilities (if appropriate); hours and days of operation and the management and**

**operation of construction and delivery vehicles. The scheme shall thereafter proceed in accordance with the approved details.**

Reason: in the interests of the free flow of traffic and amenity.

**(09) Notwithstanding the submitted drawings, no part of the development shall be located within 5m of any watercourse within the development site. No development shall take place until a plan demonstrating the siting of solar panels to respect the 5m buffer has been submitted to and approved in writing by the local planning authority. The scheme shall thereafter proceed in accordance with the approved details.**

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

**(10) Prior to the commencement of the development hereby approved, a written scheme to alleviate the incidence of glint and glare ('the alleviation scheme') at any affected residential property from which a complaint is received shall be submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved alleviation scheme.**

Reason: In the interests of amenity.

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

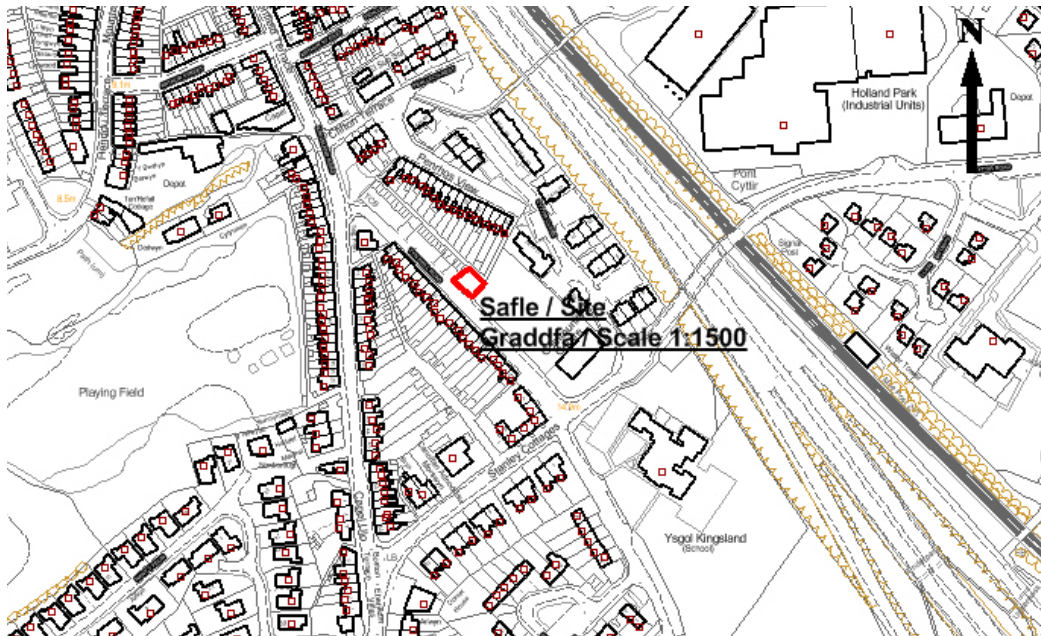
Rhif y Cais: **19C1038F** Application Number

Ymgeisydd Applicant

**Grwp Cynefin**

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

**Ty'n Pwll Road, Holyhead**



## **Planning Committee: 06/01/2016**

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

#### **Recommendation:**

Permit

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

The application has been called-in for determination by the Committee by Cllr. D R Thomas due to local concerns regarding traffic and requests a site visit.

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

The application is located on a cul de sac on Ty'n Pwll Road in Holyhead. Terraced housing exists to the south of the site, the rear of traditional terraced housing defines the boundary to the north. The site is adjacent to existing garages and a block of flats recently approved as part of the former Wells Kelo site and which is currently under construction. The site is a vacant plot amongst existing development and the proposal is a full application for the erection of a single dwelling on the site. The design and scale reflects similar housing in the immediate area. Two off-road parking spaces are provided on the site.

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

Acceptability of an infill plot, amenity and highway issues.

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

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

Policy 1 General Policy

Policy 26 Car Parking

Policy 41 Conservation of Buildings

Policy 42 Design

Policy 48 Housing Development Criteria

Policy 49 Defined Settlements

##### **Gwynedd Structure Plan**

A1 Housing Land

A2 Housing Land

D4 Location, Siting and Design

D22 Listed Buildings

D29 Standard of Design

FF12 Parking provision

##### **Ynys Mon Stopped Unitary Development Plan**

GP1 Development Control Guidance

GP2 Design

HP3 New Housing Development

EN13 Conservation of Buildings

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

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

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

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

**Councillor D R Thomas:** requests a Committee determination due to local concerns regarding traffic and requests a site visit.

**Councillor T LL Hughes:** no reply at the time of writing

**Councillor J M Evans:** no reply at the time of writing

**Holyhead Town Council:** No objection

**Dwr Cymru-Welsh Water:** No reply at the time of writing

**Highway Authority:** No reply at the time of writing

**Drainage Section:** Additional details requested in relation to containment of surface water within the site

Response to Publicity: The application has been publicised through site notice and personal notifications. The expiry date for the receipt of representations was 17<sup>th</sup> December 2015. No representations had been received at the time of writing.

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

19C1038A Full application for the erection of 12, 2-bedroom apartments on land adjacent to 6 Ty'n Pwll Road, Holyhead – approved 8/12/14.

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

**Principle of the Development:** The site is a vacant parcel of land centrally located in Holyhead and surrounded by residential development. The principle of residential development is supported in both national and local planning policies.

**Amenity Impacts:** The site is compact and the proposal is to erect a two storey dwelling with 2 parking spaces on the site. The site backs onto the rear garden area of adjoining housing at Penrhos View and is skirted by a footpath. There is a distance of between 3 and 3.5m from the rear elevation of the proposed dwelling to the rear boundary with the footpath and with over 20m between the rear elevation and dwellings at Penrhos View. There is a lesser distance of 12.5m between the front elevation of the proposed dwelling and the front elevation of dwellings on Ty'n Pwll Road but they are separated by a public road. The dwelling has been designed such that first floor bedroom windows are located to the front elevation and a landing and bathroom window are located to the first floor rear. It is not considered that any unacceptable overlooking or loss of privacy will occur. The SPG on Design suggests a distance of 9m between secondary windows as being acceptable.

**Highway Impacts:** The site is located on a cul de sac and the development provides two off-road parking spaces. There is no room within the curtilage of the proposed plot for vehicles to turn and

accessing and exiting the parking spaces will require manoeuvring in the highway. However, whilst a response was awaited from the Highway Authority at the time of writing, it is not considered that the level of traffic using the cul de sac is such that unacceptable highway impacts will arise. It is acknowledged that the route along Ty'n Pwll Road is used by pedestrians as a short cut and that the local primary school is situated opposite the junction to Ty'n Pwll Road. However, there is good visibility on the road and there is no through traffic.

The site is within an accessible location in sustainability terms. PPW "confirms that sustainable development will be the central organising principle of the Welsh Government" and that sustainable development is promoted by for example, placing sustainability at the heart of decision making and "encouraging and enabling others to embrace sustainable development". Paragraph 4.2.2 of PPW confirms that the 'planning system provides for a presumption in favour of sustainable development'. It further states that

"8.4.2 **Car parking provision** is a major influence on the choice of means of transport and the pattern of development. Local authorities should ensure that new developments provide lower levels of parking than have generally been achieved in the past. Minimum parking standards are no longer appropriate. Local authorities should develop an integrated strategy on parking to support the overall transport and locational policies of the development plan".

It is not considered that the impacts of the scheme are such that refusal can be sustained.

Other matters: The Almshouses on the junction of Ty'n Pwll Road are listed buildings but it is not considered that the scheme will affect their setting. The Drainage Authority has requested details of the drainage scheme for the site to ensure that any surface water can be dealt with on the site itself. Albeit details were awaited from the applicant at the time of writing it is considered that a technical solution can be achieved.

## **7. Conclusion**

The principle of the development is fully supported in local and national planning policy which seeks to locate residential development within existing centres and to promote the sustainable re-use of underused and vacant urban sites. It is not considered that unacceptable amenity impacts will occur. It is not considered that a refusal on highway grounds could be sustained.

## **8. Recommendation**

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

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

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

**(02) The car parking space shown on the proposed site layout plan (WM Design Drawing A.02.2) submitted on 12th November 2015 under planning reference 19C1038F shall be made available for use before the dwelling is occupied and shall thereafter be retained for parking purposes and kept free of any obstruction for the lifetime of the development.**

Reason: In the interests of highway safety.

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



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

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

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

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

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

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

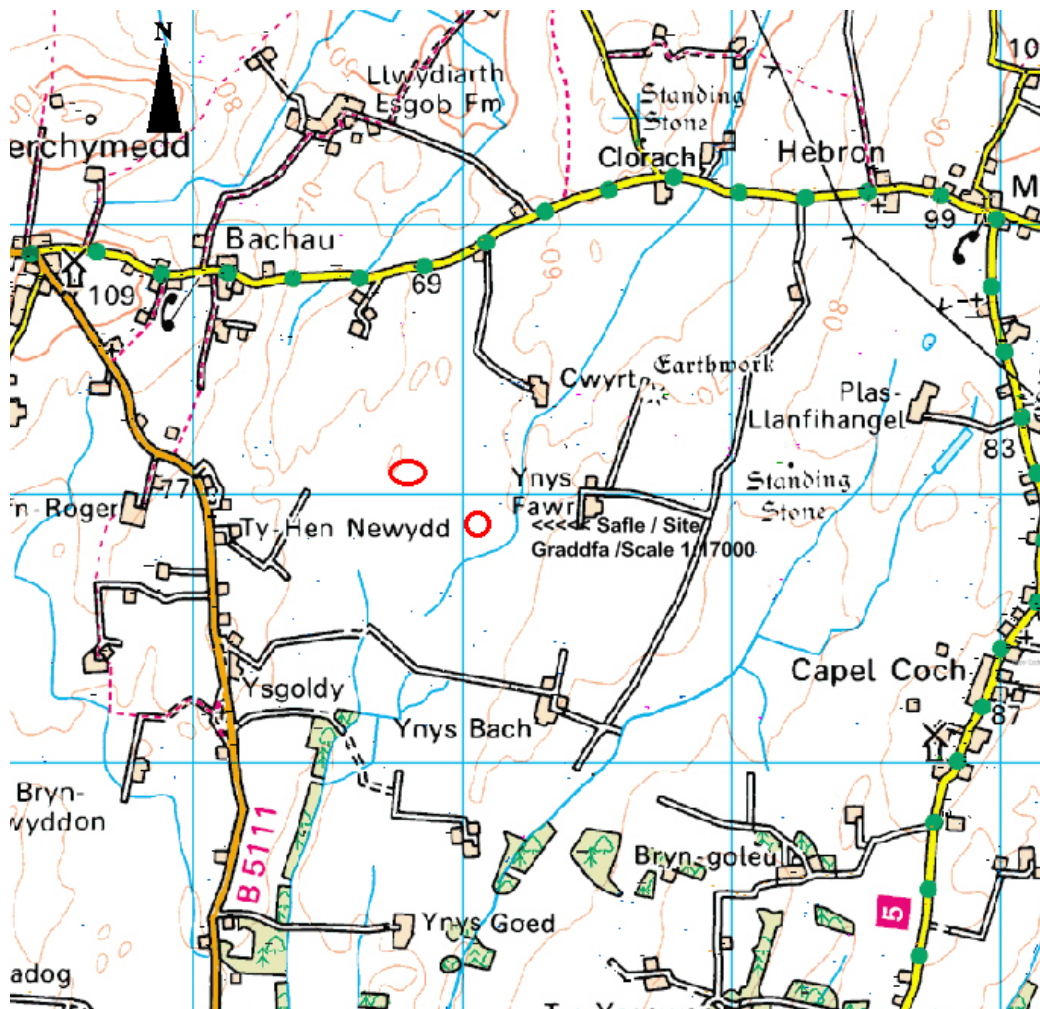
Rhif y Cais: 25C227C/RE Application Number

Ymgeisydd Applicant

Fine Energy Ltd

Cais llawn i godi dau dwrbin wynt 15kW gyda uchder hwb hyd at uchafswm o 15m, diamedr rotor hyd at 9.8m, a uchder blaen unionsyth fertigol hyd at uchafswm o 19.9m ar dir ger / Full application for the erection of two 15kW wind turbines with a maximum hub height of up to 15m, rotor diameter of up to 9.8m, and a maximum upright vertical tip height of up to 19.9m on land at

Cwyrty, Llanerchymedd



**Planning Committee: 06/01/2016**

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

**Recommendation:**

Permit

**Reason for Reporting to Committee:**

The application is reported to the committee as it has been decided that delegated powers will not be used in connection with wind turbine developments.

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

The application is made for two wind turbines with a maximum height to the tip of the blade of 19.9 metres and a maximum rotor diameter of 9.8 meters. The rated power of each turbine is 15kw. The make and model is specified in the planning application which will be installed on a monopole fixed to a concrete foundation.

The proposed development site at Cwyr is located approx. 2.2km south-east of the settlement of Llanerchymedd. The site is situated on a farm extending 39.9 hectares engaged in beef and sheep production.

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

- Principle of the development
- Landscape and Visual Impact
- Residential Amenity.

### **3. Main Policies**

#### **Gwynedd Structure Plan**

Policy C7: Renewable Energy

Policy D3: Landscape Conservation Area

Policy D4: Environment

Policy D10: Protection of Natural heritage

#### **Ynys Môn Local Plan**

Policy 31: Landscape

Policy 35: Nature Conservation

Policy 45: Renewable Energy

#### **Stopped Ynys Mon Unitary Development Plan**

8b Energy Developments

Policy EP18: Renewable Energy

Policy EN1: Landscape Character

Policy EN4: Biodiversity

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

**Technical Advice Note 6: Planning for Sustainable Rural Communities (July 2010).**

**Technical Advice Note 8 Renewable Energy (2005)**

**Practice Guidance: Planning for Renewable and Low Carbon Energy - A Toolkit for Planners', Welsh Assembly Government (2010)**

**Practice Guidance Planning Implications of Renewable and Low Energy (February 2011)**

**Supplementary Planning Guidance On Shore Wind Energy January 2013**

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

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

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

**Local Member (Cllr Ken Hughes)** - No response at the time of writing the report

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

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

**Local Member (Llinos Medi Huws)** - No response at the time of writing the report

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

**Community Council Llanerchymedd** - No response at the time of writing the report

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

**Environmental Services** – The combined noise level of the turbines is likely to be below the ETSU simplified noise condition of 35dB LA90 up to wind speeds of 10m/s at 10m ht and suggest suitably worded conditions.

**Highways Department** – Conditional Approval. A Traffic Management Scheme shall be submitted to and approved in writing by the Local Planning Authority.

**IT Section** – No response at the time of writing the report

**Gwynedd Archaeological Planning Service** – Confirmed that there are considered to be no significant archaeological implications for the proposed development.

**Arquiva** – No response at the time of writing the report

**Welsh Water** – Standard Comments

**Footpath Officer** – Confirmed that there are no Public Rights of Way in the immediate vicinity.

**MOD** – No objection

**Natural Resources Wales** – Confirmed that the proposal is not likely to have an adverse effect on the interests listed in their response and that they do not object to the proposal.

**RSPB** – No response at the time of writing the report

**CADW** – Confirmed that any adverse impact on the setting of the monument is likely to only be slight.

### **Response to Publicity**

The proposal was advertised through the posting of a notice on site together, distribution of personal letters of notification to the occupiers of neighbouring properties together with an advert in the local newspaper. The latest date for the receipt of representations was the 7<sup>th</sup> December, 2015. At the time of writing the report 2 letters had been received objecting to the proposal.

The main reasons for objection as follows:-

- Is this the beginning of more turbines
- Impact on the landscape
- Visibility from a long distance
- Cumulative effects of other turbines
- Tourism impact

In response to the objection raised:-

- Each application is dealt with on its own merits
- Consultations have been undertaken with the landscape section and numerous other consultees and they have confirmed their support for the application
- Cumulative effects and visibility of the turbines have been considered by the landscape officer

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

25C227/SCR – Screening opinion for the erection of 225kw wind turbines with a maximum hub height of 30.5m, rotor diameter of 29.1m and a maximum upright height of 45.1m on land at Cwyr, Llanerchymedd – EIA not required 3/7/13

25C227A/RE – Full application for the erection of a 225kw wind turbine with a maximum hub height of 30.5m, rotor diameter of 30m and a maximum upright vertical height of 46m on land at Cwyr, Llanerchymedd – Withdrawn 13/8/14

25C227B/SCR/RE – Screening opinion for the erection of two 15kw wind turbines with a maximum height of 20m on land at Cwyr, Llanerchymedd – EIA not required 2/9/15#

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

**Principle of development** - Policy C7 of the Gwynedd Structure Plan states:

“There will be a presumption in favour of renewable energy projects provided that the impacts upon the locality are acceptable to the local planning authority. Where applicable, the proposals should be supported by an environmental assessment.”

Policy 45 of the Ynys Mon Local Plan states:

“Renewable energy projects will be permitted where it can be clearly demonstrated that there will not be any unacceptable impact on i. Landscape character, ii. Sites of international, national or local

importance for nature conservation, iii. species which are of nature conservation importance iv. the standard of amenity enjoyed by the resident and tourist population and vi. Essential public services and communications.

Policy 8B - Energy Developments of the Stopped Ynys Mon Unitary Development Plan states:

“Applications for the development of renewable and non-renewable energy resources will be permitted where it can be demonstrated that there will be no unacceptable adverse impact upon the environment. Preference will be given to the development of clean and renewable energy sources, but proposals for non-renewable energy projects will be permitted if they encourage the maximum use of energy efficiency within their design.

Policy EP18 (Renewable Energy) of the Stopped UDP states renewable energy projects will be permitted where it can clearly be demonstrated that there will not be any significant adverse impact on the listed criteria.

Strong support is given within Planning Policy Wales (paragraph 12) for renewable low carbon energy developments and their role in meeting the national targets.

Technical Advice Note 8 Renewable Energy provides guidance on renewable energy developments and give support for renewable energy projects.

The policies listed above provide a presumption in favour of renewable energy developments. This is subject to the listed criteria being satisfied.

### **Landscape and Visual Impact**

Following evaluation by the service’s landscape officers it has been concluded that:-

Landscape and Visual effects are moderate and not significant. Cumulative effects in relation to existing wind turbines, the existing and proposed 400kv line are also considered acceptable.

### **Residential Amenity**

The Supplementary Planning Guidance on On-Shore Wind Energy provides minimum separation distances for medium-large turbines (higher than 20m) however the proposed turbines are below 20m therefore classed as ‘small wind turbines’. The nearest dwelling is located at a distance of 408.7m.

The Environmental Health section have confirmed that the combined noise level of the turbines is likely to be below the ETSU simplified noise condition of 35dB LA90 up to wind speeds of 10m/s at 10m ht. They have confirmed that they have no objection to the development and suggest suitably worded conditions.

Local properties would have views of the proposed turbines from their properties. In view of the distance from the properties; it is not considered that they would result in an unacceptable affect on the outlook of these dwellings.

### **Radar and Low Flying Aircraft**

The Ministry of Defence ‘MOD’ have confirmed that they have no objections to the proposals on the grounds of creating a physical obstruction to military aircraft or interference to Air Traffic Control and Air Defence radar installations.

## Nature Conservation

Natural Resources Wales and the council's Ecological Advisor have confirmed that they are satisfied with the development

### 7. Conclusion

It is considered that the site can accommodate the proposed turbine without undue harm to visual or residential amenity

### 8. Recommendation

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

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

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

**(02) The turbine should be installed in accordance with the manufacturer's instructions and site survey.**

Reason: In the interests of amenity.

**(03) The wind turbine shall be serviced in accordance with the manufacturer's recommendations.**

Reason: In the interests of amenity.

**(04) The noise from the turbine shall not exceed 35 dB LA90, 10 minutes up to wind speeds of 10m/s at 10m height measured 3.5m from the facade of any occupied neighbouring property not in the ownership of the applicant. Where the nearest part of any adjacent premises is above ground level, the monitoring location shall be 1m from the facade and a facade correction of -3dB(A) applied.**

Rheswm: Er lles mwynderau.

**(05) Should a complaint of noise nuisance be received by the Council, the applicant shall, at his own expense, commission noise tests to determine compliance with the noise conditions.**

Reason: In the interests of amenity.

**(06) At the end of the 25 year period, the turbine shall be decommissioned and all related above ground structures shall be removed from the site. Twelve months before the decommissioning of the turbine, a written scheme for the restoration of the site ("the decommissioning scheme") shall be submitted to the local planning authority for approval in writing. The decommissioning scheme shall make provision for the removal of the wind turbine and associated ancillary equipment to a depth of at least 1m below ground. All decommissioning and restoration works shall be carried out in accordance with the decommissioning scheme as approved and in accord with the timetable therein.**

Reason: To ensure a satisfactory appearance upon cessation of the development.

**(07) If the wind turbine hereby permitted fails to produce electricity for supply to the grid for a continuous period of 12 months the wind turbine and its associated ancillary equipment shall be removed to a depth of at least 1m below ground and removed from the site and the land shall be reinstated within a period of 6 months from the end of that 12 month period in accordance with a scheme (“the removal scheme”) submitted to and approved in writing by the local planning authority prior to the commencement of the development. The developer shall provide written operational data for the turbine to the local planning authority on reasonable written request.**

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

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

## **9. Other Relevant Policies**

### **Gwynedd Structure Plan**

FF11 (Traffic)

### **Ynys Mon Local Plan**

1 (General Policy)

35 (Nature Conservation)

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

GP1 (Development Control Guidance)

EN4 (Biodiversity)

### **Technical Advice Note 5 Nature Conservation and Planning (2009)**

### **Technical Advice Note 11 Noise (1997)**



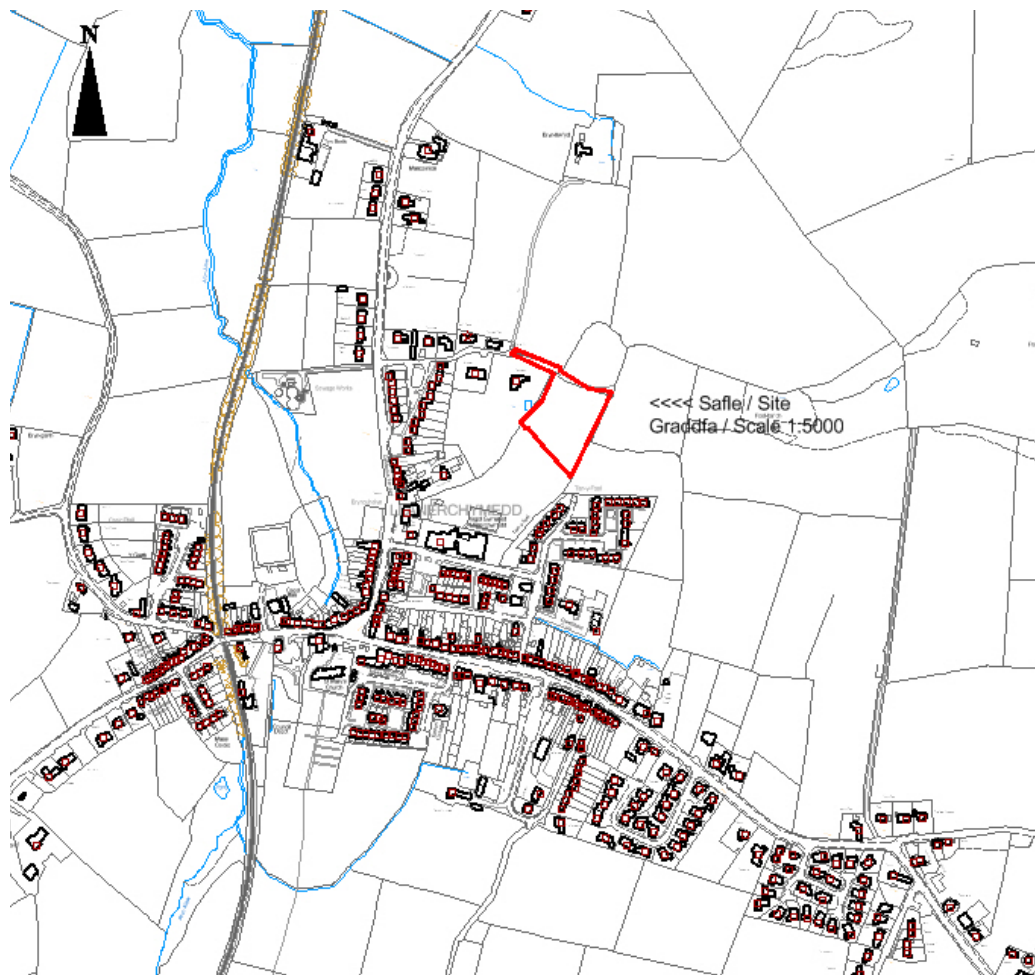
Rhif y Cais: **25C254** Application Number

Ymgeisydd Applicant

**Llannerchymedd Community Council**

**Cais llawn i newid defnydd tir o ran o gae chware'r ysgol i randiroedd ynghyd a gwaith cysylltiedig ar dir tu cefn i / Full application for the change of use of land from school field to allotments together with associated works on land to the rear of**

**Ysgol Gynradd Llannerchymedd Primary School, Llannerchymedd**



**Planning Committee: 06/01/2016**

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

**Recommendation:**

Permit

**Reason for Reporting to Committee:**

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

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

The application is a full application for the change of use of land from a school field to allotments together with a car parking area to the rear of Ysgol Gynradd Llanerchymedd.

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

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

### **3. Main Policies**

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

Policy 1 – General Policy

Policy 14 – Recreation and Community Facilities

Policy 17 – Recreation and Community Facilities

Policy 26 – Car Parking

Policy 31 - Landscape

Policy 42 – Design

#### **Gwynedd Structure Plan**

Policy D4 – Location, Siting and Design

Policy D29 – Design

Policy FF12 – Car Parking

Policy FF14 – Car Parks

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

Policy GP1 – Development Control Guidance

Policy GP2 – Design

Policy TR10 – Parking Standards

Policy TO14 – Amenity Space

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

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

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

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

**Local Member (Cllr Llinos Medi Huws)** – No response at the time of writing the report

**Highways Authority** – Conditional Approval

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

**Environmental Health** – Due to the past use of the site and bearing in mind the proposed ‘sensitive’ end use a land contamination condition should be put on the permission.

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

**Footpath Officer** - No response at the time of writing the report

**Welsh Water** – No response at the time of writing the report

### **Response to Publicity**

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 16<sup>th</sup> December, 2015. At the time of writing the report no letters were received.

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

None

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

**Main planning considerations** - Policy 14 of the Ynys Mon Local Plan states that the Council will permit the development of recreational and leisure facilities where they:-

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

Policy TO14 of the Stopped Unitary Development Plan states that areas of amenity space which contribute to the community in terms of recreational or visual amenity will be protected from development.

Paragraph 3.7 of TAN 16 states that:

Only where it can clearly be shown that there is no deficiency, should the possibility of their use for alternative development be considered.

Paragraph 11.2.6 of Planning Policy Wales states; The development plan should encourage the multiple use of open space and facilities, where appropriate, to increase their effective use and reduce the need to provide additional facilities

The application is to change the use of a field currently part of Llanerchymedd Primary School into an allotment together with the construction of a car park. The land in question is not used by the primary

school and is a vacant piece of land. The land has been identified as an ideal location for Community Allotments. Therefore on the basis that the land will be a positive contribution to the community and there will be no loss of land used by the school it is considered acceptable.

The site is not visible from the highway and is surrounded by fields to the North and East. Residential dwellings are located to the South East and South West. The allotment site will be located approx. 10m from the nearest dwelling known as Paradwys.

A condition will be attached with regards to the erection of sheds, greenhouses and other structures usually associated with such use.

**Effect on the amenities of adjacent residential properties** - There is ample room within the site to accommodate allotments, parking and turning area. The boundaries of the site is screened by mature trees and hedges, it is not considered that the proposal would have an adverse effect on the amenities currently enjoyed by the occupants of the neighbouring properties.

## **Highways**

The highways department have confirmed that they are satisfied with the proposal with appropriate worded conditions.

## **7. Conclusion**

The proposed allotments and car park is considered acceptable subject to conditions.

## **8. Recommendation**

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

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

**(02) The approval of the Local Planning Authority shall be obtained in writing prior to the erection of any sheds, greenhouses or other structures.**

Reason: To ensure a satisfactory appearance of the development.

**(03) No structures erected on any individual allotment shall exceed 5% of the total area of that allotment. The approval of the Local Planning Authority shall be obtained in writing for any structure exceeding 5% of the total area of any individual allotment.**

Reason: In the interests of visual amenity.

**(04) If during development, contamination not previously identified and found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority for an amendment to the remediation strategy detailing how this unsuspected contamination shall be dealt with.**

Reason: Given the location of the site it is considered possible that there may be unidentified areas of contamination at the site that could pose a risk to controlled waters if they are not remedied.

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

Reason: In the interest of highway safety.

**(06) The development permitted by this consent shall be carried out strictly in accordance with the plan(s) submitted on the 19/11/2015 under planning application reference 25C254.**

Reason: For the avoidance of doubt.

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

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

Planning Policy Wales 7<sup>th</sup> Edition  
Paragraph 11.2.6 – Recreation

TAN 18 – Transport

TAN 16 – Sport, Recreation and Open Space

Supplementary Planning Guidance – Parking Standards

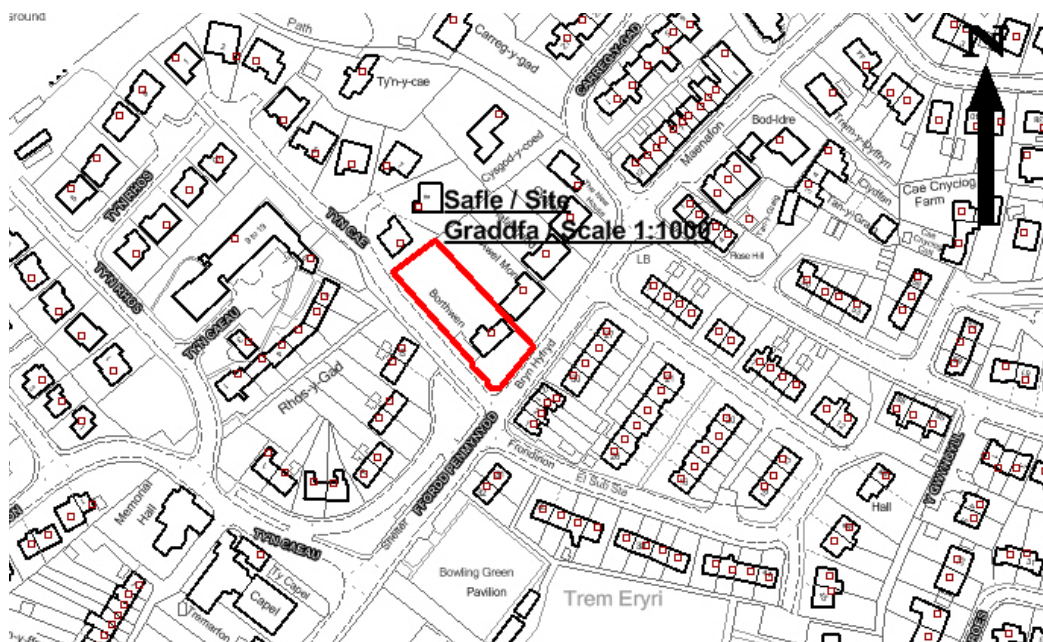
Rhif y Cais: **31C431** Application Number

Ymgeisydd Applicant

**Miss Samantha Owen**

**Cais llawn i newid defnydd yr adeilad presennol o annedd preswyl i feithrifa yn / Full application for the change of use of existing building from residential dwelling into a nursery at**

**Borthwen, Ffordd Penmynydd, Llanfairpwll**



**Planning Committee: 06/01/2016**

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

**Recommendation:**

Permit

**Reason for Reporting to Committee:**

The application has been called-in by Cllrs Meirion Jones and Alun Mummery for a Committee decision, both due to highway concerns.

**1. Proposal and Site**

The application site is located fronting Ffordd Penmynydd and is a private bungalow. Adjoining the south side garden boundary of the bungalow is a road leading to other private housing. To the south of this is an estate of local authority housing with a communal car park to their front accessed off Ffordd Penmynydd and which is signposted as private parking for residents only.

Parking and turning area for the bungalow is located to the front while a large garden area extends to the rear bordered by mature hedging.

The application seeks a change of use of the property to create a day nursery for up to 32 children which is anticipated to operate Monday to Friday from 7.30am to 6pm but at no time of weekends, Bank Holidays or over Christmas.

It is understood that a lease on the current premises which has been operated as a nursery in Star since 2012 is unstable and that the applicant seeks an alternative premises from which to continue her business. The application forms indicate that 1 full time employee and 8 part time staff are employed.

**2. Key Issue(s)**

Compliance with development plan policies, amenity and highway impacts.

**3. Main Policies**

**Ynys Môn Local Plan**

Policy 1 – General Policy

Policy 2 – New Jobs

Policy 5 – Design

Policy 17 - Recreation and Community Facilities

**Gwynedd Structure Plan**

Policy B1 - Employment Generating Developments

**Stopped Unitary Development Plan**

Policy GP1 – Development Control Guidance

Policy GP2 – Design

Policy EP4 – Other Employment Opportunities and Rural Diversification

Policy EP6 – Reuse of Buildings  
Policy TR10 – Parking Standards  
Policy CC1 – Community Facilities

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

**Technical Advice Note 11 Noise and CL-01-15 Updates to Tan 11**

**Technical Advice Note 12 Design**

**Technical Advice Note 18 Transport**

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

#### **Response to Consultation**

**Community Council** – concerns regarding traffic and parking by the site especially in the mornings when parents in a rush are dropping off their children. On the whole the Community Council is supportive of having a nursery in the village.

**Cllr Meirion Jones**– I wish this matter to be referred to Committee because of the issue of traffic and road safety. I believe one important aspect could be that customers in general arrive in a vehicle more than on foot. Adequate arrangements need to be available.

**Cllr Alun Mummery**– following concerns from local residents about the traffic problem I feel a site visit should be arranged following discussion by the Committee

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

**Environmental Health Section** – comments for development stage

**Highway Authority** - I acknowledge that child drop off and pickups will be sporadic over a couple of hours in the morning and again at the afternoon, which means that there should not be too much conflict with vehicles using the site with some local people picking their children up via sustainable transport or foot. With regards to the parking, I would suggest that you demonstrate that there is adequate space within the site to accommodate the staff to all park their cars and also 2 additional spaces for parents dropping off and picking up.

A parking plan has been received and a further response from the Highway Authority was awaited at the time of writing.

#### **Response to Publicity**

The application has been publicised by personal notification and site notice with an expiry date for receipt of representations of 11<sup>th</sup> November 2015. At the time of writing, 10 letters of objection had been received together with 19 letters of support.

Objections are based on:

Suggestion that staff and customers will walk to the facility rather than use their cars is based on supposition;

Claim of no increase in traffic is unsubstantiated and unrealistic;

Change in character from signage and decoration of the building to identify it as a nursery;

Noise has not been considered – up the 32 children playing in the grounds – people work night shifts



and the noise would impact upon them;

Yellow lines have recently been placed on the entrance to Carreg y Gad due to concerns regarding parking by customers accessing the local Spar shop – Ffordd Penmynydd cannot accommodate any additional traffic;

Parents using the access road to Tyn Cae to park would cause traffic problems in particular as on street parking already causes access difficulties e.g. for bin lorries; the road has no pavements and increased parking would increase risks

Work has already commenced on the site and the contractors' vehicles have already caused disruption;

Impact on property values due to noise and traffic issues;

Another property should be found in order to cause less disruption to the village and with appropriate parking facilities;

Supporting letters have been received from staff and customers who state they can walk to and from the facility, the development will provide a facility which is not available in the village; the facility is in the centre of the village and would reduce the need to travel along narrow lanes; it is close to local amenities such as the playing field, increasing opportunities for outdoor play;

## 5. Relevant Planning History

None

## 6. Main Planning Considerations

**Principle of the Development:** The application is made to change the use of an existing bungalow into a nursery to cater for up to 32 children.

Policy 17 of the Local Plan supports the creation of community facilities and states that 'The Plan's overriding aim is to safeguard and strengthen communities by creating jobs. Communities can also be strengthened by the retention or provision of facilities such as community halls, libraries, nurseries and places of worship'.

Policy EP6 of the stopped UDP allows the re-use of buildings subject to criteria including that the redevelopment has no significant adverse impact on the character of the building or the amenity of the area. Policy CC1 of the stopped UDP reflects Policy 17 of the Local Plan.

Planning Policy Wales encourages the sustainable re-use of sites. The site is centrally located in the village and is an accessible site. Amongst the Welsh Government's objectives for economic development is that "The planning system should support economic and employment growth alongside social and environmental considerations within the context of sustainable development". Paragraph 7.1.3 of PPW states that planning authorities should aim to:

align jobs and services with housing, wherever possible, so as to reduce the need for travel, especially by car;

- promote the re-use of previously developed, vacant and underused land;

The principle of the use as a nursery is acceptable.

**Residential Amenity:** The proposed nursery is situated amongst residential dwellings but is separated from them by existing hedges. It is not considered that any issues of overlooking or loss of privacy would occur. Concerns have been expressed in relation to noise at the site in particular due to children playing outdoors. Effects on neighbours working night shifts have been cited in objection but

it should be noted that paragraph 3.1.7 of PPW makes clear that “The planning system does not exist to protect the **private interests** of one person against the activities of another. Proposals should be considered in terms of their effect on the amenity and existing use of land and buildings in the public interest”. The Environmental Health Section raises no concern and it is noted that the operating hours of the business are between 7.30am and 6pm on weekdays. TAN 11 in relation to Noise identifies daytime hours as between 7am and 11pm. The site will operate within daytime hours and does not operate at weekends or Bank Holidays. The objectors to the scheme raise concerns that the site is located on a busy road which suggests that background noise levels during daytime hours are likely to be fairly high. It is not considered that children on occasion playing outside at the site, or the noise from customers and staff accessing and existing the facility, would be such as to unacceptably affect amenity levels to the extent that refusal of the scheme could be supported.

**Highway Impacts:** Concern has been expressed that the site has inadequate parking facilities and that those accessing the service will use existing roads to park their vehicles. It is suggested in objection that it is unrealistic to expect staff and customers to walk to and from the site although supporting letters welcome the opportunity provided to do so due to the site’s location. The site is within an accessible location in sustainability terms. PPW “confirms that sustainable development will be the central organising principle of the Welsh Government” and that sustainable development is promoted by for example, placing sustainability at the heart of decision making and “encouraging and enabling others to embrace sustainable development”. Albeit many of the site’s customers and staff may continue to use their cars, the location of the development in a central and accessible village setting will allow them the opportunity to use alternative means of transport including walking. Paragraph 4.2.2 of PPW confirms that the ‘planning system provides for a presumption in favour of sustainable development’. Planning decisions should ‘Locate developments so as to minimise the demand for travel, especially by private car’. Paragraph 4.7.4 states that “4.7.4 Local planning authorities should assess the extent to which their development plan settlement strategies and new development are consistent with **minimising the need to travel and increasing accessibility by modes other than the private car**. A broad balance between housing and employment opportunities in both urban and rural areas should be promoted to minimise the need for long distance commuting. Local authorities should adopt policies to locate major generators of travel demand such as housing, employment, retailing, leisure and recreation, and community facilities including libraries, schools and hospitals within existing urban areas or in other locations which are, or can be, well served by public transport, or can be reached by walking or cycling”.

PPW recognises that:

“8.4.2 **Car parking provision** is a major influence on the choice of means of transport and the pattern of development. Local authorities should ensure that new developments provide lower levels of parking than have generally been achieved in the past. Minimum parking standards are no longer appropriate. Local authorities should develop an integrated strategy on parking to support the overall transport and locational policies of the development plan”.

The applicant has submitted details of the availability of parking spaces within the curtilage of the site. Paragraph 8.1.4 of PPW encourages locating development on accessible sites and encourages multi-purpose trips and the reduced length of journeys. Supporters of the scheme state that the proposed site is more convenient and accessible than the existing site at Star. Objectors are concerned that parents will drop off and pick up children on the way to and from work. These multi-purpose trips are encouraged under national planning policy but the accessible location where public transport links are available provides opportunities for reduced car travel.

It is not considered that the impacts of the scheme are such that refusal can be sustained.

## 7. Conclusion

The principle of the use is supported in planning policies. The amenity impacts are not considered sufficient to warrant refusal. The proposal is located in an accessible and sustainable location in accordance with the sustainability objectives of national planning policy.

## **8. Recommendation**

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

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

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

**(02) No more than 32 children shall be permitted at the nursery at any one time and a register of clients shall be kept and made available for inspection on request by the local planning authority.**

Reason: To define the scope of the permission.

**(03) The site shall not operate as a nursery before 7am or after 6pm Monday to Friday. The site shall not operate as a nursery on weekends, Bank Holidays or other public holidays.**

Reason: To define the scope of the permission and in the interests of amenity.

**(04) The car parking space shown on the parking layout plan submitted on 7th December 2015 under planning reference 31C431 shall be made available for use before the use of the building as a nursery is commenced and shall thereafter be retained for parking purposes and kept free of any obstruction for the lifetime of the development.**

Reason: In the interests of highway safety.

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

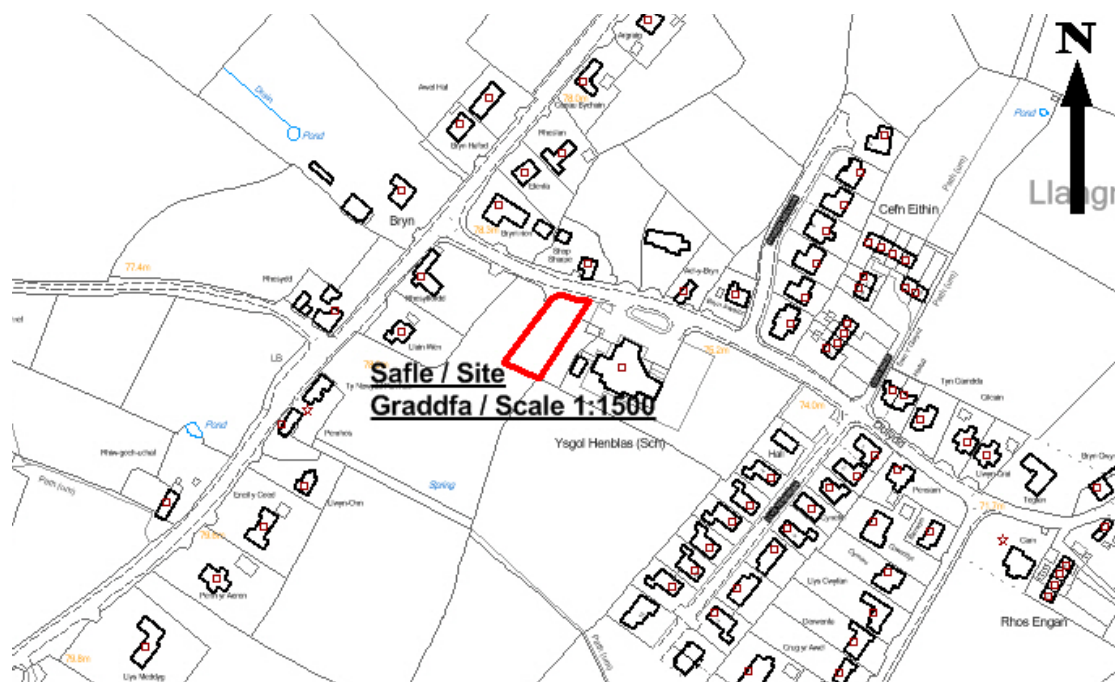
Rhif y Cais: **36C344** Application Number

Ymgeisydd Applicant

**Rev & Mrs G. Lloyd Evans**

**Cais amlinellol ar gyfer codi annedd sydd yn cynnwys manylion llawn am y fynedfa i gerbydau ynghyd a ail-leoli mynedfa i'r cae ar dir ger / Outline application for the erection of a dwelling together with full details of the vehicular access together with the re-location of the access into the field on land adjacent to**

**Ysgol Gynradd Henblas, Llangristiolus**



## **Planning Committee: 06/01/2016**

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

#### **Recommendation:**

Permit

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

The application has been called-in for Committee determination by Cllr. Victor Hughes.

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

The site is situated within the settlement of Llangristiolus on a parcel of land directly adjoining the local primary school and lies on land next to a detached two storey dwelling which is under construction. Access to the site is afforded off the B4422 onto a Class III highway which serves as the main route through the settlement. The surrounding properties are a mix of single and two storey units.

The application is an outline application for the erection of a detached two storey dwelling. The dimensions given for the dwelling are a maximum of 10x10m on plan (minimum 6x6m) and between 6m and 8m to the ridge. Access details are included in the application and involve direct access to the highway from the plot as well as a reconfigured field access between the proposal and the adjoining dwelling under construction.

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

The applications main issues are whether the proposal complies with current policies and whether the proposal will affect the amenities of the surrounding properties.

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

##### **Ynys Môn Local Plan**

Policy 1 – General Policy

Policy 42 – Design

Policy 48 – Housing Development Criteria

Policy 50 – Listed Settlement

##### **Gwynedd Structure Plan**

D4 – Location, Siting and Design

D29 – Design

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

Policy GP1 – Development Control Guidance

Policy GP2 – Design

Policy HP4 – Villages

##### **Planning Policy Wales, 2014, 7<sup>th</sup> Edition**

##### **Supplementary Planning Guidance – Design Guide for the Urban and Rural Environment**

## Technical Advice Note 12 – Design

### 4. Response to Consultation and Publicity

**Community Council** – No response to date

**Local Member, Cllr V Hughes** – Call-in if the recommendation is one of approval

**Local Member, Cllr H E Jones** – No response to date

**Highways Authority** – The access appears substandard in terms of visibility. Traffic survey is being undertaken.

**Drainage Section** – Requested additional information. Details received and are satisfactory in principle.

**Welsh Water** – Recommended conditional approval

**Joint Planning Policy Unit:** Llangristiolus is identified as a Listed Settlement under Policy 50 of the adopted Ynys Môn Local Plan and as a Village under Policy HP4 of the Stopped Unitary Development Plan (UDP). Whilst the UDP has not been fully adopted, due to the stage reached in its preparation it is a material consideration that can be given significant weight in dealing with current applications.

Policy 50 is a criteria based policy that can support single dwelling applications on infill or reasonable minor extensions to the existing developed part of the settlement. A development boundary was introduced for Villages identified under Policy HP4 of the Stopped UDP.

The site lies outside but adjoins the Llangristiolus Stopped UDP development boundary. However, as the application is for a single dwelling adjoining the existing urban form it can be considered under the adopted Ynys Môn Local Plan. A judgement should be made on whether the site is a reasonable minor extension to the existing built form of the surrounding area.

A site visit is strongly recommended in order to establish whether the application is sympathetic to the surrounding built environment and landscape.

Level of Requirement:

(i) Supply of dwellings with planning permission:

at April 2015 there were 9 units with planning permission within the settlement of Llangristiolus.

Land Bank – April 2015	
Not Started	Under Construction
5	4

(ii) Number and type of vacant dwellings (Neighbourhood Statistics Table KS401EW)

Llangristiolus falls within the Bodorgan ward. At the 2011 Census, out of 807 dwellings in Bodorgan, 90 were with no usual residents i.e. empty at time of Census, which equates to 11.2%. Llangristiolus has approximately 79 dwellings. On the basis of a 11.2% vacancy rate this would be 9 units being vacant that could include houses for sale at the time of the Census.

(iii) Number and type of dwellings built in the past 10 years

A review of the House Monitoring Survey reveals that 27 units have been completed in the settlement over the past 10 years.

<b>Completions</b>			
<b>Year</b>	<b>Units</b>	<b>Year</b>	<b>Units</b>
2005-06	6	2010-11	2
2006-07	2	2011-12	5
2007-08	0	2012-13	2
2008-09	2	2013-14	6
2009-10	2	2014-15	0

### **Other Issues**

#### **(i) Design**

It is strongly recommended that the views of the Built Environment and Landscape Section are sought in terms of the scale and design of the proposed dwelling.

The Council's Supplementary Planning Guidance 'Design Guide for the Urban and Rural Environment' should be referred to when evaluating the design merits of the proposal.

#### **(ii) Designations**

The site is not situated within environmental, heritage or landscape designations.

#### **(iii) Highways and Parking**

The views of the Council's Highways Department should be sought in order to establish whether the proposal conforms to all relevant highways and parking requirements.

The Council's Supplementary Planning Guidance 'Parking Standards' should also be taken into consideration.

### **Conclusion**

The figures highlighted show that 27 units have been developed over the past 10 years and there is a land bank of 9 units with existing planning permission. As the estimated number of units in the settlement is 79, the growth rate for the settlement would be 45.6% with the implementation of the units in the current land bank. Additionally, it is estimated that there could be 9 vacant properties in the settlement. Regard should be given to the aforementioned issues in evaluating the suitability of the proposed development.

### **Response from members of the public**

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 13th November, 2015 and at the time of writing this report one letter of representation had been received at the department, objecting to the proposal. The main issues raised opposing the application can be summarised as follows -

i) Road and access between the existing plot under construction and the current application site can only be there for one purpose, which is to create access to further building in the future;

ii) If the long term aim is to build more dwellings in this location, the application should make that clear. It is only fair that those likely to be impacted by future development should know the facts from the beginning.

iii) Significant development has taken place in Llangristiolus of late, development which appears to be out of control with many houses built which are beyond the means of local people to afford to buy and which have changed and lost much of which made the area so attractive. Do we need more of this type of development?

## **5. Relevant Planning History**

None.

### **Site history of adjoining land**

36C319 Outline application for the erection of one dwelling together with the construction of a vehicular access on land adjacent to Ysgol Henblas, Llangristiolus – approved 11/10/12

36C319A Full application for the erection of a new dwelling together with the construction of a new vehicular access on land adjacent to Ysgol Henblas, Llangristiolus – approved 8/5/14

## **6. Main Planning Considerations**

**Policy** – Llangristiolus is defined as a Listed Settlement under policy 50 of the Ynys Môn Local Plan and as a village under Policy HP4 of the stopped UDP.

Single plot applications within or on the edge of a settlement are considered acceptable under Policy 50 of the Ynys Môn Local Plan. The erection of a dwelling on this site is considered acceptable as the site lies close to the adjoining properties.

Policy HP4 of the stopped Unitary Development Plan states that residential development within the village boundary will be permitted subject to the listed criteria. The application site lies outside the development boundary of Llangristiolus as defined under Policy HP4 of the stopped Unitary Development Plan.

Although the site lies outside the development boundary of the village as defined under Policy HP4 of the stopped Unitary Development Plan the proposal is for a single dwelling only and therefore greater weight is placed on Policy 50 of the Ynys Môn Local Plan. The proposal is considered as an acceptable 'infill' development.

Although concern has been raised regarding the number of plots approved in Llangristiolus under Policy 50, it is clear from a recent appeal decision raising similar issues in Llanfaelog that a refusal based on numbers cannot be sustained on appeal.

### **Effect on amenities of surrounding properties -**

It is not considered that the proposal will harm the amenities of the occupants of neighbouring properties due to the distances between the proposal and existing properties. There is ample space within the site to accommodate the dwelling without resulting in the over-development of the site to the detriment of the locality and surrounding properties. Careful consideration during its design stage will ensure that no overlooking / loss of privacy will occur to the occupants of the existing and proposed dwelling.

Highways issues: The Highways Authority suggests that the visibility at the access may not reach current standards. It is clear that the applicant has control of the frontage of the site up to the adjoining plot and could also take access off the central access point to the field. Traffic surveys were being undertaken at the time of writing but it is not anticipated that the visibility available is such that a refusal could be sustained.

## **7. Conclusion**

The proposal is considered as an acceptable 'infill' development which complies with Policy 50 of the



Ynys Môn Local Plan. The proposal will not harm the amenities currently enjoyed by the occupants of neighbouring properties. It is considered that a suitable access can be achieved. The recommendation is one of approval subject conditions.

## **8. Recommendation**

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

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

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

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

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

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

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

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

Reason: In the interests of visual amenity.

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

Reason: In the interests of visual amenity.

**(06) Full details of the existing and proposed ground levels and finished floor levels shall be submitted as part of any full or detailed application.**

Reason : In the interests of amenity

**(07) 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.

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

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

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

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

**(11) The 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.

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

Reason: For the avoidance of doubt.

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

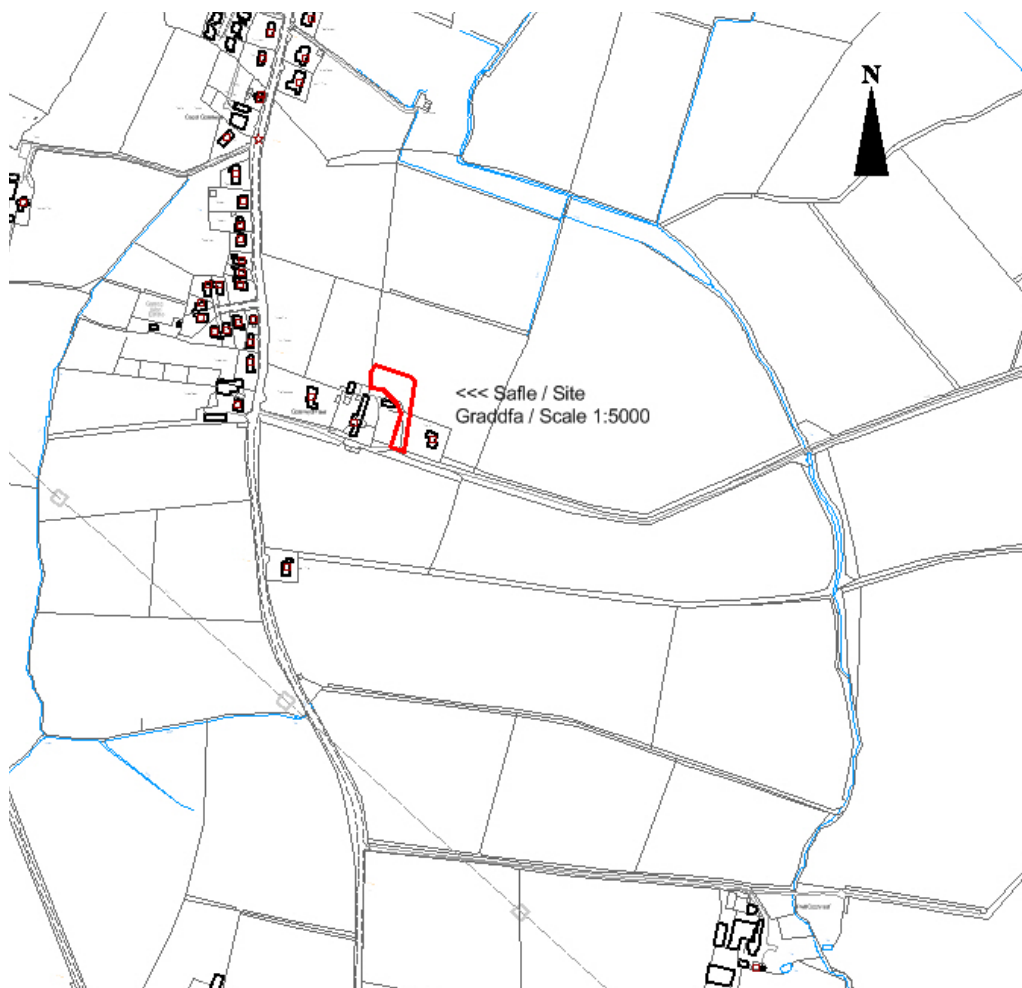
Rhif y Cais: **44C320** Application Number

Ymgeisydd Applicant

**Mr & Mrs Rhys Gough**

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

**Gorslwyd Fawr, Rhosybol**



**Planning Committee: 06/01/2016**

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

**Recommendation:**

Refuse

**Reason for Reporting to Committee:**

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

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

The proposal is for Outline planning for the erection of a dwelling with all matters reserved at land to the rear of Gorslwyd Fawr, Rhosybol.

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

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

### **3. Main Policies**

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

Policy 1 – General Policy

Policy 31 - Landscape

Policy 42 – Design

Policy 48 – Housing Development Criteria

Policy 50 – Listed Settlement

#### **Gwynedd Structure Plan**

Policy A2 – Housing

Policy A3 - Housing

Policy D4 – Location, Siting and Design

Policy D29 - Design

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

Policy GP1 – Development Control Guidance

Policy GP2 – Design

Policy HP4 – Villages

Policy EN1 - Landscape

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

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

**Local Member (Cllr Aled Morris Jones)** – Request that the application is presented to the Planning Committee for consideration.

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

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

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

**Drainage Section** – Comments. Connection should be made to the public sewer and further detail of surface water is required.

**Footpath Officer** – Confirmed that there would be no impact on Public Footpath Number 14

**Welsh Water** – No response at the time of writing the report.

**Natural Resources Wales** – Standard Comments

The proposal was advertised through the posting of a notice on site together with the distribution of personal letters of notification to the occupiers of neighbouring properties. The latest date for the receipt of representations was the 17<sup>th</sup> December, 2015. At the time of writing the report no letters had been received.

## **5. Relevant Planning History**

None

## **6. Main Planning Considerations**

**Policy** - Rhosybol is identified as a Listed Settlement under Policy 50 of the Ynys Mon Local Plan and as a Village under Policy HP4 of the Stopped Unitary Development Plan.

Single plot applications within or on the edge of a settlement are considered acceptable under Policy 50 of the Ynys Mon Local Plan. The plot in question is located to the rear of Gorslwyd Fawr and extends into undeveloped agricultural land.

Policy HP4 of the Stopped Unitary Development Plan states that residential development within the village development boundary will be permitted providing that the listed criteria is met. The land in question lies outside of the village boundary of the Stopped UDP.

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

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

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

### **Main planning considerations**

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

Due to the above the application currently does not comply with Policy 50 by virtue of the fact that it

would extend the built form further into the landscape which would harm the character and amenities of the locality.

#### **Affect on the amenities of adjacent residential properties**

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

#### **Highways**

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

### **7. Conclusion**

It is not considered that the erection of a dwelling in this location would be acceptable, and it would result in ribbon development. The proposal would result in the extension of the built form into the countryside and is contrary to both Local and Structure Plan Policy and the advice contained within Planning Policy Wales.

### **8. Recommendation**

#### **Refusal**

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

(02) The local planning authority considers that the proposal would be harmful to the character and appearance of the area bringing about the unacceptable erosion of an attractive rural field in this Special Landscape Area and would therefore be contrary to Policy A2, A3 and D4 of the Gwynedd Structure Plan, Policies 1, 31, 42, 48 and 50 of the Ynys Mon Local Plan, Policies GP1, GP2, EN1 and HP4 of the Stopped Unitary Development Plan and the provisions of Planning Policy Wales (Edition 7, 2014)

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

**Technical Advice Note 12 – Design**

**SPG – Urban and Rural Environment**

**Planning Policy Wales 7<sup>th</sup> Edition**