

# Public Document Pack



CYNGOR SIR  
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ISLE OF ANGLESEY  
COUNTY COUNCIL

Dr Gwynne Jones  
Prif Weithredwr – Chief Executive

CYNGOR SIR YNYS MÔN  
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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, 1 MEHEFIN, 2016 am 1:00 y.p.</b>	<b>WEDNESDAY, 1 JUNE 2016 at 1.00 pm</b>
<b>SIAMBR Y CYNGOR, SWYDDFEYDD Y CYNGOR, LLANGFNI</b>	<b>COUNCIL CHAMBER - COUNCIL OFFICES, LLANGFNI</b>
Swyddog Pwyllgor	<b>Ann Holmes</b> 01248 752518 Committee Officer

## **AELODAU / MEMBERS**

Cynghorwyr / Councillors:

**Lewis Davies**  
**Jeffrey M. Evans**  
**Ann Griffith (Cadeirydd/Chair)**  
**John Griffith**  
**K P Hughes**  
**Vaughan Hughes**  
**Victor Hughes**  
**W T Hughes**  
**Raymond Jones**  
**Richard Owain Jones (Is-Gadeirydd/Vice-Chair)**  
**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 11 MAY, 2016 MEETING\_(Pages 1 - 14)**

To submit the minutes of the meetings of the Planning and Orders Committee held on the following dates:

- 11 May, 2016
- 12 May, 2016 (election of Chair/Vice-Chair)

#### **4 SITE VISITS 18 MAY, 2016\_(Pages 15 - 16)**

To submit the minutes of the Planning Site Visits held on 18 May, 2016.

#### **5 PUBLIC SPEAKING**

#### **6 APPLICATIONS THAT WILL BE DEFERRED\_(Pages 17 - 20)**

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

6.2 39C561/FR – The Lodge, Holyhead Road, Menai Bridge

#### **7 APPLICATIONS ARISING\_(Pages 21 - 46)**

7.1 31C170D – Hen Lôn Dyfnia, Llanfairpwll

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7.2 42C127B/RUR – Ty Fry Farm, Rhoscefnhir

7.3 45C432C – Graig Fawr, Dwyran

## **8 ECONOMIC APPLICATIONS**

None to be considered by this meeting.

## **9 AFFORDABLE HOUSING APPLICATIONS**

None to be considered by this meeting.

## **10 DEPARTURE APPLICATIONS**

None to be considered by this meeting.

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

None to be considered by this meeting.

## **12 REMAINDER OF APPLICATIONS\_(Pages 47 - 78)**

12.1 11C567A – 24 Awelfryn, Amlwch

12.2 19LPA37E/CC – Cybi Block, Holyhead

12.3 19C845J/VAR – Holyhead Hotspurs, Holyhead

12.4 23C334 – Ty Newydd, Maenaddwyn

12.5 30C302M – Plas Glanrafon Hotel, Benllech

12.6 39C176C – Gogarth, Cadnant Road, Menai Bridge

12.7 46C499A – Fron y Graig, Ravenspoint Road, Trearddur

## **13 OTHER MATTERS\_(Pages 79 - 80)**

13.1 28C116U – Maelog Garden Centre, Llanfaelog

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## Planning and Orders Committee

### Minutes of the meeting held on 11 May 2016

- PRESENT:** Councillor William Thomas Hughes (Chair)
- Councillors Lewis Davies, K P Hughes, Vaughan Hughes, Victor Hughes, Richard Owain Jones, Raymond Jones, Jeffrey M.Evans and Nicola Roberts.
- IN ATTENDANCE:** Planning Development Manager,  
Planning Assistants,  
Highways Officer (JAR),  
Development Control Engineer (Major Projects) (GG),  
Committee Officer (MEH).
- APOLOGIES:** Councillors Ann Griffith and John Griffith.
- ALSO PRESENT:** Local Members : Councillors Jim Evans, Alun Mummery and R. Meirion Jones (applications 7.2 & 10.2); Councillor Bob Parry OBE (application 7.1).
- 

The Chair said that the Vice-Chair, Councillor Ann Griffith had apologised for her absence at this meeting due to illness. It was agreed that a Vice-Chair be appointed for this meeting. Councillor T.V. Hughes was elected Vice-Chair for the meeting.

#### 1 APOLOGIES

Apologies as noted above.

#### 2 DECLARATION OF INTEREST

Declarations of interest were made as follows :-

Councillor Lewis Davies declared an interest with regard to application 6.1 on the basis of the reference made to wind turbines in the Plaid Cymru Manifesto. He also declared a personal and prejudicial interest with regard to application 12.1.

Councillor Nicola Roberts declared an interest with regard to application 6.1 on the basis of the reference made to wind turbines in the Plaid Cymru Manifesto. She also declared a personal interest with regard to application 12.2.

Councillor W.T. Hughes declared a personal and prejudicial interest with regard to application 6.1.

Councillor T. Victor Hughes declared a personal interest with regard to application 12.4. He also declared a personal and prejudicial interest with regard to application 12.2.

Councillor Vaughan Hughes declared an interest with regard to application 6.1 on the basis of the reference made to wind turbines in the Plaid Cymru Manifesto.

### **3 MINUTES**

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

### **4 SITE VISITS**

The minutes of the Site Visits held on 20 April, 2016 were submitted and confirmed as correct.

### **5 PUBLIC SPEAKING**

The Chair announced there would be Public Speakers in respect of applications 10.1, 10.3 and 12.2.

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

**6.1 20C102L/EIA/RE – Full application for the erection of 13 wind turbines comprising of 9, 900kW wind turbines with a maximum hub height of up to 55m, rotor diameter of up to 52m, and a maximum upright vertical tip height of up to 79m, and 4, 900kW wind turbines with a maximum hub height of up to 45m, rotor diameter of up to 52m, and a maximum upright vertical tip height of up to 70m, together with the creation of crane pads, foundations, underground electricity cables, improvements to parts of the existing track, works to the highway, the creation of new access tracks, an extension to the existing track, works to the highway, the creation of new access tracks, an extension to the existing 33kV substation, the erection of a new 11kV substation, the erection of an anemometer and temporary construction and storage compounds and batching plant (which would also entail the de-commissioning of the existing wind farm) at Rhyd y Groes Wind Farm, Rhosgoch**

*Having declared a prejudicial interest in this application, Councillor W.T. Hughes, the Chair withdrew for the meeting for the consideration and determination thereof. Councillor T.V. Hughes, the Vice-Chair elected for this meeting, chaired the item.*

The Planning Development Manager reported that the site visit scheduled for 16 March, 2016 was deferred at the request of the applicant pending the outcome of discussions with Natural Resources Wales to agree possible measures aimed at mitigating impacts on the nearby Area of Outstanding Beauty. The discussions are ongoing and it is considered that the material

changes to the application could entail. It was recommended that the application be deferred.

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

**6.2 39C561/FR/TR – Full application for the erection of a Zorb Centre together with the construction of a vehicular access and car park on land at The Lodge, Holyhead Road, Menai Bridge**

The Planning Development Manager reported that negotiations are still ongoing with the Welsh Government regarding highway issues in respect of this application. It was considered that the application should be deferred as the outcome of discussions may influence the recommendation of the Local Planning Authority.

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

**7 APPLICATIONS ARISING**

**7.1 16C202 – Full application for change of use of chapel into two dwellings which include a balcony at Capel Salem, Bryngwran**

The application is presented to the Planning and Orders Committee at the request of a Local Member. At the meeting held on 6 April, 2016 the Committee resolved to visit the site which was subsequently undertaken on 20 April, 2016.

Councillor Bob Parry OBE as a Local Member referred to the reasons he had requested the Committee to visit the site and in particular to the availability of parking spaces on the site. He questioned whether the highways authority was satisfied with the parking spaces available on the site. The Highways Officer responded that 2 parking bays are sufficient for the site which complies with the Authority's Parking Standards as there is no parking facility on the site at present. Councillor Parry stated that whilst he appreciated that the former chapel needs to be developed, he was of the opinion that conditions need to be applied for the safety of children who use the footpath which runs along the side of the application site and the vehicular access. He further stated that the railings in front of the former chapel should be retained due to difference in land levels with the County Council's land and the chapel. This would safeguard any children who walk to school or members of the public from slipping whilst walking near the site.

Councillor Parry said that a further condition needs to be imposed on any approval of the application with regard to the wooden posts on the parcel of land alongside the graveyard near the application site. The wooden posts need to be reinstated to deter the parking of cars on the land. This parcel of

land would allow children coming from the school to have better visibility in crossing the road.

Councillor Jeff Evans asked the Local Member that he was given to understand that a child had been injured on Salem Road in Bryngwran last year but no recorded incident has been logged on the Highways incidents records for over 20 years. Councillor Parry responded that the incident has been recorded on the minutes of the Bryngwran Community Council; a Community Council Member had witnessed the accident when the child was hit by a car. The Highways Officer said that recorded incidents on the Highways database are dependent on accidents being reported to the Police.

Councillor Lewis Davies said that consideration should be given to having 'red markings' on the road warning traffic that children are crossing from the school near the application site.

The Planning Development Manager stated that planning conditions are unable to be enforced on permissions when the land in question is not in the ownership or control of an applicant.

Councillor Lewis Davies proposed that the application be deferred to allow negotiations with the applicant regarding possible planning gain to the community. Councillor Nicola Roberts seconded the proposal.

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

Following the subsequent vote :-

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

## **7.2 31C210H – Full application for the erection of a dwelling which includes a balcony, erection of a detached garage together with the construction of a vehicular access on land at Graig, Lon Graig, Llanfairpwll**

The application is presented to the Planning and Orders Committee at the request of the Vice-Chairperson on behalf of a Local Member. At the meeting held on 6 April, 2016 the Committee resolved to visit the site which was subsequently undertaken on 20 April, 2016.

Councillor R. Meirion Jones, a Local Member said that 57 of the residents of the neighbouring properties have objected to this application. He noted that he would be reporting the objections of the residents of 11 Cil y Graig, Llanfairpwll as follows :-

- Loss of amenity – windows and balcony overlooking neighbouring properties;



- Visual impact –even though the ridge of the proposed dwelling has been reduced the dwelling will still be very prominent when entering the village;
- Highway Safety – the access to the site is considered dangerous;
- Sewerage issues – the plans submitted for the development illustrate that the sewerage will connect to the sewer at Cil y Graig. There is no sewer connection at Cil y Graig and it is considered that the sewer will need to go through private gardens on the estate.

The Planning Development Manager reported that the development of this site is considered acceptable as it lies within the development of Llanfairpwll. He noted that the development complies with the policies with regard to loss of amenity and the distance from neighbouring properties. It is accepted that the dwelling is located on an elevated position in Llanfairpwll but there is a mixture of types of houses in the immediate locality and it is considered that the proposed developed is not contrary to planning policies. The Highways Authority has raised no concerns with the proposal. The Planning Development Officer referred to the issues raised regarding sewer connection and noted that confirmation and plan details has now been received that the sewer will connect to the sewer with the 3 other dwellings near the site which have received planning consent. The recommendation is one of approval.

Councillor Lewis Davies whilst accepting that outline planning permission has been received for a dwelling on the site he was concerned that neighbouring properties will be affected due to the need to excavate the rock face of the development site. He considered that a stringent condition needs to be placed when excavation of the rock face can take place. The Planning Development Manager wished to note that there was outline planning permission on the site for a dwelling but the approval has ceased since 12 April, 2016.

Councillor Nicola Roberts requested that a Traffic Management Plan needs to be submitted with regard to the highways concerns raised by the local residents.

Councillor Jeff Evans proposed that the application be approved subject to additional conditions with regard to rock excavation and traffic management issues. Councillor K.P. Hughes seconded the proposal.

**It was RESOLVED to approve the application in accordance with the Officer's recommendation subject to the conditions listed within the report together with an additional conditions regarding rock excavation and traffic management.**

## **8 ECONOMIC APPLICATIONS**

None were considered by this meeting.

## **9 AFFORDABLE HOUSING APPLICATIONS**

None were considered by this meeting.

## **10 DEPARTURE APPLICATIONS**

### **10.1 13C190 – Outline application for the erection of 5 dwellings together with full details of a vehicular access on land adjacent to Sarn Gannu, Bodedern**

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

The Chair invited Mr. Rhys Davies a supporter of the application to address the meeting.

Mr. Davies said that the access to the site is afforded through the existing access that serves the residential estate of Llwyn yr Eos which is an adopted road. He noted that one of the 5 dwellings will be an affordable dwelling.

The Planning Development Manager reported that the application is acceptable under the provisions of Policy HP4 of the Stopped Unitary Development Plan and it is considered that the dwellings will not affect the amenities of the neighbouring dwellings nor on the locality. It was considered that it will not have a detrimental impact on highway safety. He stated that the recommendation is of approval subject to the signing of a Section 106 agreement for the provision of one affordable unit.

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

Councillor T.V. Hughes abstained from voting.

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

### **10.2 31C170D – Full application for the erection of 17 dwellings (12 with 2 bedrooms, 4 with 3 bedrooms and 1 bungalow with 3 bedrooms) together with the construction of a new vehicular and pedestrian access on land adjacent to Hen Lon Dyfnia, Llanfairpwll**

The application is reported to the Planning and Orders Committee as the application site is located outside, albeit adjoining the Local Plan development boundary for Llanfairpwll and the application has been advertised as a departure from the Local Plan. Two of the Local Members have requested that the application be determined by the Committee.

Councillor R. Meirion Jones a Local Member said that both himself and Councillor A. Mummery have requested that the site be visited to allow the Committee to view the site and he hoped that the matters raised with the

department will be available by the next meeting of the Planning and Orders Committee. The reasons for the site visit were noted as road safety implications, local residents concerns, drainage and the density and number of dwellings proposed.

Councillor Lewis Davies proposed that the site be visited and Councillor Nicola Roberts seconded the proposal.

**It was RESOLVED to visit the application site in accordance with the Local Members request for the reasons given.**

### **10.3 35C313A/ENF – Retrospective application for the erection of a replacement dwelling together with the construction of a new access at Carreg Wen, Penmon**

The application is reported to the Planning and Orders Committee as it is contrary to the provisions of the adopted Ynys Môn Local Plan and the Stopped Unitary Development Plan but the Local Planning Authority are minded to approve the application.

The Chair invited Mr. Rhys Davies, a supporter of the application to address the meeting.

Mr. Davies said that the application before the Committee is for a replacement dwelling. The application was approved by the Planning and Orders Committee in March 2014 for alterations and extension to the dwelling but during construction it became evident that the foundations of the present dwelling had been built on unstable sand foundations. He noted that the dwelling will not be different in design to the application approved in March 2014.

The Planning Development Manager stated that the Enforcement Section of the Planning Department were informed that the previous dwelling had been almost demolished contrary to that which had been granted planning permission in 2014. However it became apparent that the previous property had been built on inadequate underlying ground conditions and the absence of appropriate foundations.

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

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

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

**11.1 36C294A – Full application for the erection of two dwellings together with the construction of a vehicular access on land at Llain Wen, Llangristiolus**

The application is reported to the Planning and Orders Committee as the applicant is a close friend of a 'relevant officer' as defined within paragraph 4.6.10.2 of the Constitution. The application has been scrutinised by the Monitoring Officer as required under paragraph 4.6.10.4 of the Constitution.

Councillor T.V. Hughes as a Local Member stated that this application is an infill application and he was not expressing his objection. However he stated that residents and local Community Council are concerned due to the extent of the development of the village of Llangristiolus. He abstained in the vote.

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

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

**12 REMAINDER OF APPLICATIONS**

**12.1 22C228 – Full application for change of use of building from former primary school to community hall, demolition of part of the existing building together with alterations and extensions at Ysgol Gynradd, Llanddona**

*Having declared a prejudicial interest in this application, Councillor Lewis Davies withdrew for the meeting for the consideration and determination thereof.*

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

The Planning Development Manager reported that the Local Members support the application but noted that consultation period for statutory public consultation does not come to an end until 16 May, 2016.

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

**It was RESOLVED to approve the application and to grant the Officer's power to act following the statutory public consultation period coming to an end on 16 May, 2016.**

**12.2 34C694 – Full application for the creation of an urban sports park on land adjoining Plas Arthur Leisure Centre, Llangefni**

*Having declared a prejudicial interest in this application, Councillor T. Victor Hughes withdrew for the meeting for the consideration and determination thereof.*

The application is reported to the Planning and Orders Committee as the development involves Council owned land.

The Chair invited Mr. Peter Davies, a supporter of the application to address the meeting.

Mr. Davies said that the application has received support of the Member of Parliament, Assembly Member and the Isle of Anglesey Charitable Trust has also supported the application in principle with affording grant funding towards the project. The project is to revitalise the community for young people to enjoy and partake in outdoor activities at the Urban Sports Park. The Urban Sports Park Committee has taken over the facility of the previous Skate Park located on this site. Tackling anti-social behaviour, drug and alcohol problem had been a concern to local residents at the former skate park. Mr. Davies said that the Urban Sports Park Officials have been in consultation with regard to these problems with the North Wales Police and it is intended to install a CCTV system on site which can be monitored through various IT technologies.

Councillor Dylan Rees, a Local Member and Chair of the Urban Sports Park stated that he would declare a prejudicial interest and leave the meeting during discussion and voting thereof in respect of this application and after he had spoken as local member. Councillor Rees wished to thank Mr. Davies for this vision to develop such an Urban Sports Park on the former site of the skate park at Llangefni. He considered that the Sports Park will be a great asset to the Town of Llangefni and the Island as a whole. Councillor Dylan Rees left the meeting thereafter.

Councillor Nicola Roberts, a Local Member also wished to congratulate the Urban Sports Park Officials for the vision to create such a facility in Llangefni. She noted that the Llangefni Town Council will be a guarantor to the development.

The Planning Development Manager reported that since completing the report to the Committee one letter of objection has been received by a neighbouring property stating that when the skate park was located on the site, problems of anti-social behaviour, drugs and alcohol use was a constant issue. He stated that he was pleased that Mr. Peter Davies has stated that management of the site will be stringently monitored.

The Planning Development Manager further reported that the Llangefni Town Council has now responded by stating that the location of this development is nearer to neighbouring properties than the previous skate park. He noted that the climbing wall and gym is located nearer to the neighbouring properties. The Officer noted that whilst he accepted that the development is nearer to

the neighbouring properties the buffer provided to the rear gardens is sufficient and no amenity impact from the sports park.

Members of the Committee were fully supportive of the application and Councillor Raymond Jones proposed that the application be approved and Councillor Lewis Davies seconded the proposal.

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

**12.3 43C77G/VAR/ENF – Application under Section 73A for the variation of conditions (06) landscaping, trees and shrubs, (07) hedgerow at the rear of plots 1-3, (15) protecting the approved dwellings from noise together with the deletion of condition (05) trees, or hedge lopped or felled on planning permission reference 43C77D at Gerlan, Four Mile Bridge**

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

Councillor Trevor Ll. Hughes, a Local Member said that trees have been felled contrary to pre-commencement conditions with regard to this application. He noted that planning permission was given for 3 dwellings to be erected on site; one dwelling has been erected whilst the remaining two are currently being constructed. He stated that local concerns have been expressed with regard to this application and he expressed his dissatisfaction with regard to retrospective applications.

The Planning Development Manager reported that the applicant is requesting the removal of one condition and that the requirements of the remainder of the outstanding conditions be varied to enable the required information be submitted following the commencement of works. The development is currently in breach of conditions 05, 06, 07 and 15 of the planning decision 43C77D. The Officer stated that the applicant must sign an agreement with the Local Planning Authority to accept conditions to ensure that trees/hedges on the site or boundaries of the site are not looped, topped or felled without the consent; that the site be landscaped and planting of trees and shrubs; that the hedgerow at the edge of the site be protected. He further stated that conditions will need to be agreed to develop the planting of trees to protect the dwellings from noise from the RAF base at Valley. The Local Planning Authority considers that the relevant information be submitted within 4 months from the date of an approval of the application.

Councillor Lewis Davies expressed his concerns that planning conditions must be adhered to and was concerned that retrospective planning applications are continuing to be submitted to the Planning and Orders Committee.

Councillor Jeff Evans a Local Member expressed that he was also concerned that retrospective planning applications are presented to the Planning and Orders Committee. Developers must comply with conditions which have been

attached to approval of planning applications. However he noted that the applicant will be given 4 months to rectify the conditions imposed and replace the trees/hedges on this site. Councillor Jeff Evans proposed that the application be approved and Councillor K.P. Hughes seconded the proposal.

Councillor Lewis Davies abstained from voting.

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

#### **12.4 45C432C – Full application for the erection of two dwellings together with the construction of a vehicular access on land at Graig Fawr, Dwyran**

The application is reported to the Planning and Orders Committee at the request of the Vice-Chairperson who is also a Local Member.

Councillor Lewis Davies said that the Vice-Chairperson had requested that the application be deferred as inadequate consultation has undertaken within the community with regard to this application. The Planning Development Manager stated that the Vice-Chairperson had emailed the department stating that she was unable to attend the meeting due to illness and was concerned that the local community's concerns would not be voiced at the meeting. She further contacted the department requesting that consideration should be given for the Committee to visit the site due to flooding, highways and design issues.

Councillor Lewis Davies proposed that the site be visited and Councillor Nicola Roberts seconded the proposal.

**It was RESOLVED that the site be visited.**

### **13 OTHER MATTERS**

#### **13.1 38C219H/LB – Listed building application for the change of use and alteration and extension to the existing outbuilding to create a dwelling at Cae Mawr, Llanfechell**

The Planning Development Officer reported that the application was presented to the Committee at its February 2016 meeting when it was noted that the application was made by a 'relevant officer' under the Council's Constitution at paragraph 4.6.10.2. The application has been scrutinised by the Monitoring Officer as required under paragraph 4.6.10.4 of the Constitution.

He said that since the Planning and Orders Committee held in February 2016 discussion have taken place regarding amended design to three existing arched openings to the front elevation of the existing building rather than blocking off the lower part of the arched openings. The recommendation is of

approval but the matter would need to be confirmed by CADW as the building is listed.

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

**It was RESOLVED that the application be forwarded to CADW for consideration.**

**COUNCILLOR W.T. HUGHES  
CHAIR**



## **Planning and Orders Committee**

### **Minutes of the meeting held on 12 May 2016**

**PRESENT:** Councillors Lewis Davies, Ann Griffith, John Griffith, K P Hughes, W T Hughes, Vaughan Hughes, Victor Hughes, Richard Owain Jones, Raymond Jones, Jeffrey M. Evans and Nicola Roberts.

**IN ATTENDANCE:** Chief Executive,  
Head of Function (Council Business)/Monitoring Officer,  
Head of Democratic Services,  
Committee Officer (MEH).

**APOLOGIES:** None

**ALSO PRESENT:** Councillor Bob Parry OBE FRAgS – Chair of the County Council

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**1 DECLARATION OF INTEREST**

None received.

**2 ELECTION OF CHAIRPERSON**

Councillor Ann Griffith was elected Chairperson for the Planning and Orders Committee.

**3 ELECTION OF VICE-CHAIRPERSON**

Councillor Richard O. Jones was elected Vice-Chairperson for the Planning and Orders Committee.

**COUNCILLOR BOB PARRY OBE FRAgS  
AS CHAIR OF THE COUNTY COUNCIL**

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## PLANNING SITE VISITS

### Minutes of the meeting held on 18 May, 2016

- PRESENT:** Councillor Ann Griffith (Chair)  
Councillors Lewis Davies, John Griffith, Kenneth Hughes,  
Victor Hughes
- IN ATTENDANCE:** Development Management Team Leader (NJ)
- APOLOGIES:** Councillors Jeff Evans, Vaughan Hughes, Richard Owain Jones
- ALSO PRESENT:** Local Members: Councillors Jim Evans, R. Meirion Jones, Alun Mummery (for item 1)
- 

**1 31C170D – Full application for the erection of 17 dwellings (12 with 2 bedrooms, 4 with 3 bedrooms and 1 bungalow with 3 bedrooms) together with the construction of a new vehicular and pedestrian access on land adjacent to Hen Lôn Dyfnia, Llanfairpwll**

The Members viewed the site in relation to the submitted drawings. The Officer summarised the objections and concerns raised by local residents in order that those concerns could be considered in context. The Members viewed the proposed drainage and proposed highway arrangements as well as the nature and density of housing in the area.

**2 45C432C – Full application for the erection of two dwellings together with the construction of a vehicular access on land at Graig Fawr, Dwyran**

*Councillor John Griffith chaired this item as the Committee Chair, Councillor Ann Griffith, was present on the site visit in the capacity of a Local Member.*

The Members viewed the site and surrounding area, taking into account concerns and objections raised in relation to flood risk and highway safety. The nature and type of housing locally was also viewed in context.

**Councillor Ann Griffith  
Chair**

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6.1

Gweddill y Ceisiadau

Remainder Applications

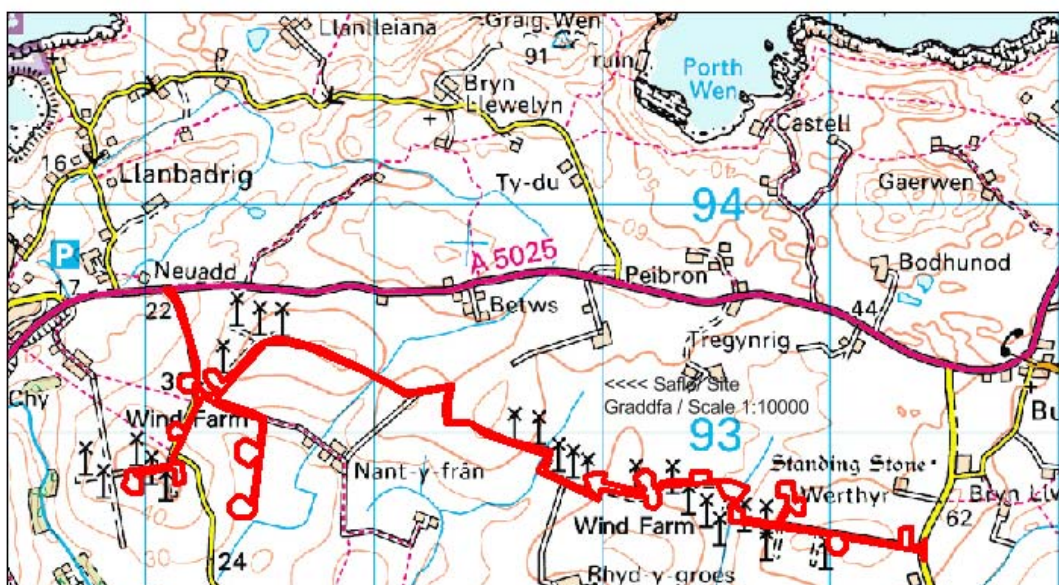
Rhif y Cais: **20C102L/EIA/RE** Application Number

Ymgeisydd Applicant

**TPG Wind Ltd**

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

**Rhyd y Groes Wind Farm, Rhosgoch**



## **Report of Head of Regulation and Economic Development Service (DFJ)**

### **Recommendation:**

Defer in order to re arrange a site visit

The site visit scheduled for the 16<sup>th</sup> March was deferred at the request of the applicant as discussions regarding the scheme are continuing at present with Natural Resources Wales with a view to agreeing possible measures aimed at mitigating impacts on the nearby Area of Outstanding Natural Beauty. As this may lead to material changes to the application it is considered sensible to defer the site visit at this time

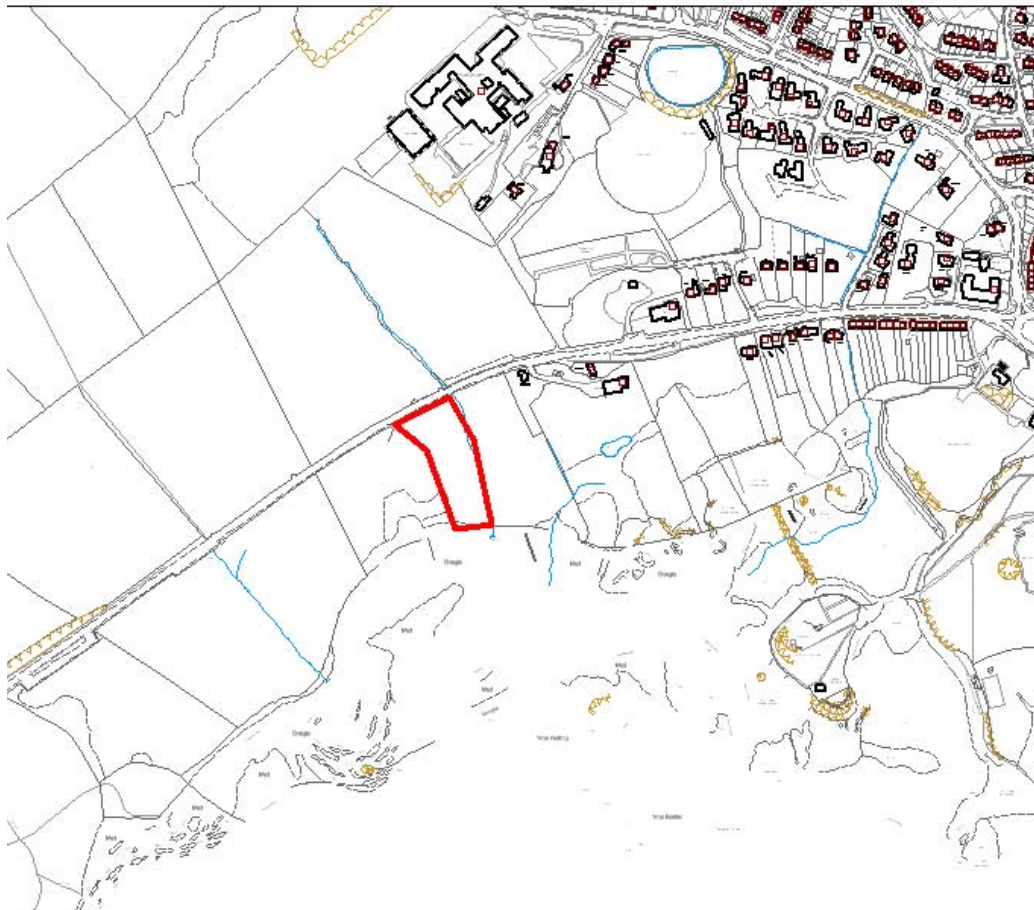
Rhif y Cais: **39C561/FR/TR** Application Number

Ymgeisydd Applicant

**Mr George Ulrich**

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

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



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

### **Recommendation:**

#### **Defer**

The applicant has requested that the application is deferred due to ongoing negotiation with the Welsh Assembly Government regarding highway issues. It is considered suitable to defer the application as the outcome of discussions may influence the recommendation of the Local Planning Authority.



7.1

Gweddill y Ceisiadau

Remainder Applications

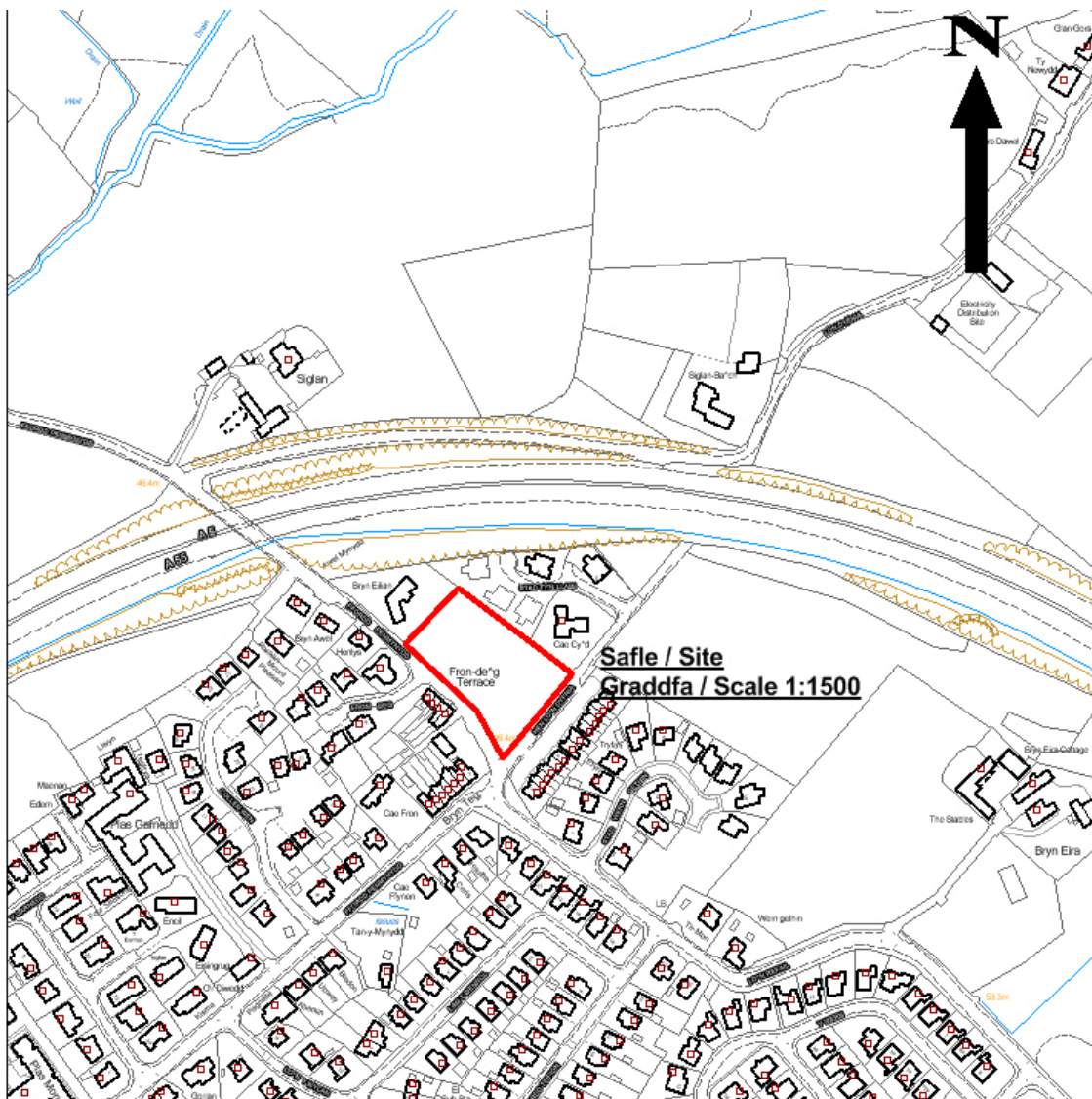
Rhif y Cais: **31C170D** Application Number

Ymgeisydd Applicant

**Rectory Developments Anglesey Ltd**

**Cais llawn i godi 17 annedd (12 gyda 2 ystafell wely, 4 gyda 3 ystafell wely a 1 byngalo gyda 3 ystafell wely) ynghyd a chreu mynedfa newydd i gerbydau ac i gerddwyr ar dir ger / Full application for the erection of 17 dwellings (12 with 2 bedrooms, 4 with 3 bedrooms and 1 bungalow with 3 bedrooms) together with the construction of a new vehicular and pedestrian access on land adjacent to**

**Hen Lon Dyfnia, Llanfairpwll**



## **Planning Committee: 11/05/2016**

### **Report of Head of Regulation and Economic Development Service (NJ)**

#### **Recommendation:**

Permit.

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

The application site is located outside, albeit adjoining the Local Plan development boundary for Llanfair and the application has been advertised as a departure from the Local Plan.

Cllr Meirion Jones and Alun Mummery have also requested that the Committee determine the application.

At its meeting held on 11<sup>th</sup> May 2016 the Committee resolved to undertake a site visit prior to determining the application and the site was visited on 18<sup>th</sup> May.

Members are advised that on 12<sup>th</sup> May an appeal against non-determination of the application was made by the applicant. A public inquiry procedure has been requested in order to allow cross-examination of witnesses in relation to highways, drainage and planning matters. In accordance with recent legislative changes, a dual jurisdiction procedure applies for a period of 4 weeks for appeals made against non-determination during which time the local planning authority may still determine the application. If the application is refused, the appeal proceeds against the refusal. If the application is approved, the applicant can either withdraw the appeal or continue with an appeal against any of the conditions imposed.

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

The site is located on the junction of Hen Lôn Dyfnia with Ffordd Penmynydd and comprises a field enclosure. It is located outside but adjoining the development boundary of the village under the Ynys Mon Local Plan but within the boundary under the stopped UDP.

The application as submitted is a full application for the erection of 17 dwellings arranged around a central estate road off Lôn Dyfnia. The scheme comprises 12 2-bedroom dwellings, 4 3-bedroom dwellings and 1 3-bedroom bungalow and includes creation of a vehicular and pedestrian access (an access has been opened onto the site and some hardcore has been laid but works have since ceased). The scheme has been amended from that originally submitted to provide an external to the site footway – the plan as originally submitted provided a footway on Ffordd Penmynydd, part of which led into the estate. A footway is provided within the estate and which is linked to the external footway.

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

The principle of developing the site has been accepted in the issuing of outline planning consent for 11 dwellings under reference 31C170A. The main issue is the acceptability of the proposed layout for 17 dwellings and highways and drainage issues.

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

#### **Gwynedd Structure Plan**

Policy D4: Location, Siting and Design  
Policy D28: Natural Slate  
Policy D29: Standard of Design  
Policy D32: Landscaping  
Policy FF12: Car Parking Standards

#### **Ynys Môn Local Plan**

Policy 26: Car Parking  
Policy 32: Landscape  
Policy 42: Design  
Policy 48: Housing Development Criteria

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

Policy GP2: Design  
Policy TR10; Parking Standards  
Policy HP2: Housing Density  
Policy HP3: Main and Secondary Centres

#### **Planning Policy Wales Edition 8**

**TAN 12: Design**

**TAN 17: Transport**

#### **SPG Affordable Housing**

#### **SPG Design Guide for the Urban and Rural Environment**

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

**Councillor Meirion Jones:** Requests that the matter be determined by the Planning and Orders Committee due to residents' concerns, road safety implications, drainage concerns and the density and number of dwellings proposed. A site visit will be requested.

**Councillor Alun Mummery:** Concerns expressed by the Community Council and local residents regarding connection to Lôn Penmynydd and a site visit will be requested.

**Councillor Jim Evans:** No response at the time of writing

**Community Council:** In relation to the originally submitted scheme, concern was expressed regarding the effect the application will have on the traffic levels on the corner of the site on Ffordd Penmynydd which is already a hazard due to its layout and configuration and on-street parking- the proposed number of new dwellings will exaggerate the problem. This should be taken into account in deciding the application and in terms to be included in any decision – it is believed a previous application was allowed on condition that improvement works were carried out to the corner. There is also concern regarding the width of Lôn Dyfnia and whether it is sufficient for the proposed traffic levels of the new development.

In relation to the amended drawings received in late 2015, the Community Council accept the improvements to the scheme but concerns remain regarding drainage for the site and the need to ensure that there is no risk of flooding. No response received at the time of writing in relation to drawings amended on 30<sup>th</sup> March 2016.

**Highways:** The original scheme is deficient in terms of visibility and provides no improvements as

agreed in dealing with the previous application and, for a greater number of dwellings, the scheme as submitted is unacceptable. As a result of discussions, an amended layout has been received and the scheme is now considered acceptable subject to conditions.

**Drainage:** Requested greater detail of surface water disposal in response to the original scheme. Additional details have also been requested in relation to the amended scheme and are confirmed as being acceptable subject to conditions.

**Welsh Water:** Standard conditions in relation to surface water disposal.

**Housing Service:** There is a high demand for affordable housing in Llanfairpwll and the provision of 30% of the development as affordable units is requested,

**Joint Planning Policy Unit:** Material weight afforded to the UDP – the site is part of land recommended by the UDP Inspector to be included within the development boundary for the village. The application should be considered against policy guidance notes; affordable housing as part of the development is required.

**Education Service:** The impact of the development is as follows:

Ysgol Llanfairpwll Nursery – would lead to 1 pupil but the nursery is full so a contribution to 1 additional space would be required;

Ysgol Llanfairpwll Years 4 -11 – would lead to 3 pupils but there is space for 21;

Ysgol David Hughes Years 7-11 – would lead to 3 pupils but there is space for 185;

Ysgol David Hughes Years 12 and 13 – would lead to 1 pupil but there is space for 10.

**Public response:**

18 letters of objection have been received in response to the publicity undertaken.–Objections are based on:

Increased traffic and highway safety impacts;

Proposed road improvements do not address the concerns raised;

Visibility requirements under TAN 18 are not met;

A footpath up to the A55 bridge, as required under a previous application, is not now provided despite the increase in numbers;

Insufficient parking provided where on-street parking is already an issue;

Highway improvements should be required as soon as possible;

Forward thinking and forward planning is required in relation to highway improvements as other land in the area is allocated for additional housing development;

Privacy issues;

Unauthorised access to dwelling already built;

Amended plans on the same application is misleading and should not be allowed;

Drainage and flooding concerns;

Insufficient school places to deal with additional children;

The scheme is an overdevelopment of the site and contrary to adopted guidance;

Affordable housing provision should be prioritised;

Policies regulating affordable housing do not work.

The scheme has been considered by the statutory consultees in relation to highway impacts and is considered acceptable. Albeit additional housing allocations may follow in the locality under plans currently under consideration, no obligation can be placed on the applicant of this site to provide or fund any works other than what are required to serve the development under consideration in this application. Technical consultees are satisfied with the proposals.

The scheme is considered acceptable on balance in terms of layout and design as well as the density of the development.

Policies require the provision of affordable housing which is regulated by a standard legal agreement used for most relevant sites. The Education Service has confirmed that the development would lead to the need for 1 additional nursery place. The dwelling which has already been built has the benefit of a stand-alone planning permission. Issues in relation to an alleged access have been investigated previously.

The submission of amended drawings under a single application is standard practice and one which has recently been formalised by the Welsh Government in legislative changes which came into effect in March 2016.

Correspondence in support of the application has been received from the agent.

## **5. Relevant Planning History**

31C170: Application for residential development consisting of the erection of 24 affordable dwellings on part of OS 1426 Frondeg Terrace, Penmynydd Road, Llanfairpwll: Appeal against non-determination - Dismissed 01/11/94.

31C170A: Outline application for residential development on OS 1426 Ffordd Penmynydd, Llanfairpwll. Approved 05/02/07

31C170B/DA: Detailed application for the erection of 11 dwellings. Approved 09/02/10

31C170C: Erection of a dwelling on OS 1429. Approved 30/11/10.

## **6. Main Planning Considerations**

**Principle of the Development:** The site is out-with but adjoins the development boundary of the village under the Ynys Môn Local Plan but is within the defined boundary of the stopped Unitary Development Plan. The principle of development has been accepted in the outline and reserved matters approvals for 11 dwellings on the enclosure. Other housing units have since been built further outside the development boundary as defined by the Local Plan, but within the UDP. In addition, Ynys Môn does not at present achieve a 5 year housing land supply. In terms of meeting this obligation, the development of housing, including much needed affordable housing, in a sustainable location on the edge of one of the largest villages on the Island and which is defined as a secondary centre under Policy HP3, in accordance with UDP policies which carry significant weight, will contribute to the housing supply.

**Layout, Density and Design:** The previously approved scheme was for 11 units whereas the scheme as presented seeks permission for 17 units. Concerns have been expressed regarding the density, layout and non-compliance with supplementary planning guidance documents in relation to the submitted scheme. Policy HP2 of the UDP advocates an average figure of 30 dwelling per

hectare. The average is a figure that takes into account towns like Holyhead and Llangefni for example where very dense developments occur through to rural villages which are more spacious in layout and design. At 0.4 hectares, the site would expect to accommodate 12 units as an average figure whereas the scheme seeks to deliver 17 units. Although concerns are expressed that the scheme does not meet supplementary planning guidance in relation to garden sizes, proximity and density, the scheme is not dissimilar to other developments in the locality. Given the pressing need for affordable housing units and the need for housing units in general to meet the 5 year land supply requirement, it is considered that on balance, the scheme is acceptable.

**Highways Impacts:** As originally submitted, the scheme was considered unacceptable by the Highway Authority. The proposal now under consideration is for a 2m wide footway within the site fronting plots 3 to 7 inclusive adjoining a 5m wide estate road. The footway will continue along the frontage of the site on Hen Lôn Dyfnia and Ffordd Penmynydd along the site's boundary. Hen Lôn Dyfnia will retain a carriageway width of 5m. The junctions are proposed to be realigned to give priority to traffic on Hen Lôn Dyfnia with a junction on the corner of Lôn Penmynydd. A pedestrian tactile crossing point is proposed to the south of the vehicular access to properties on Hen Lôn Dyfnia. Objectors raise concerns regarding the possibility of increased on street parking and the width and length of the proposed footway and in relation to visibility splay requirements. The scheme is however considered acceptable in its context. The Highway Authority has suggested conditions.

**Drainage Impacts:** The scheme as originally submitted has been amended to provide on-site emergency storage in the event of flooding with connection being provided to a soakaway system of nearby land (also serving the Cae Gethin site nearby) with an overflow to an existing land drain. The Drainage Section has confirmed that the scheme is acceptable in principle and porosity test details as requested have been received and are acceptable. The Drainage Section has suggested conditions.

**Affordable Housing and School Places:** The development as submitted triggers the need for affordable housing and 5 units are sought as 30% of the development in accordance with current policies. A Section 106 agreement is proposed to secure the provision. Concern has been expressed at the increased number of children likely to require schools places as a result of the development and the Education Department has confirmed that the development will give rise to the need for one additional nursery space at Llanfairpwll Primary School. A contribution towards this additional place will be secured as part of a legal agreement.

**Amenity Impacts:** The scheme of 17 dwellings is higher than the average density for development referred to under Policy HP2 of the UDP but given the site context, the promotion in national planning policy of locating developments in sustainable locations and maximising the use of land and given a shortfall in housing supply and affordable housing provision, the scheme is considered acceptable in terms of wider amenity. There is a distance of 20m between houses on the site and the adjoining property at Cae Cyd. The occupier of that dwelling had requested that the existing hedge be retained for privacy but to deal with drainage issues, fencing is proposed. A condition is included to ensure the height of any fence preserves privacy. There is a distance of 20m between the first plots on entering the site and dwellings at Hen Lôn Dyfnia on the opposite side of the road. Some 13m separate the bungalow proposed on the site from Frondeg Terrace but given the single storey nature of the dwelling, the provision of fencing and the intervening public road, it is not considered that unacceptable impacts will occur. There is just short of 20m between plots 10 and 11 as proposed with the recently constructed dwelling on Ffordd Penmynydd; at closest, plot 9 is within 13m of the closest corner (garage) of this dwelling but again it is not considered that unacceptable overlooking or loss of privacy will occur such as to warrant refusal. Plot to plot distances across the estate road itself are between 13 to 15m.

**Welsh Language Impact:** The scheme is supported by a report. On the impact of the development

on the Welsh Language. Part of the development will be set aside as affordable housing for local needs. It is not considered that the development will have any detrimental effect on the linguistic character of the area.

## **7. Conclusion**

The principle of residential development has been accepted in the granting of outline consent. The originally submitted layout has been revised in order to address the concerns raised by the Highway Authority. Subject to conditions the proposed design, layout and highways improvements are considered acceptable.

## **8. Recommendation**

To **permit** the scheme subject to the following conditions and subject to a Section 106 agreement to deliver 5 units of affordable housing and a contribution towards on additional nursery space in Llanfairpwll Primary School:

**(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 other part of the development hereby approved shall commence until the highway works shown on Richard Broun Associates drawings 4035 03 revision B and 4035 05 have been completed and made available for use.**

Reason: In the interests of highway safety

**(03) The access shall be laid out and constructed strictly in accordance with the submitted plan before any other part of the development is commenced and thereafter shall be retained and kept free from permanent obstruction and used only for access purposes.**

Reason: In the interests of highway safety

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

Reason: In the interests of amenity and to ensure adequate visibility.

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

Reason: To ensure adequate visibility.

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

Reason: in the interests of amenity.

**(07) 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

**(08) The approved surface water drainage scheme shown on Richard Broun Associates drawing 4035 03 revision B shall be completed before any of the dwellings are occupied.**

Reason: To ensure that the site is adequately drained.

**(09) Notwithstanding condition 08 above, no development shall commence until detailed designs and construction details of the proposed foul and surface water drainage systems have 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 ensure a satisfactory drainage scheme for the site.

**(10) No development shall commence until a management and maintenance plan for the surface water drainage system and the estate road have been submitted to and approved in writing by the local planning authority. The development shall thereafter proceed in accordance with the approved details.**

Reason: In the interests of amenity

**(11) No development shall commence until a scheme for the provision of street lighting has been submitted to and approved in writing by the local planning authority. The approved scheme shall be completed before any of the dwellings are occupied.**

Reason: In the interests of the amenity of the area and highway safety.

**(12) No development shall commence until details of boundary fencing for the site has been submitted to and approved in writing by the local planning authority. The scheme shall include fencing to ensure the privacy on neighbouring occupiers to the rear of plots 1, 2, 8, 9, 10, 11, 12, 13, 14, 15, 16 and 17.**

Reason: To ensure a satisfactory form of development and in the interests of neighbouring privacy.

**(13) The development shall take place in accordance with the following drawings except as required to be approved under the condition imposed:**

**WM Design SH1326 AL.0.2 Site Location Plan**

**WM Design SH1326 AL.0.1 Proposed Site Layout**

**WM Design SH1326 AL.1.1 3 Bed House Layout**

**WM Design SH1326 AL.2.1 2 Bed House**

**WM Design SH1326 AL.3.1 Bungalow**

**Broun Associates 4035 03 revision B Proposed Highway and Drainage Layout**

**Broun Associates 4035 05 Proposed Highway Layout and as required to be approved under the conditions imposed.**

Reason: To define the scope of this permission

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.



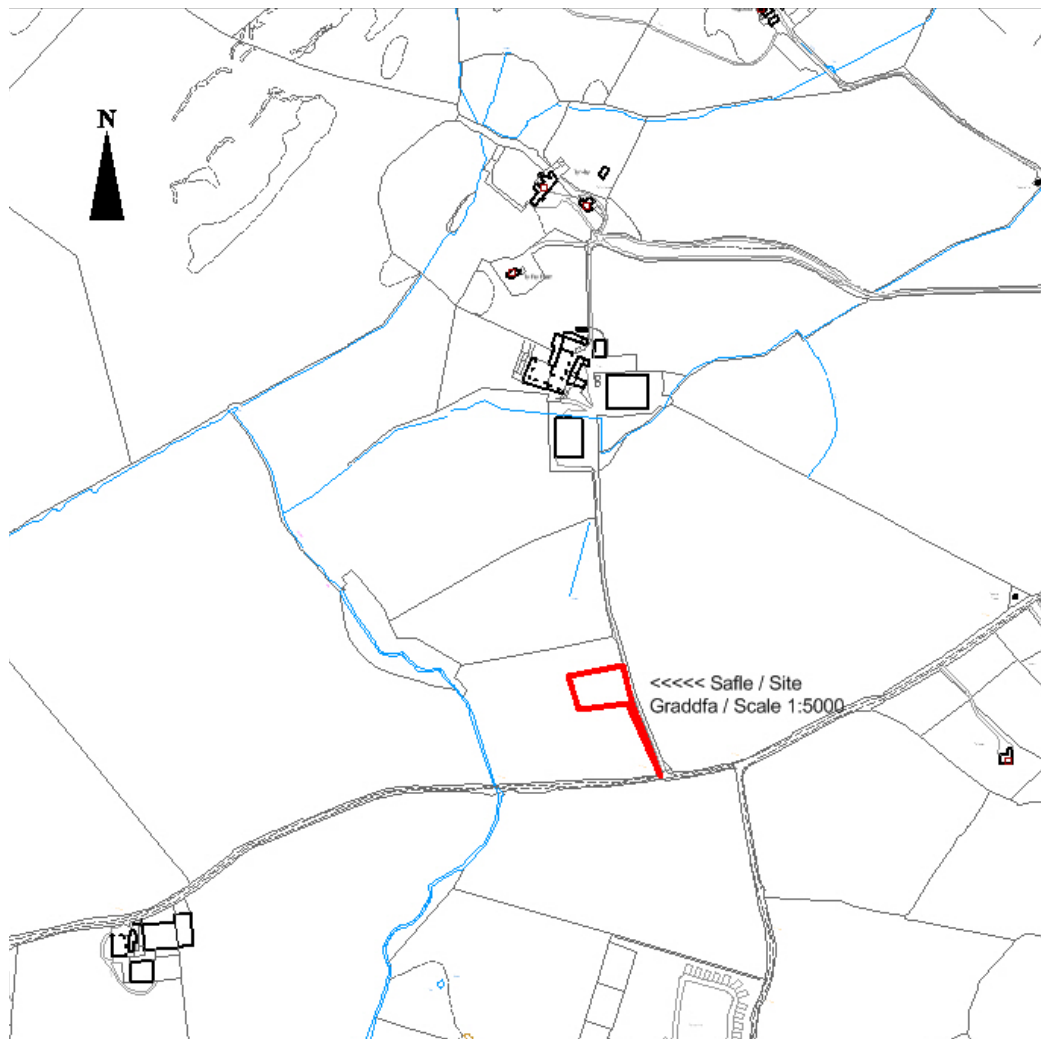
Rhif y Cais: **42C127B/RUR** Application Number

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: 01/06/2016**

**Report of Head of Regulation and Economic Development Service (DFJ)**

**Recommendation:**

Permit.

**Reason for Reporting to Committee:**

The application is being referred to the Committee because upon the date of submission a person with close connections to the applicant was a close relative of a 'relevant officer' as set out in paragraph 4.6.10.2 of the Council's Constitution. The 'relevant officer' is no longer employed by the Council.

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

At its meeting held on the 29.07.15 the committee resolved to defer the application in order to visit the site. The site visit was visited on the 19<sup>th</sup> August 2015 but consideration of the application was subsequently deferred in order to receive and consider further submissions.

**1. Proposal and Site**

The application is for a rural enterprise dwelling located in the countryside and forming part of a large and open field enclosure. The land slopes gently away from the public highway towards the main farm complex and the dwelling is sited alongside a farm track serving the farm.

Access to the dwelling is taken directly from this farm track and the appearance is that of a single storey building albeit with some accommodation provided in the roof space. The following accommodation is proposed:

Ground floor: Garage, hall and toilet, wash room, office, combined kitchen/diner, sun room, lounge, bathroom and two bedrooms.

Roof space: Store, landing, bathroom and bedroom.

A natural slate roof is proposed (with roof lights), external walls are to be rendered and external windows and doors finished in PVCu.

Site boundaries are to be stock proof fencing with the northern boundary supplemented by earth bunding and planting.

**2. Key Issue(s)**

Inevitably an application of this kind raises a wide and diverse range of issues that need to be taken into account. All of these issues have been assessed in preparing this report but I have distilled what I consider to be the key issues as follows:

- Whether the rural enterprise justifies the residential accommodation proposed, having regard to the aims of national and local planning policies and guidance which seek to restrict new development in the countryside;
- If such a justification is made out whether the proposed development would harm the setting

- of the Listed Building and Historic Park and Gardens; and
- What are the other material considerations that need to be considered in this case.

### **3. Main Policies**

The statutory development plan consists of the Local Plan and the Structure Plan. There is a statutory duty to determine the application in accordance with the statutory development plan unless material considerations indicate otherwise.

#### **Ynys Môn Local Plan**

Policy 1 – General Policy

Policy 31 – Landscape

Policy 41 – Conservation of Buildings.

Policy 42 – Design

Policy 48 – Housing Development Criteria

Policy 53 – Housing in the Countryside

#### **Gwynedd Structure Plan**

Policy A6 - Housing in the Countryside

Policy D3 – Landscape Conservation Area

Policy D4 –Location, siting and design

Policy 22 – Listed Buildings

Policy 29 – Design & Siting

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

Policy GP1 –Development Control Guidance

Policy GP2 – Design

Policy EN1 – Landscape Character

Policy EN 10 – Landscapes, Parks & Gardens

Policy EN13 – Conservation of Buildings.

Policy HP 6 – Dwellings in the open Countryside

#### **Planning Policy Wales (Edition 8, July 2016)**

#### **Technical Advice Note 6: Planning for Sustainable Rural Communities**

#### **Circular 60/96 Planning & the Historic Environment: Archaeology**

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

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

The original consultation responses can be viewed on the planning file. Responses can be summarised as follows:

**Councillor Vaughan Hughes** – No response to consultation.

**Councillor Ieuan Williams** – No response to consultation.

**Councillor Derlwyn R Hughes** – Supports the application.

**Community Council** – No comments are made provided the application is acceptable to the planning department.

**Highway Authority** – Recommend that car parking accommodation be completed before the use as a dwelling commences and is retained thereafter. It is also pointed out that the development is situated near a public footpath and that the granting of planning permission does not entitle the applicant to interfere with this public right of way.

**Council's Drainage section** – Confirms that the proposal is outside the area served by a public sewer and that the treatment plant and surface water soakaways are to be designed and constructed to recognised standards. It is noted that consent may be required from Natural Resources Wales for the discharge from the treatment plant.

**Welsh Water** – In respect of sewerage; note that a private treatment plant is proposed and advise contact with Natural Resources Wales who have an input into the regulation of this method of drainage disposal. With respect to water supply; confirm that no objections are raised. It is noted that a distribution water-main crosses land in the applicant's ownership and conditions relating to development near such water-mains are enclosed for information.

**Natural Resources Wales** – State that the application has been assessed as having a low environmental risk and enclose a standard advice note for developers in respect of pollution control measures. The Authority are reminded of its duties under section 40 of the Natural Environment and Rural Communities (NERC) Act 2006 to have regard to conserving biodiversity and suggest that advice is sought from the authority's ecological advisor.

**Council's Ecological Advisor** – Advises that no NERC species records are held for the site and that as the application site comprises of improved grazing land does not consider that there are any biodiversity issues of concern.

**Gwynedd Archaeological Planning Service** - No response to consultation.

**Council's Built Environment and Landscape Section** – Confirm that Ty Fry is a Grade II\* listed building and that the gardens also benefit from this grade.

**CADW** – Confirm that their role is to neither oppose or support planning applications but to provide the local planning authority with an assessment concerned with the likely impact that the proposal will have on scheduled ancient monuments or Registered Historic Parks and Gardens. The proposed development lies approximately 460m south of the grade II\* registered historic park and garden at Ty Fry. CADW state that Ty Fry is an important 17th century house and garden of great significance and historic interest. The well preserved garden is laid out with raised walks, rock-cut steps and viewing platforms in a landscape of abrupt rocky outcrops and springs. The way in which the layout makes use of the natural, irregular landforms is unusual for the late seventeenth century.

In this instance Cadw's opinion is that the development has the potential to have a detrimental visual impact on significant views across the surrounding landscape from the gardens and that this impact (including cumulative impact) needs to be given adequate consideration in the determination of the planning application.

**The Gardens Trust** - No response to consultation.

**Publicity** - Multiple representations from a single property objecting to the proposal have been

received. The main points can be summarised as being:

Questions regarding the accuracy of submitted plans and drawings.

Concerns regarding alleged misinformation and inaccuracies supplied by the applicant.

Contests that the proposal satisfies the requirements of TAN6.

The availability of other options e.g. existing dwellings in Rhoscefnhir, use of existing buildings or alternative locations on the farm.

No proven agricultural need.

Detrimental cumulative impact on historic setting of Ty Fry listed house and gardens.

Impact upon amenity and privacy.

Intrusion and damaging impact of proposed dwelling on 'one of the last remaining pieces of original view' when viewed from 'the most important of the viewing platforms' at Ty Fry gardens.

Impact on 'buffer strip' of open farmland at the village of Rhoscefnhir.

Prominent location in open countryside.

Inappropriate scale and building materials proposed.

## **5. Relevant Planning History**

A/1436 – Erection of a farm dwelling with car port on part of OS enclosure no.636 at Ty Fry, Pentraeth. Approved 7<sup>th</sup> September 1970.

42C127 – Erection of an agricultural shed along with alterations to the existing vehicular access at Ty Fry, Rhoscefnhir. Approved 6th June 1996.

42C148 – Demolition of existing dwelling together with the erection of a new dwelling on the site at Ty Fry Farm, Rhoscefnhir. Approved 14<sup>th</sup> July 1999.

42C148A – Amended detailed plans for demolition of existing dwelling together with the erection of a new dwelling and private double garage on the site at Ty Fry Farm, Rhoscefnhir. Approved 4<sup>th</sup> April 2001.

42C148B – Erection of a conservatory at Ty Fry, Rhoscefnhir. Approved 4<sup>th</sup> November 2002.

42C127A – Erection of an agricultural building at Ty Fry, Rhoscefnhir. Approved 20<sup>th</sup> September 2006.

41C124 – Full application for the erection of one wind turbine with a maximum hub height of up to 44m, rotor diameter of up to 56m and a maximum upright vertical tip height of up to 71m together with the erection of a transformer station, utility housing and new access track and hardstanding on land at Ty Fry, Rhoscefnhir. Withdrawn 26<sup>th</sup> January 2012.

41C124A/SCR – Screening application for the erection of one wind turbine with a maximum hub

height of up to 44m, rotor diameter of up to 56m and a maximum upright vertical tip height of up to 71m together with the erection of a transformer station, utility housing and new access track and hardstanding on land at Ty Fry, Rhoscefnhir. Withdrawn 26th January 2012.

41C124B - Full application for the erection of one wind turbine with a maximum hub height of up to 44m, rotor diameter of up to 56m and a maximum upright vertical tip height of up to 72m together with the erection of a transformer station and new access track and hardstanding on land at Ty Fry Farm, Rhoscefnhir. File closed without decision.

## **6. Main Planning Considerations**

### **Is the proposed residential accommodation justified?**

Local policy in respect of development in the open countryside is contained in policy 53 of the Ynys Mon Local Plan and policy HP6 of the stopped Ynys Mon Unitary Development, Planning Policy Wales (PPW) 8<sup>th</sup> Edition (2016) and supported by guidance contained in Technical Advice Note 6 (TAN 6): Planning for Sustainable Rural Communities (2010).

TAN 6 is an important material consideration of considerable weight in the determination of applications such as that proposed in this case. TAN 6 indicates that an exception can be made to the general presumption against residential development in the countryside for the development of a second dwelling on established farms that are financially secure and where: there are legally binding arrangements in place to demonstrate that management of the farm business has been transferred (or will be with consent) to a person younger than the original worker; or where there is an existing functional need for an additional 0.5 or more of a full time worker. In the case of succession, TAN 6 requires that proposals demonstrate that the successor worker is critical to the continued success of the business and that the need cannot be met in any other reasonable way. In addition, where one or more of the exceptions have been met, TAN 6 allows for proposals to be considered favourably provided: the enterprise has been established for at least three years, profitable for at least one of them and both the enterprise and the business need for the job, is financially sound and has a clear prospect of remaining so; that the functional need could not be met by another dwelling or the conversion of an existing building on the land holding, or other existing suitable accommodation in the locality which; and other normal planning requirements are satisfied.

The rural enterprise in this case is Ty Fry Farm, a livestock farm (sheep/beef cattle) farm of approximately 130 hectares run in partnership by the applicant and his parents. The farm holding includes a farmhouse which is currently occupied by the family, substantial modern steel framed and some traditional agricultural buildings.

Following advice from the Council's independent agricultural consultant it is accepted that arrangements for transferring management responsibility for the enterprise is in place; that the identified successor worker, Mr. Gwilym Jones, is critical to the continued success of the enterprise; and that the exception criteria set out in TAN 6 has been met. It is also accepted that the proposal meets the financial and other normal planning tests set out in TAN 6 and that the enterprise is financially sound and that the access arrangements, siting and design of the proposed enterprise dwelling would be acceptable.

As a consequence it has been concluded that the proposal has been justified and the approval, in principle, would be consistent with the policy approach set out above.

### **Whether the proposed development would harm the setting of Ty Fry and Ty Fry Gardens**

**Impact on Ty Fry listed building and historic garden** - The existing Farm and Farm House is located adjacent to Ty Fry and gardens included in the statutory register of listed buildings on Anglesey and in Wales as being grade II\* and respectively the Register of Historic Parks and Gardens grade II\*. The grade importance means that it is a particularly important building of more than special interest. The percentage of Grade II\* LBs in Wales is approximately 6%. The garden is also given the Grade II\* status.

The analysis contained in this report follows detailed site visits. Members will recall that a site visit was organized on the 19.08.2015.

The application site lies approximately 460m south of the grade II\* registered historic park and garden at Ty Fry. Whilst the site lies outside the 'essential setting' (an area directly outside of the 'Park or Garden' were "inappropriate development" would damage either the visual or the historic setting of the site) it does fall within an area over which there are 'significant views' from a 'principal viewpoint' in the gardens that provides panoramic and distant views over the surrounding farmland towards Snowdonia.

Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 sets out a General duty as respects listed buildings in exercise of planning functions;

*'In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.'*

Judicial authority requires that "considerable importance and weight" should be given by the decision maker to the duty to "have special regard to the desirability of preserving the building or its setting" and, having regard to that duty, this issue has been carefully assessed.

In this respect it is considered that the proposed dwelling is sufficiently distanced and physically separated from the listed building so as to ensure that the building and its setting is preserved. It is noteworthy that the existing farmhouse and large agricultural buildings in the farm complex lie between and help screen the listed building and proposed dwelling from each other.

The same duty however does not extend to Parks and Gardens of Special Interest. The term 'essential setting' is not commonly used for proposed developments which may affect the setting of listed buildings but it is commonly used and physically identified in the Registers of Landscapes, Parks and Gardens of Special Interest in Wales and for World Heritage Sites (WHS's) and their respective Management Plans. The term is a concept devised for the Registers of Landscapes, Parks and Gardens of Special Interest and it refers to an area directly outside of the 'Park or Garden' were "inappropriate development" would damage either the visual or the historic setting of the site. The question of what is "inappropriate development" will very much depend on what are the special qualities and characteristics of each site but as a rule three general types can be identified, they are;

- Buildings or structures that because of their size, materials or design, detract from the visual attraction of the site.
- Other types of development which by their very nature would be incongruous and may interfere with the visual attraction of the site.
- Any other type of development that makes it more difficult for the public presently or in the future to

appreciate the special history of the site.

When considering the impact of development on 'significant views', which like 'essential setting' is devised for WHS's and Parks and Gardens the meaning is self-explanatory. They are views (that could be inward, outward, constrained or distant) that are the most important and significant historic views associated with that particular site. 'Inappropriate development' in this context would be development that would either obstruct or interfere with these views.

As described above the proposed dwelling will be visible from the registered garden. Inevitably the addition of dwelling within this landscape will introduce some change however it is not considered that on balance the quantum of change would be inappropriate or unacceptably impact on the importance or value of the gardens.

The 'significant views' 'outwards' are distant ones across and over the surrounding farmland towards Snowdonia and the built form of the village of Rhoscefnhir together with the existing farmhouse and farm complex already feature prominently. In contrast the proposed dwelling is domestic in scale, over 400m distance from registered gardens, constructed of suitable materials, and sympathetically located in the topography. The 'outward' views from the historic garden are expansive and the application site would occupy only a small portion of this panorama and it is not considered that it would, in combination with pre-existing development materially obstruct or interfere with these views to such an extent as to appear inappropriate or incongruous.

In light of this analysis and that which follows it is not considered that there is any justification to consider alternative means of providing the required accommodation such as by conversion or to consider alternative locations within the wider landholding to site the proposed dwelling.

In conclusion the proposed development accords with the legal and policy tests and is acceptable.

### **Other key material considerations**

**Landscape and visual impact** - The application site lies in open countryside and will to an extent be read as an isolated feature in the landscape. However, as TAN 6 confirms that; *'One of the few circumstances in which new isolated residential development in the open countryside may be justified is when accommodation is required to enable rural workers to live at, or close to, their place of work'*. As outlined above it is accepted that these circumstances exist in this case and so whilst a limited degree of landscape harm will be occasioned this is clearly outweighed by the need for accommodation to support the farming enterprise consistent with the analysis set out above.

Notwithstanding the fact that isolated development can be supported in principle TAN 6 does advise that *'Local planning authorities should resist planning applications for rural enterprise dwellings that are prominent in the landscape'* the landscape impact of constructing a dwelling on this particular site has been assessed with this in mind.

The development will be visible from a stretch of the adjoining public highway and very clearly from the public footpath that runs down the farm track and through the farm complex. The immediate character is of a gently undulating landscape interspersed with areas of mature tree planting and established hedgerows. Whilst there are long distance views of the site the greater impacts will be from the immediate locality e.g. the public footpath, stretches of adjoining public highways and some nearby properties. It is noteworthy that the existing farmhouse and farm complex is already a prominent and dominant feature within this local landscape and also that existing isolated development as an inevitable consequence of centuries of agricultural activity forms a characteristic pattern of development in the area. It is considered therefore that proposal can by reason of its domestic scale, location, siting and design be assimilated into this landscape context without



appearing incongruous or a prominent feature causing unacceptable harm. The proposal also includes landscaping proposals that as they mature over time will provide additional mitigation further integrating the development into its surroundings.

In landscape terms it is considered that the development proposal would not be prominent and that overall the impact is acceptable.

**Amenity of Local Residents** – careful consideration has been given to the issues raised and that are set out above. It is not considered that there would be any significant or material harm caused by the development to local amenity or the privacy of nearby properties. The proposal is for a building for residential occupation to support the existing operations. It will be located some distance from any nearby property outside of the landholding. Of itself or in association with other activities the proposal is unlikely to give rise to any legitimate concerns in respect of these issues

## **7. Conclusion**

It is considered that the needs of the rural enterprise justifies the residential accommodation proposed and that the proposal as submitted is acceptable in terms of its impact on Ty Fry listed building and historic garden and on the wider local landscape.

In order to protect the countryside against the risk of pressure for new houses an occupancy condition is proposed to ensure that the proposed dwelling is kept available to meet the identified need (see condition 04 below). Whilst the existing farmhouse at Ty Fry farm is already subject to an occupancy condition, it is also proposed to replace this condition with a more updated condition similar to the 'model' condition currently advocated by TAN6.

Similarly it is also considered appropriate in this instance to use a planning obligation to tie the proposed and existing dwellings at the Ty Fry Farm rural enterprise to the adjacent buildings and land.

In reaching my decision I have had regard to all other material matters raised in correspondence however, none of these factors are sufficient to alter my overall conclusions.

## **8. Recommendation**

To authorise the Head of Regulation and Economic Development Service to **permit** the application subject to the execution of an obligation under Section 106 of the Town & Country Planning Act 1990 (as amended) containing the following provisions :

That the dwelling shall not be sold, leased or in any way disposed of other than with the property.

That the property shall not be sold, leased or in any way disposed of other than with the dwelling.

The property shall not be sold, leased or in any other way disposed of except in one indivisible lot.

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

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

**(02) No development shall commence until details of the external finishing materials are submitted to and agreed in writing with the local planning authority. The scheme shall thereafter proceed in accordance with the agreed details unless the local planning authority**

**gives its prior written consent to any variation.**

Reason: To ensure a satisfactory appearance of the development.

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

**(04) The occupancy of the new dwelling hereby approved and that of the dwelling known as Ty Fry Farm shall be restricted to:**

**a) a person solely or mainly working, or last working on a rural enterprise in the locality, or a widow, widower or surviving civil partner of such a person, and to any resident dependants; or, if it can be demonstrated that there are no such eligible occupiers,**

**b) a person or persons who would be eligible for consideration for affordable housing under the local authority's housing policies, or a widow, widower or surviving civil partner of such a person, and to any resident dependants.**

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

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

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

**(06) The provisions of Classes A, B, C, D, E and F of the Town and Country Planning (General Permitted Development) (Wales) Order 2013 (or any Order re-voking or re-enacting that Order) are hereby excluded and notwithstanding the provision of the Town and Country Planning Act 1990, no part of the attached garage hereby approved shall be used as habitable rooms.**

Reason: The site is within an area where permission for a dwelling unconnected with or not required in the essential interests of agriculture or forestry would not normally be permitted but permission is granted having regard to the special circumstances of the case.

**(07) The living accommodation hereby approved shall be restricted to that shown on drawing numbers (20) 01 Rev C and (20) 02 Rev C and no use of the garage space shall be made for living accommodation.**

Reason: The site is within an area where permission for a dwelling unconnected with or not required in the essential interests of agriculture or forestry would not normally be permitted but permission is granted having regard to the special circumstances of the case.

**(08) The development permitted by this consent shall be carried out strictly in accordance with the plans submitted below under planning application reference 42C127B/RUR:**

Drawing/ Document Number	Date Received.	Plan Description.	
Job number : 5073			
(20) 01 Rev C	09.12.15	Proposed floor plan.	
(20) 02 Rev C		Proposed attic plan.	
(20) 03 Rev C		Proposed roof plan.	
(20) 04 Rev E		Proposed elevations.	
(20) 05 Rev D		Proposed elevations.	
(20) 06 Rev A		Proposed cross section A-a	
(91) 01 Rev D		Proposed site plan.	
(91) 02 Rev D		Proposed cross section.	
(91) 03 Rev D		Proposed cross section.	
(91) 04 Rev A		Proposed site plan.	
(9-) 1001 Rev A		11.09.2015.	Location plan.

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.

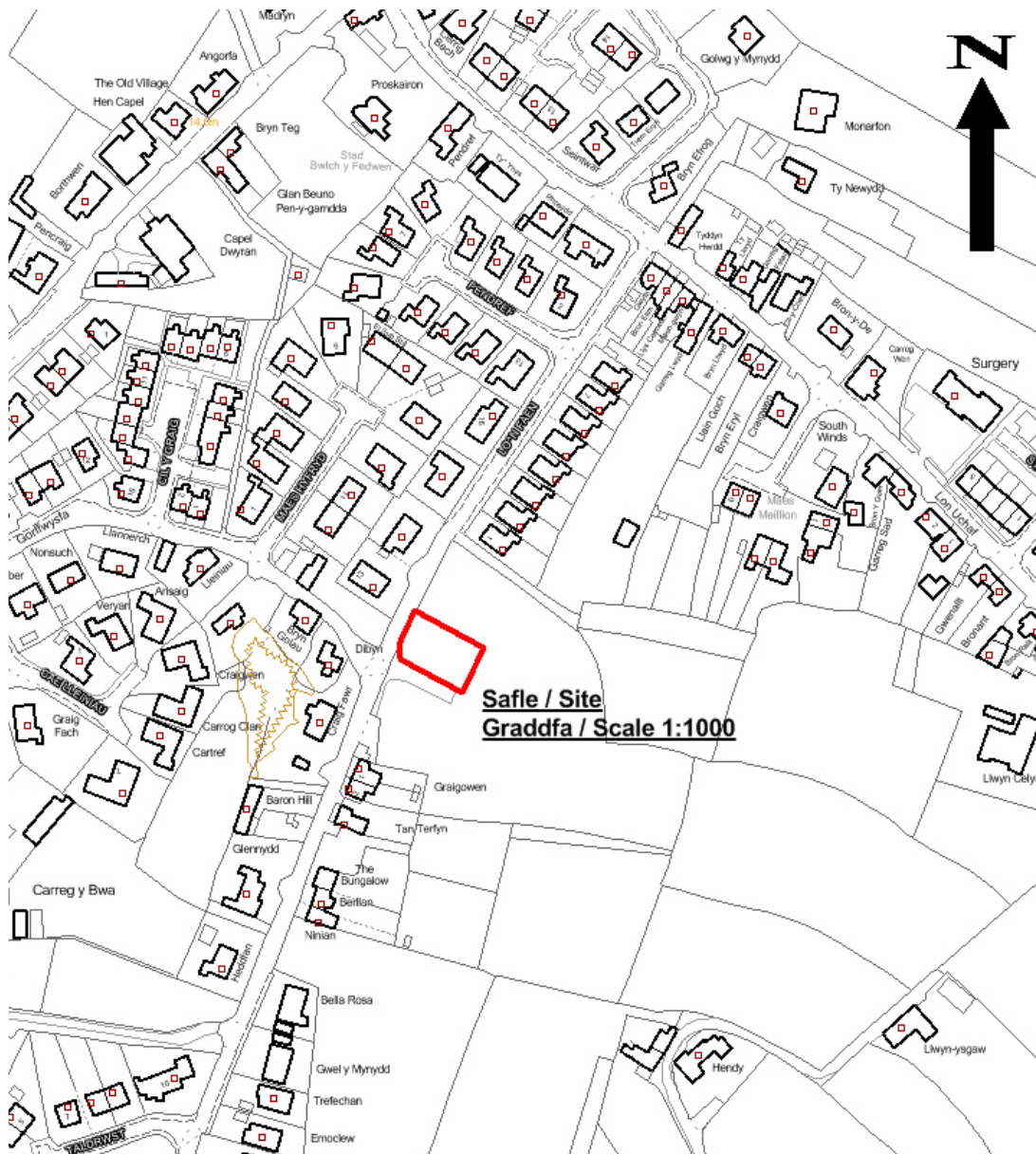
Rhif y Cais: 45C432C Application Number

Ymgeisydd Applicant

**John Kelly Construction Ltd**

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

**Graig Fawr, Dwyran**



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

### **Report of Head of Regulation and Economic Development Service (SCR)**

#### **Recommendation:**

Permit.

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

At the request of the Vice-Chairperson.

At its meeting held on 11<sup>th</sup> May, 2016 the Members resolved to undertake a site visit prior to the determination of the application.

The site was visited on 18<sup>th</sup> May and Members are now aware of the site and its setting.

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

The parcel of land is currently used for agricultural/grazing purposes and lies within the settlement of Dwyran. The site lies next to two dwellings which are currently under construction which were granted planning permission in September 2013. The site lies fronting the road known as Lon Fain. There is a mixture of single storey, dormer bungalows and two storey properties in the locality.

The application is a full application for the erection of two number two storey, semi-detached dwellings.

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

The applications main issues are whether the development complies with current policies, the effect of the development on neighbouring properties and surrounding area and whether the development will affect highway safety.

#### **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, 2016, 8<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 objection.

**Local Member, Cllr A Griffith** – Call-in due to the development being out of character with the area and highway safety.

**Highways Authority** – Recommended conditional approval.

**Drainage Section** – Details are acceptable.

**Welsh Water** – Recommended conditional approval.

#### **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 7<sup>th</sup> April, 2016 and at the time of writing this report six letters of objection and a petition containing 36 names had been received at the department, The main issue raised can be summarised as follows:

- i) Highway Safety
- ii) Site has formed part of a flood plain and the raising of the levels of the land will exacerbate the situation and result in flooding to neighbouring properties.
- iii) Out of character with the surrounding area
- iv) Conflicts with current policies
- v) No need for dwellings in the locality as a number of new properties are not selling in the village

In response to the issues raised I would respond as follows;

- i) The Highway Authority has been consulted and raised no objection to the development subject to the inclusion of standard highway condition on the permission.
- ii) The site is not situated within a flood zone. The levels of the land have been raised on the adjoining site and for the proposed development as the site slopes downwards from the highway to the rear of the agricultural field. At the time of writing this report we are awaiting further drainage information and upon their receipt the information will be forwarded to the Drainage Section for consideration.
- iii) As stated above the site is located fronting Lon Fain. There is a mixture of house types located along Lon Fain with two storey cottages, bungalows, dormer bungalows and the new two storey semi-detached units which are nearly completed. Due to the above and as the bungalow to the north of the site are more than 30 metres away from the application site and therefore the proposal is considered

acceptable and will not be out of character with the existing pattern of development to the detriment of the surrounding area.

iv) See policy context paragraph of the main planning considerations section 6 below.

v) The site lies within the village of Dwyran and is situated on land that is located between the developed part of the village and can be considered as an 'infill' plot. Although Policy 50 of the Ynys Môn Local Plan states that 'usually single plots' can be supported on infill sites as the proposal involves the erection of a pair of semi-detached dwellings – in order to encourage more 'affordable by design' dwellings within settlements a semi-detached unit can also be supported and therefore the proposal as submitted is considered acceptable. The village has a local primary school and doctor's surgery and is located on the public transport network route.

## **5. Relevant Planning History**

45C432 – Full application for the erection of two new dwellings together with the formation of a vehicular access on land opposite Graig Fawr, Dwyran – Approved 06/09/13

45C432A/VAR – Application to vary condition (11) on planning permission reference 45C432 so as to complete the estate road prior to occupation of the dwellings on land opposite Graig Fawr, Dwyran – Approved 09/01/14

45C432B/DEL - Application under Section 73 for the removal of conditions (05), (06) and (07) (code for sustainable homes) from planning permission reference 45C432A/VAR (erection of two dwellings and the creation of a vehicular access) on land opposite Graig Fawr, Dwyran – Approved 28/10/15

## **6. Main Planning Considerations**

**Policy Context** - Dwyran 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 Unitary Development Plan. As the application is for semi-detached dwellings the proposal is considered acceptable and in compliance with Policy 50 as it provides two dwellings that are affordable by design.

The application site is located immediately next to residential dwellings and lies opposite residential properties and is therefore considered acceptable as an 'infill' application which is acceptable under Policy 50 of the Ynys Môn Local Plan.

**Effect on neighbouring properties** – There are no windows proposed in the side elevation of the proposed units. The proposed dwellings will be located more than 30 metres away from the boundary of the adjoining property to the north of the site (1 Lôn Fain). The proposed dwellings will be situated 11 metres away from the gable of the units that are currently under construction and 22 metres away from the front of Penhenlli which lies on the opposite side of the road. Due to these distances the proposal is considered acceptable and complies with the requirements of Supplementary Planning Guidance in terms of distances between developments.

**Effect on surrounding area** – Concern has been raised by the Local Member and members of the public that the development will be out of character with the surrounding area. There is a mixture of house types situated along Lôn Fain and the design of the proposed dwellings is the same as the dwellings currently under construction and therefore the scheme will not harm the surrounding area.

**Effect on highway safety** – The proposed dwellings will be served by the existing vehicular access that was approved under planning application reference 45C432 when dealing with the residential

development of the adjoining land. The Highway Authority have confirmed that the scheme is acceptable subject to the inclusion of standard highway conditions.

## 7. Conclusion

The erection of two semi-detached dwellings is considered acceptable in this location as the site lies within the settlement of Dwyran and located next to residential properties. The proposal will not harm the amenities currently enjoyed by the occupants of neighbouring properties or have a detrimental impact on the surrounding area or on highway safety.

Due to the above my recommendation is one of approval subject to the receipt of satisfactory drainage details in regards to the proposed soakaway.

## 8. Recommendation

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

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

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

**(02) No surface water and / or land drainage shall be allowed to connect either directly or indirectly to the public sewerage network.**

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.

**(03) 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.

**(04) 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.

**(05) The development permitted by this consent shall be carried out strictly in accordance with the plan(s) submitted below:**

Drawing / Document number	Date Received	Plan Description
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<b>2083:16:2</b>	<b>25/02/2016</b>	<b>Existing site plan</b>
<b>2083:16:1</b>	<b>25/02/2016</b>	<b>Location Plan</b>
<b>Design and Access Statement</b>	<b>25/02/2016</b>	<b>Design and Access Statement</b>
<b>2083:16:3</b>	<b>25/02/2016</b>	<b>Proposed site plan</b>
<b>2083:16:4</b>	<b>25/02/2016</b>	<b>Proposed elevation, floor plans and sections</b>

**under planning application reference 45C432C.**

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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12.1

Gweddill y Ceisiadau

Remainder Applications

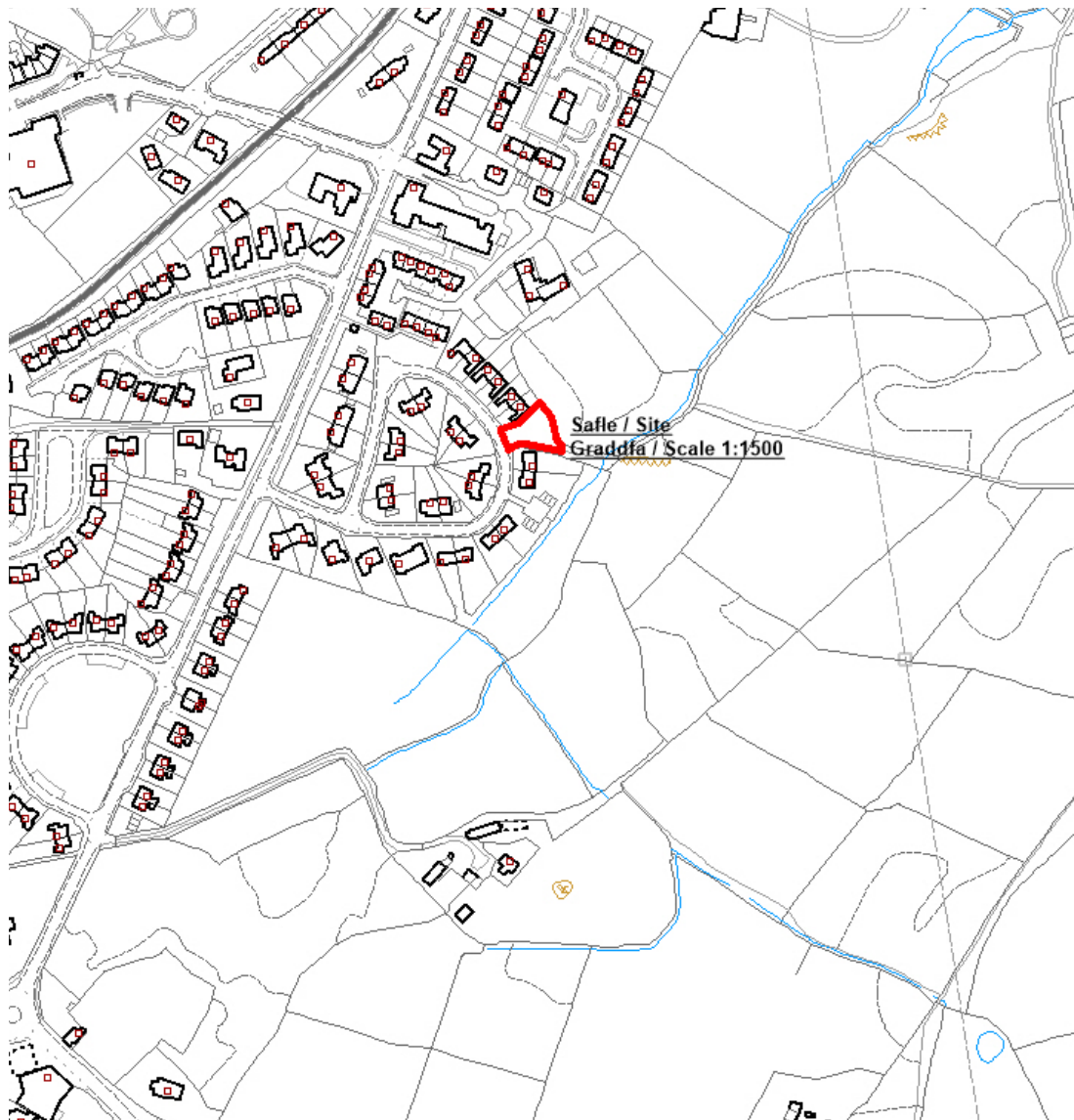
Rhif y Cais: **11C567A** Application Number

Ymgeisydd Applicant

**Mr David Rothwell**

**Cais llawn i godi dau annedd un talcen ynghyd a creu mynedfa newydd i gerbydau ar dir ger /  
Full application for the erection of two semi-detached dwellings together with the construction  
of a vehicular access on land adjacent to**

**24 Awelfyn, Amlwch**



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

**Report of Head of Regulation and Economic Development Service (MTD)**

**Recommendation:**

Permit

**Reason for Reporting to Committee:**

On request of Local Member, Councillor R. O. Jones

**1. Proposal and Site**

It is proposed to construct two dwellings which will be attached and constructed on split levels due to the sloping nature of the site.

The site itself is wedge shaped and located alongside a footpath on the Awelfryn Estate circular road.

The site is vacant and unkempt.

**2. Key Issue(s)**

- Principle of development
- Suitability of site and effect on amenity
- Highways issues.

**3. Main Policies**

**Gwynedd Structure Plan**

Policy A2: Location of Housing Land

Policy D3: Landscape

Policy D4: Siting and Design

Policy FF12: Parking

**Ynys Môn Local Plan**

Policy 1: General Policy

Policy 26: Parking

Policy 31: Landscape

Policy 42: Design

Policy 48: Housing Development Criteria

Policy 49: Defined settlements

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

Policy GP1: Development Control Guidance

Policy GP2: Design

Policy EN1: Landscape

Policy TR10: Parking Standards

Policy HP3: New Housing Development

Policy SG4/6: Drainage

**TAN 12: Design**

## **Planning Policy Wales, 8<sup>th</sup> Edition**

### **SPG Design Guide for the Urban and Rural Environment**

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

**Local Member R O Jones:** Requested that the application be presented to the Committee

**Town Council:** Concerns regarding overdevelopment and parking

**Highways:** Conditions

7 letters and a petition (some signatories also wrote separately) containing 14 signatures have been received points raised include;

No demand;  
Overdevelopment;  
Harm amenities;  
Overshadowing;  
Loss of light;  
Will be on a higher level;  
Gable windows will overlook;  
There is limited parking in the area and this will make it worse;  
Why necessary to move footpath sign;  
Not affordable for local people;  
Not in character;  
Devalue properties;  
Difficult for emergency vehicles during construction;

Parking on street will be made worse pedestrians already have difficulty using pavement.

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

11C567: Full application for the erection of a dwelling together with the construction of a vehicular access an land adjacent to 24 Awelfryn, Amlwch. Approved – 24/06/2011

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

The site is located within the settlement boundary and as such the principle of development is considered acceptable.

The previous planning application which was approved was for a similar sized building occupying a similar footprint. That permission was however for one dwelling.

The proposed dwellings will be at a height which lies between those either side. It is considered that the relationship with the adjacent properties will not be harmful to their amenities and will be similar to that which exists elsewhere on the estate.

The balconies will not be detrimental to amenities by virtue of their orientation and position, some views of the adjacent properties garden will be available but this would be achievable with windows as is exhibited elsewhere.

Whilst it is acknowledged that there is on street parking the Highways Authority do not object to the scheme.

## **8. Recommendation**

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

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

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

**(02) Full details of boundary treatments including works of retention shall be submitted to the Local Planning Authority for its written approval prior to the commencement of any works.**

Reason: In the interests of amenity.

**(03) The upper floor side windows shall be obscure glazed at all times.**

Reason: In the interests of amenity.

**(04) 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.

**(05) Notwithstanding the submitted plans and unless otherwise agreed in writing with the Local Planning Authority the public footpath adjacent to the site shall be no narrower than 1.8m along its length where it adjoins the application site.**

Reason: In the interests of the safety of users of the footpath.

**(06) 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 highway safety.

**(07) The access shall be constructed with \* metre by \* 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 highway safety.

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

Reason: In the interests of highway safety

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.

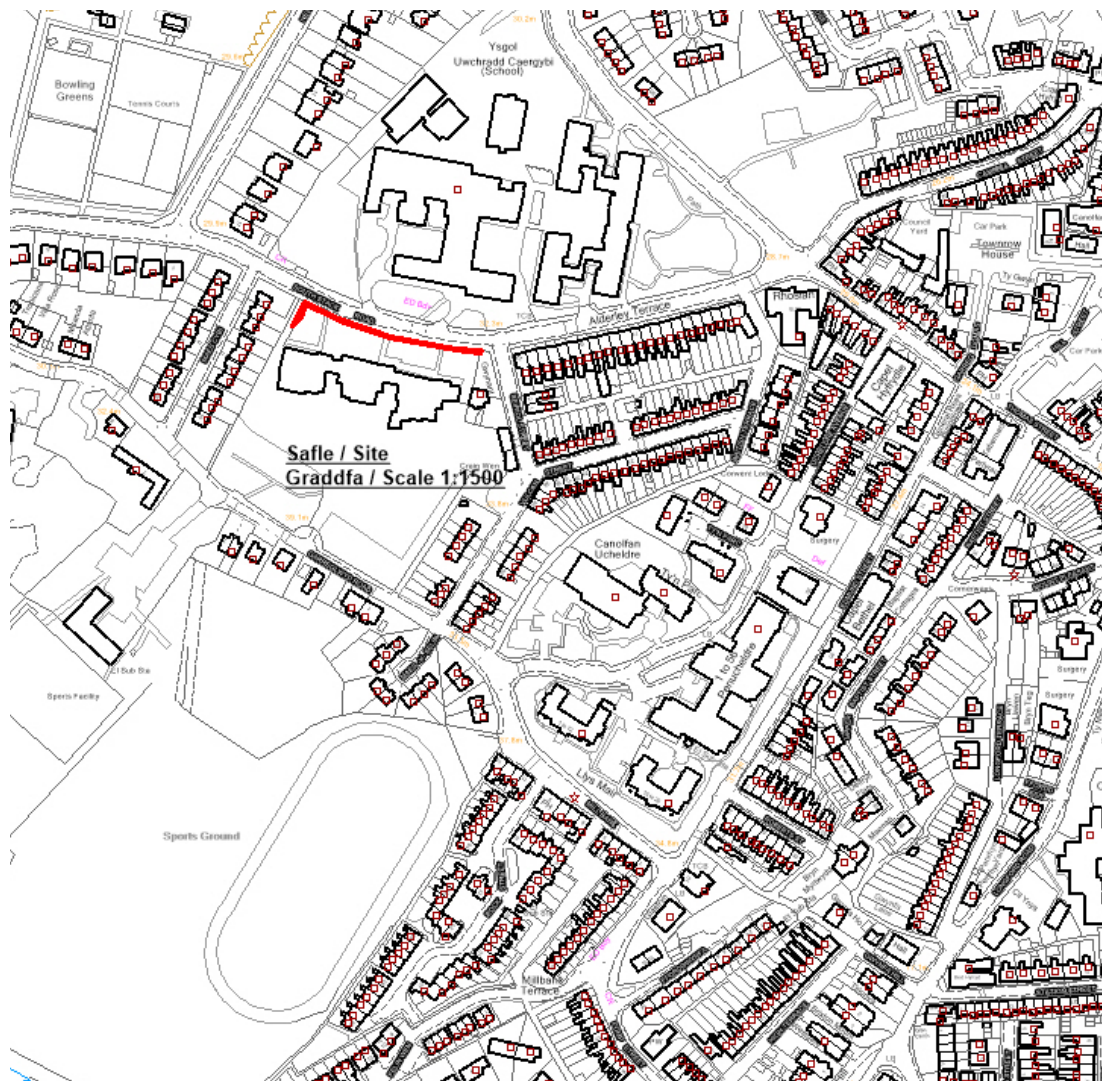
Rhif y Cais: 19LPA37E/CC Application Number

Ymgeisydd Applicant

Head of Lifelong Learning

Cais llawn i osod ffens ddiogelwch newydd y tu cefn i'r wal ffin bresennol ar hyd Ffordd Ynys Lawd yn / Full application to place a new security fence behind the existing boundary wall along South Stack Road at

Bloc Cybi Block, Caergybi / Holyhead





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

**Report of Head of Regulation and Economic Development Service (OWH)**

**Recommendation:**

Permit

**Reason for Reporting to Committee:**

The land is owned by the Council.

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

The application lies at the former Holyhead Secondary School along South Stack Road in Holyhead.

The current building is under construction for a new primary school under planning reference 19LPA37B/CC approved in 2015.

The proposal is for the erection of a new secure fence along the existing listed wall along South Stack Road.

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

The key issue is whether the proposed scheme is acceptable.

### **3. Main Policies**

#### **Ynys Môn Local Plan**

Policy 1 – General Policy

Policy 5 – Design

Policy 30 – Landscape

Policy 42 – Design

#### **Gwynedd Structure Plan**

Policy D4 – Location, Siting and Design

Policy D29 - Design

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

Policy GP1 – General Control Guidance

Policy GP2 – Design

**Planning Policy Wales (8<sup>th</sup> Edition), January 2016**

**Technical Advice Note 12 – Design**

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

**Councillor Trefor Lloyd Hughes** – Delegated to officers

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

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

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

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

**Public Consultation** – The application was afforded three means of publicity. These were by the placing of a notice near the site, placing an advert in the local newspaper and serving of personal notifications on the owners of neighbouring properties. The latest date for the receipt of representations was the 18/05/2016 and 25/05/2016. At the time of writing this report, the department has not received any observations.

## **5. Relevant Planning History**

19LPA37A/CC - Demolition of the existing old school together with the erection of a sports hall on land adjacent to Holyhead High School, South Stack Road, Holyhead Withdrawn 10/11/2008

19LPA37B/CC - Full application for demolition of part of the existing building, alterations and extensions so as to create a new primary school together with the formation of a car park at Cybi Site, Holyhead High School, Holyhead Approved 06/08/2015

19LPA37C/CC/SCR - Screening opinion for demolition of part of the existing building, alterations and extensions so as to create a new primary school together with the formation of a car park at Cybi Site, Holyhead High School, Holyhead EIA not required 09/06/2015

19LPA37D/CC/LB - Listed Building Consent for demolition of part of the existing building, alterations and extensions so as to create a new primary school together with the formation of a car park at Cybi Site, Holyhead High School, Holyhead Approved 13/11/2015

## **6. Main Planning Considerations**

The proposal is for the erection of a new secure fence along South Stack Road in Holyhead. The proposed secure fence measures 2.3 metres.

The proposed plans and cross sections shows that the proposed new secure fence and the gate are not affixed to the Listed Building wall or its foundations. The proposed materials are (metal) and are considered to be appropriate given the site and context.

It is not considered that the proposed scheme would impact the character of the surrounding area, the setting of a Listed Building (school and wall) to a degree to warrant a refusal. It is also not considered that the proposal would not impact the neighbouring properties as the proposal faces the South Stack road.

## **7. Conclusion**

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

## **8. Recommendation**

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

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

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

**(02) The development permitted by this consent shall be carried out strictly in accordance with the plan(s) submitted below:**

<b>Drawing number</b>	<b>Date Received</b>	<b>Plan Description</b>
-	22/04/2016	<b>Access and Justification Statement</b>
1294:100 Rev B	22/04/2016	<b>Location Plan</b>
14196-TE-803 Rev E	22/04/2016	<b>Boundary Treatment</b>
14196-TE-810 Rev B	22/04/2016	<b>Boundary Treatment</b>

**under planning application reference 19LPA37E/CC.**

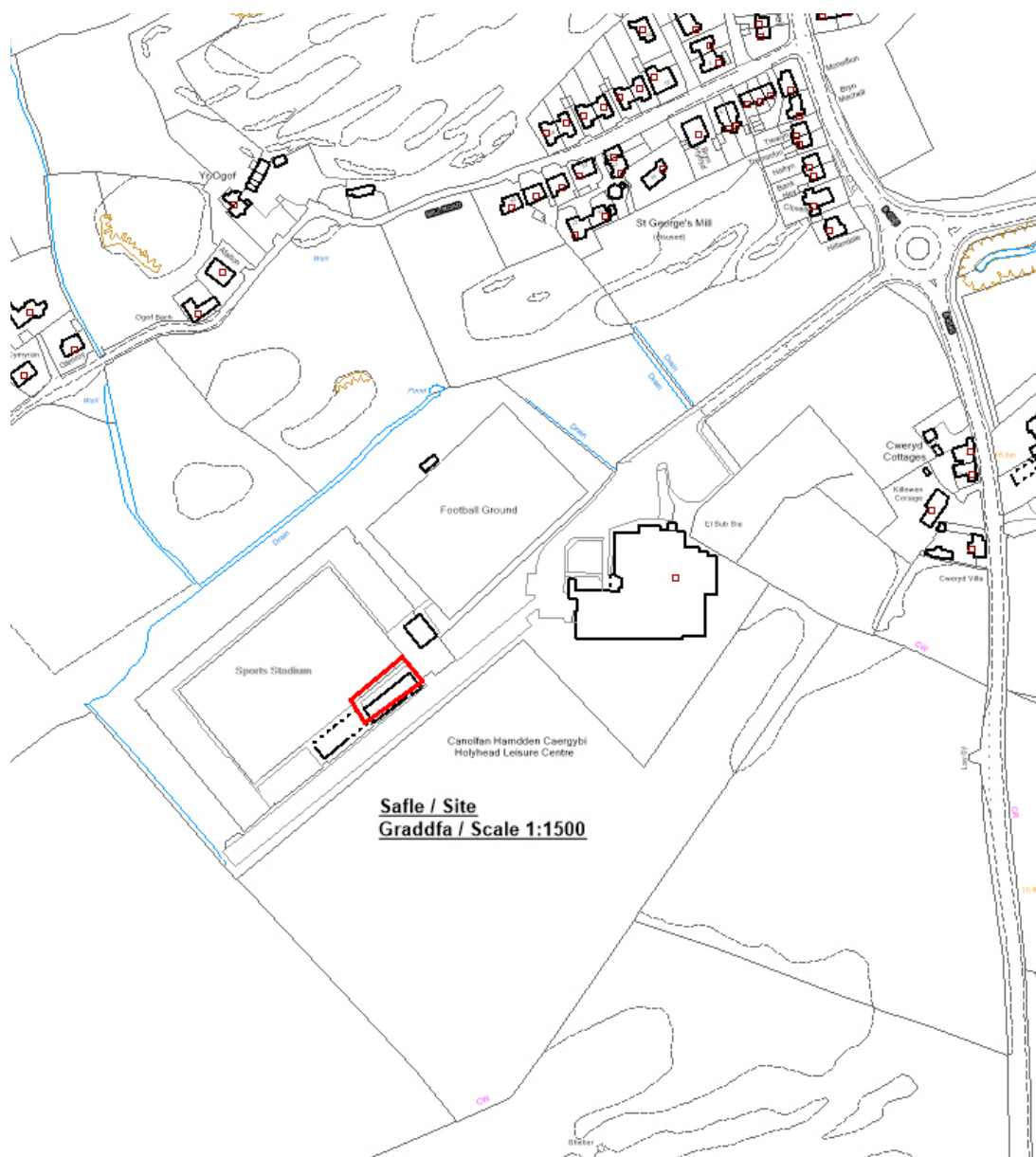
Reason: For the avoidance of doubt.

Rhif y Cais: **19C845J/VAR** Application Number

Ymgeisydd Applicant

**Mr Richard Parry**

**Cais o dan Adran 73 i ddiwygio amod (01) o ganiatâd cynllunio rhif 19C845E (lleoli y clwb) er mwyn estynnu'r cyfnod ar gyfer lleoli y clwb yn / Application under Section 73 for the variation of condition (01) of planning permission reference 19C845E (siting of a clubhouse) so as to allow for an extension to the period for the siting of the clubhouse at**

**Holyhead Hotspurs, Caergybi / Holyhead**

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

**Report of Head of Regulation and Economic Development Service (OWH)**

**Recommendation:**

Permit

**Reason for Reporting to Committee:**

The land is owned by the Council.

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

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

The proposal entails the variation of condition (01) from planning reference 19C845E so as to allow for an extension to the period for the siting of the clubhouse.

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

The key issue is whether the proposed scheme is acceptable.

### **3. Main Policies**

#### **Ynys Môn Local Plan**

Policy 1 – General Policy

Policy 5 – Design

Policy 30 – Landscape

Policy 42 – Design

#### **Gwynedd Structure Plan**

Policy D1 – Area of Outstanding Natural Beauty

Policy D4 – Location, Siting and Design

Policy D29 - Design

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

Policy GP1 – General Control Guidance

Policy GP2 – Design

Policy EP9 – Retailing Outside Existing Centres

Policy TO11 – Sport and Leisure Facilities

**Planning Policy Wales (8<sup>th</sup> Edition), January 2016**

**Technical Advice Note 12 – Design**

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

**Councillor Trefor Lloyd Hughes** – Delegated to officers

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

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

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

**Public Consultation** – The application was afforded three means of publicity. These were by the placing of a notice near the site, placing an advert in the local newspaper and serving of personal notifications on the owners of neighbouring properties. The latest date for the receipt of representations was the 02/06/2016 and 06/06/2016. At the time of writing this report, the department has not received any observations.

## **5. Relevant Planning History**

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

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

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

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

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

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

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

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

19C845H - Full application for the siting of a portacabin on the site for use as a football club merchandise shop at Holyhead Hotspurs Clubhouse, Holyhead Approved 04/08/2015

## **6. Main Planning Considerations**

The proposal is for the extension for the siting of the existing port cabin approved under planning reference 19C845 for a further 5 years. The existing planning permission the existing porta cabin will have to be removed by 25/07/2016.

The existing porta cabin is located within the existing football club which is secured by high security fence.

It is not considered that the proposed scheme will impact the surrounding amenities, the Area of Outstanding Natural Beauty or any neighbouring properties to a degree that it should warrant a refusal.

## **7. Conclusion**

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

## **8. Recommendation**

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

**(01)The building hereby approved shall be removed from the land by the 01/06/2021 and the land reinstated to its former condition by the 31/07/2021.**

Reason: The local planning authority have granted permission for a temporary period only as they wish to re-consider the position on the 01/06/2021 in the light of circumstances prevailing at that date.

**(02) The development permitted by this consent shall be carried out strictly in accordance with the plan(s) submitted below:**

<b>Drawing number</b>	<b>Date Received</b>	<b>Plan Description</b>
-	10/05/2016	Location plan and site plan
-	10/05/2016	Proposed elevations
-	10/05/2016	Proposed Floor plans

**under planning application reference 19C845J/VAR.**

Reason: For the avoidance of doubt.

12.4

Gweddill y Ceisiadau

Remainder Applications

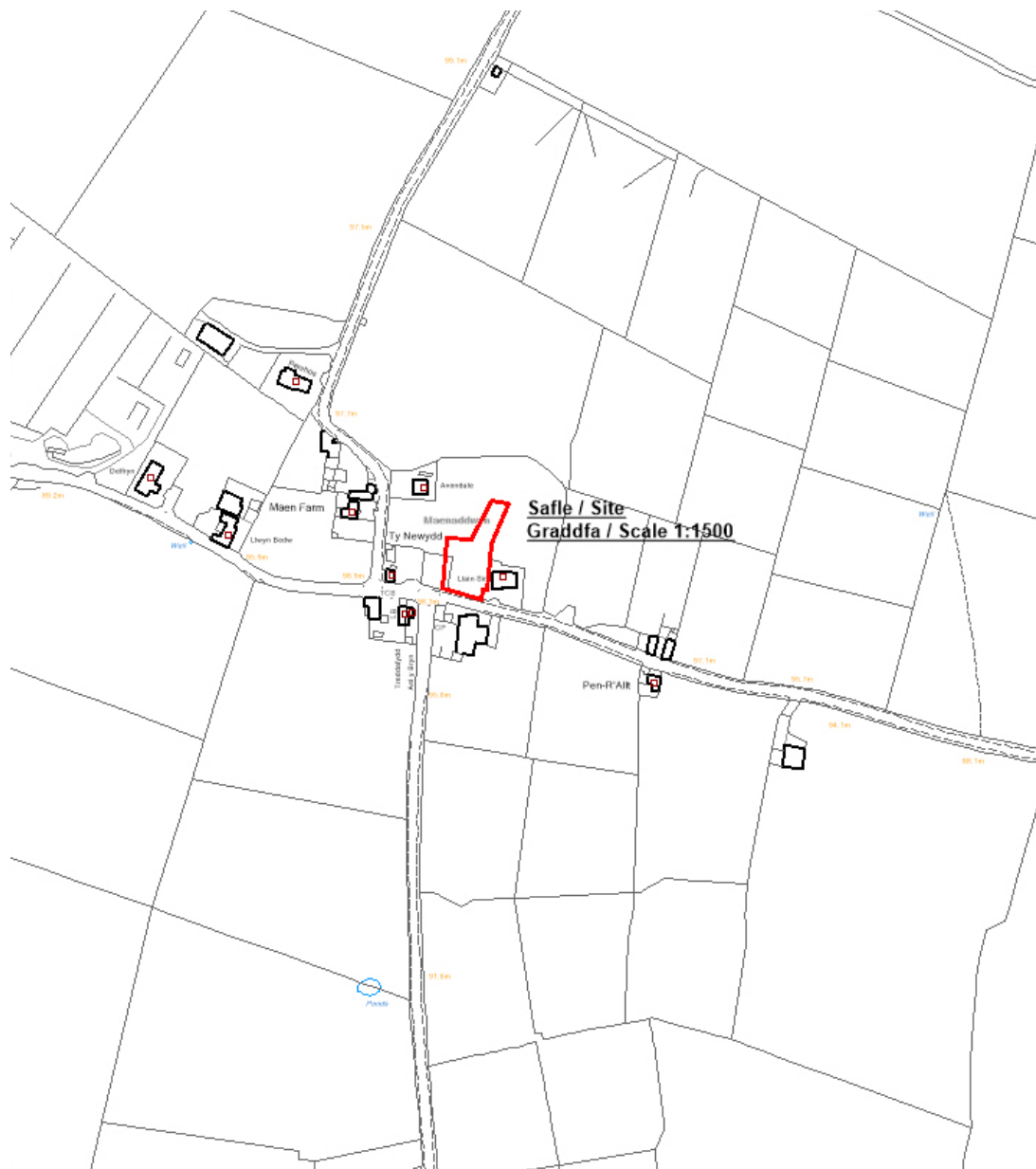
Rhif y Cais: **23C334** Application Number

Ymgeisydd Applicant

**Mr Thomas & Mrs Rhian Hughes**

**Cais llawn ar gyfer codi annedd, creu mynedfa i gerbydau ynghyd a gosod tanc septig ar dir ger / Full application for the erection of a dwelling, construction of a vehicular access together with the installation of a septic tank on land near**

**Ty Newydd, Maenaddwyn**





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

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

**Recommendation:**

Permit

**Reason for Reporting to Committee:**

The application is presented to the Planning Committee as the applicant is a relevant officer as defined by the Constitution.

The application has been scrutinised by the Monitoring Officer as required under paragraph 4.6.19.4 of the Constitution.

**1. Proposal and Site**

The application is a full application for the erection of a dwelling, construction of a vehicular access together with the siting of a septic tank on land near Ty Newydd, Maenaddwyn.

**2. Key Issue(s)**

The key issue is whether the proposal complies with current policies, whether it fits in with the special landscape area, effect on neighbouring properties, highway considerations and whether the proposal will have a negative impact on the setting of nearby listed buildings.

**3. Main Policies**

**Ynys Mon Local Plan**

Policy 1 – General Policy

Policy 42 – Design

Policy 48 – Housing Development Criteria

Policy 50 – Listed Settlement

**Gwynedd Structure Plan**

Policy D4 – Location, Siting and Design

Policy D29 - Design

**Stopped Unitary Development Plan**

Policy GP1 – Development Control Guidance

Policy GP2 – Design

Policy HP5 – Countryside Hamlet and Cluster

**4. Response to Consultation and Publicity**

**Town Council** – No comments

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

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

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

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

**Drainage** - Comments

## National Resources Wales – Comments

### Gwynedd Archaeological Planning Service - 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 19<sup>th</sup> May, 2016. At the time of writing the report no letters had been received objecting to the proposal.

#### 5. Relevant Planning History

None

#### 6. Main Planning Considerations

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

The proposal will not harm the amenities of the occupants of neighbouring properties due to the distances between the proposal and existing properties.

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

Single plot applications within or on the edge of a settlement are considered acceptable under Policy 50 of the Ynys Mon Local Plan. It is considered that the plot in question is a clear infill with a property located on both sides of the plot.

Policy HP5 of the Stopped Unitary Development Plan states that residential development within the Hamlet and Cluster area be permitted subject to the listed criteria.

##### **Setting of Listed Buildings**

A heritage impact assessment has been received to assess whether the development has a negative impact on the setting of listed buildings nearby. The listed buildings are 2 dwellings on the junction of Maenaddwyn.

#### 7. Conclusion

It is considered that the application complies with the criteria of Policy 50 of the Ynys Mon Local Plan and Policy HP5 of the Stopped Unitary Development Plan.

#### 8. Recommendation

##### **Permit**

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

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

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

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

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

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

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

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

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

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

**(06) The access shall be completed with a bitumen surface or other suitable surfacing material as may be agreed in writing beforehand with the Local Planning Authority for the first 5 metres from the nearside edge of the Highway.**

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

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

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

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

**(09) The development permitted by this consent shall be carried out strictly in accordance with the plan(s) submitted under planning application reference 23C334.**

<b>Location/Block Plan Proposed</b>	<b>1273-A3-02</b>	<b>13/4/16</b>
<b>Location/Block Plan Existing</b>	<b>1273-A3-01</b>	<b>13/4/16</b>
<b>Proposed Elevations</b>	<b>1273-A3-03</b>	<b>13/4/16</b>
<b>Proposed 3D View</b>	<b>1273-A3-06</b>	<b>13/4/16</b>
<b>Proposed 3D View</b>	<b>1273-A3-07</b>	<b>13/4/16</b>
<b>Proposed Ground Floor Plan</b>	<b>1273-A3-04</b>	<b>13/4/16</b>
<b>Proposed First Floor Plan</b>	<b>1273-A3-05</b>	<b>13/4/16</b>

Reason: For the avoidance of doubt.

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

## **9. Other Relevant Policies**

Technical Advice Note 12 – Design

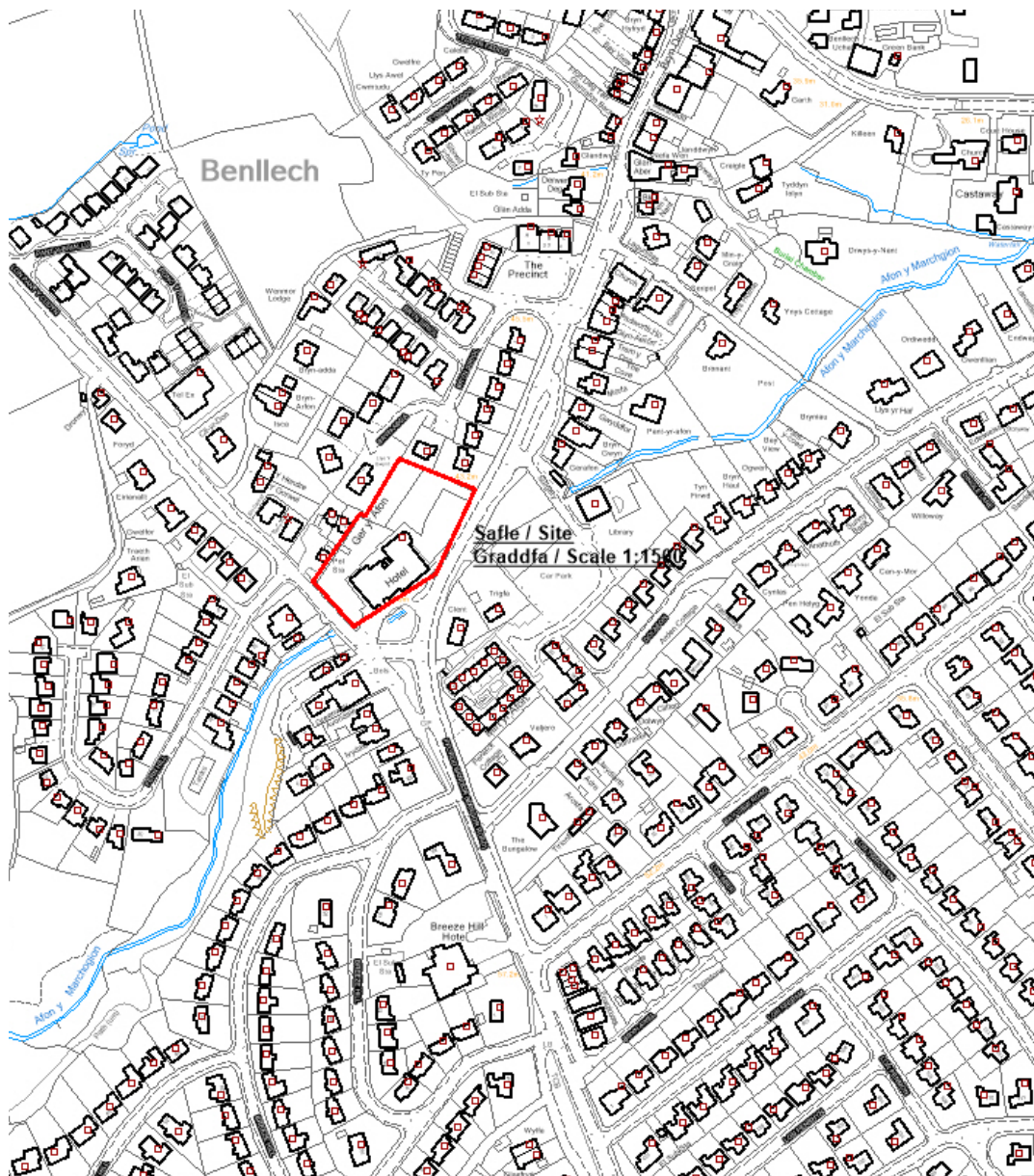
Rhif y Cais: **30C302M** Application Number

Ymgeisydd Applicant

**McCarthy and Stone Retirement Lifestyles Ltd**

**Cais llawn i ddymchwel yr adeilad presennol ynghyd a chodi bloc o fflatiau (36 fflatiau) yn ei le yn / Full application for demolition of the existing building together with the erection of a block of flats (36 flats) in its place at**

**Plas Glanrafon Hotel, Benllech**



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

### **Report of Head of Regulation and Economic Development Service (MTD)**

#### **Recommendation:**

Permit.

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

On request of Local Member Derlwyn Hughes. This is also a major application which in the opinion of the Officer should be brought to Members attention.

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

It is proposed to demolish the existing Glanrafon Hotel and construct an apartment block containing 35 residential retirement homes. Included will be a residents lounge, internal refuse room, battery charging room (buggies), secure entrance lobby, house manager's office, guest suite, gardens and parking spaces.

The building will be part 3 and 4 storey with access onto Bangor Road and Lôn Pant y Cudyn.

McCarthy & Stone's lease restricts the age of the occupiers. While anyone may purchase an apartment, the apartments are sold on the basis of a 999 year lease requiring the accommodation to be occupied by persons over 60 years. In the case of a couple, that part of the lease shall be satisfied where one of the occupants is over the age of 60 years and the other is over the age of 55 years. The manager will have an office but will not live on the premises. The manager will be on duty during normal working hours and there is a 24 hour careline within the development so the residents can summon assistance if any emergencies arise when the manager is not on duty. The residents have to pay a service charge which covers the manager's salary and the upkeep and maintenance of the communal facilities.

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

- Principle of development
- Amenity issues
- Affordable housing
- Flooding
- Highways considerations

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

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

Strategic Policy 1 - Settlements

Strategic Policy 5 - Welsh language

Policy A1 - Housing Supply

Policy A2 - Location of Housing Land

Policy A3 - Scale and Phasing

Policy D1 - Environment

Policy D4 - Siting and Design

Policy CH4 - Serviced Accommodation

### **Ynys Môn Local Plan**

Policy 1 - General Policy

Policy 26 - Car Parking

Policy 42 - Design

Policy 48 - Housing Development Criteria

Policy 49 - Defined Settlements

Policy 51 - Large Sites

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

Policy GP1 - Development Control Guidance

Policy GP2 - Design

Policy TR10 - Parking Standards

Policy HP2 - Housing Density

Policy HP3 - New Housing Development- Main and Secondary Centres

Policy HP7 - Affordable Housing

Policy HP11 - Residential and Nursing Homes

Policy SG2 - Development and Flooding

Policy SG4 - Foul Sewage Disposal

Policy SG6 - Surface Water Run Off

### **Planning Policy Wales (Edition 8)**

**TAN 15: Development and Flood Risk**

**TAN 12: Design**

### **SPG Design Guide for the Urban and Rural Environment**

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

**Local Member D Hughes:** Wishes the application to be presented to the Committee.

**Highways:** Conditions

**Natural Resource Wales:** Conditions

**Welsh Water:** Conditions

48 letters have been received including 5 objecting.

Points raised in objection include;

There will be overlooking;

Increase in traffic;

Development does not have adequate parking;

Design is out of place not respecting that surrounding;

No benefit to the area add pressure to adult social services;

Not affordable to locals;

Invasion of privacy all windows to the rear some with Juliet balconies will overlook;

The people in favour of the development do not live near it;

Where will construction traffic park;

Building too high and will have an oppressive impact and will blot the skyline;

Loss of views;

Overbearing impact on amenities;  
Erosion of Welsh language;  
Health dangers from substation and noise;  
Lack of car parking cause on street problems;  
No fence to keep one mature scots pine;  
What fencing is proposed to retain privacy;  
Dining room extension not shown on plan of no7 Bryn Siriol

Letters of support relate to improvement in appearance and that will provide an attractive type of unit.

## **5. Relevant Planning History**

None relevant to this application.

## **6. Main Planning Considerations**

### **Principle of development**

The site is located within the boundaries of the settlement where the principle of housing development can be supported.

The proposal does however entail the loss of a hotel.

In respect of this it should be acknowledged that the building has been redundant for a number of years and is falling into disrepair. Furthermore, a Viability Report has been submitted with the application, this shows that the projected profit and loss figures show a very poor level of trading with negligible profit capability. This along with the significant investment needed to refurbish the building to a tradable standard would not make it viable to maintain the use.

### **Amenity issues**

This part of Benllech exhibits a wide range of styles and designs. It cannot be said to be homogenous in form.

Whilst the building is part 4 storey, its design does not make it obtrusive in the streetscene or over dominant. It will replace a substantial building which is falling into disrepair and it is considered this will serve to enhance this town centre location.

### **South East Boundary**

The elevation along Bangor Road steps from four storeys at the southern end down to three storeys and then to the northern end three storeys with dormers. The three storey massing to the middle of the elevation mirrors the proportions and eaves line of the existing hotel building. The block to the northern end of the elevation drops to three storeys with dormers to reduce the ridgeline of the block to help retain views over the proposed new building to the coastline of the sea views for the houses to the north west of the site. In addition, the use of dormer windows mirrors the adjacent houses. The four story block to the southern end of the elevation steps up to four storeys to create a transition point between the topography of the site which steps a storey in height from the north east to south west. As existing, there is 29m between the building on site and the adjacent house. The new development increases this by 5m to 34m.

### **South West Boundary**

The elevation along Lon Pant Y Cudyn is three storeys in height. Although higher than the existing building the proposed building is set a further 6m back from the site boundary and houses adjacent. Currently there is 36.5m between the existing building and adjacent houses; the proposed development increases this to 42.5m. The elevation also creates a better streetscape due to the front facing nature of the elevation onto the street unlike the existing building which has no relationship with the street or adjacent houses and creates the sense of a rear car park and back of house type buildings.

### **North West Boundary**

The elevation along the north west boundary of the site comprises a mixture of building heights to accommodate both the site topography and the neighbouring houses. The step in ridgeline from south to north has been used to allow the views from the properties to the north west to be retained over the roof of the proposed building out to the coast and sea. The police station to the north west boundary corner is adjacent to a proposed gable. Although the building footprint has moved closer to the boundary at this point from 16.5m to 12m the proposed gable has no primary windows out overlooking it at upper levels. The residents' lounge to the ground floor does have glazing but this sits lower than the police station site and views overlooking the police station grounds are prevented. Although development is proposed where the existing car park is adjacent to the neighbouring property Llys y Gwynt, a distance of 29m is retained between the elevations of the two. The two houses located between the police station and Llys y Gwynt is orientated south west to north east therefore their aspect does not look directly to the site. The gable adjacent to the site does not have windows, therefore overlooking into the rooms of this house is not possible. The elevation of the proposed building that does have windows is set back 21m from the boundary to prevent overlooking issues directly into the gardens of these properties. In addition, due to the topography of the site the three storey block proposed here is actually at a lower ground level than the neighbouring houses. This visually reduces the impact of the block to two storeys when viewed from this boundary. The existing hedge along this boundary creates a visual buffer between the site and neighbouring gardens for privacy.

### **North East Boundary**

The elevation along the north east boundary of the site comprises of a three storey with dormers block. Although the building footprint is closer than the previous hotel to this boundary going from 45m to 30m, the gables are still sufficient distance from the neighbouring properties. There are no primary facing windows to the neighbouring properties with all lounge and bedrooms facing in alternative orientations to prevent overlooking.

It should be noted that this is a town centre location where higher housing densities can be expected along with buildings being in closer proximity

Given the above it is considered that the proposals are acceptable subject to a condition restricting some windows to being of an obscured nature.

A tree which was originally shown to be removed has been conditioned to be retained following an assessment as to its amenity value. This will necessitate the loss of 2 parking spaces but this is not considered to be unacceptable and will not have a material impact on highway pressure.

### **Overshadowing**

The most affected properties would be 1 and 2 Lon Pant y Cudyn and the assessment has been



made in respect of these.

**Mid-winter (December 22<sup>nd</sup>)**

*At 9am, the new development does cast a shadow that reaches these dwellings. It is worth noting that this is also the case for the shadow cast by the existing building. By noon, the shadow cast by the proposed building does not impact on the dwellings and by 3pm it is dusk and the entire area is in shadow due to the sun being at its lowest point in the sky during the entire year.*

**Spring Equinox (March 20<sup>th</sup>)**

*Demonstrates that the neighbouring dwellings are not impacted by shadow cast by the proposed building at any point during the day.*

**Mid-Summer (June 21<sup>st</sup>)**

*Demonstrates that the neighbouring dwellings are not impacted by shadow cast by the proposed building at any point during the day.*

**Autumn Equinox (September 23<sup>rd</sup>)**

*Demonstrates that the neighbouring dwellings are not impacted by shadow cast by the proposed building at any point during the day.*

**Affordable Housing**

Due to the number of units proposed there is a requirement that an element of affordable housing or a financial contribution to the Housing fund is made. Following negotiations in respect of the viability of the scheme it has been accepted that a financial contribution of £150,000 should be secured.

**Flooding**

Part of the site is within flood Zone C2 as per the development advice maps accompanying TAN15.

A Flood Consequence Assessment has been submitted as part of the application. This demonstrates that the development should not flood internally during the design event of 1:100 years. There has been historic flooding to Bangor Road and the proposal will not change the current overland routes and as such the proposal should not increase flood risk elsewhere. During the extreme event (0.1%) flood depths are not likely/possible to exceed that as stated in TAN 15: Development and Flood Risk.

With the above matters in mind NRW do not object to the scheme and suggest conditions of mitigations. Furthermore it is considered that in light of the requirements of TAN 15 where development in C2 zones is restricted and the information provided by the applicants and NRW the proposal is acceptable in this location.

**Highways**

The Highways Authority have been consulted in respect of the application and raise no objection and suggest conditions.

**Protected Species**

An Ecological Report has been submitted which shows no evidence of protected species present but suggests ways of providing for bats with suitable bat boxes and lighting. These details are acceptable to NRW.

## 7. Recommendation

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

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

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

**(02) Unless otherwise agreed in writing the gable end first and second floor windows of units 29,30, 35 and 36 shall be obscure glazed at all times and openable in a manner to be agreed with the Local Planning Authority.**

Reason: In the interests of amenity.

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

Reason: In the interests of highway safety.

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

Reason: In the interests of highway safety.

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

Reason: In the interests of highway safety.

**(06) The proposed upper ground floor level should be set no lower than 49.22m above ordnance datum. The proposed lower ground floor level should be set no lower than 46.3m.**

Reason: To safeguard the development from flooding.

**(07) Details of the proposed retaining/boundary wall (including crest height min. 0.5m above adjacent pavement levels) and construction type to be submitted and approved by the Local Planning Authority.**

Reason: To ensure that surface and fluvial overland flood flow routes are maintained and not introduced onto the site

**(08) Details of the proposed surface water disposal arrangements to be submitted and agreed with the Local Planning Authority. Any discharge into the adjacent river should be reduced to that of existing rates from the application site. The use of sustainable drainage principles should be adopted if achievable.**

Reason: To ensure a satisfactory method of disposal and not to overload the receiving watercourse

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.

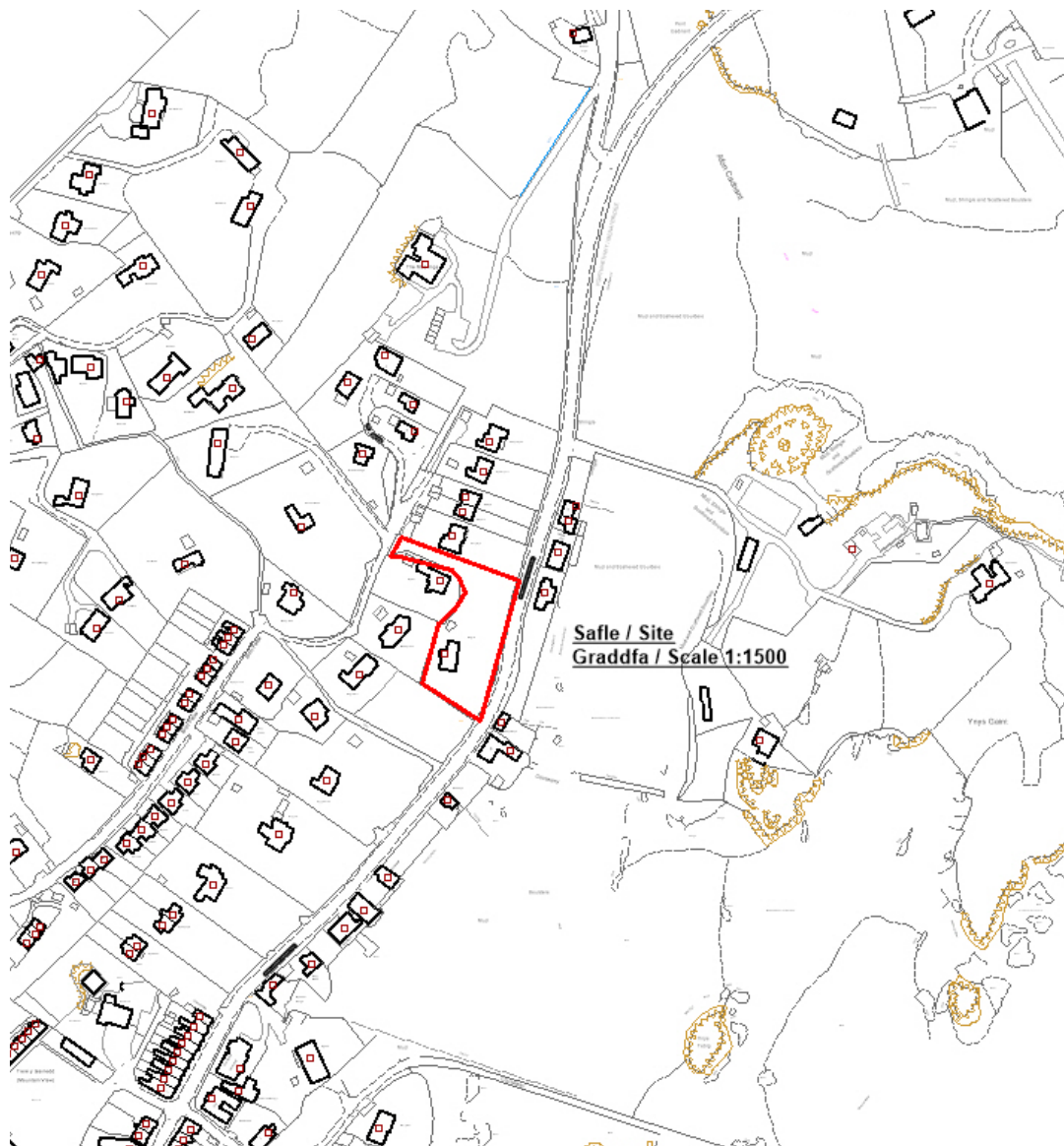
Rhif y Cais: **39C176C** Application Number

Ymgeisydd Applicant

**Mr David Morewood**

**Cais llawn i addasu ac ehangu yr annedd presennol ynghyd a dymchwel y modurdy presennol a chodi modurdy newydd gyda fflat hunain gynhaliol uwchben yn / Full application for alterations and extensions to the existing dwelling together with demolition of the existing garage and erection of a new garage with self-contained flat above at**

**Gogarth, Cadnant Road, Menai Bridge**



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

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

**Recommendation:**

Permit

**Reason for Reporting to Committee:**

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

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

The application is a full application for alterations and extensions at Gogarth, Menai Bridge

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

The key issue is whether the proposal complies with current policies, whether it fits in with the special landscape area, effect on neighbouring properties, and highway considerations.

### **3. Main Policies**

#### **Ynys Môn Local Plan**

Policy 1 – General Policy

Policy 31 – Landscape

Policy 42 – Design

Policy 58 – Extensions

#### **Gwynedd Structure Plan**

Policy D4 – Location, Siting and Design

Policy D29 - Design

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

Policy GP1 – Development Control Guidance

Policy GP2 – Design

Policy EN1 – Special Landscape Area

Policy HP7a - Alterations

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

**Town Council** – No recommendation

**Local Member (Cllr Meirion Jones)** – Requested that the application is presented to the planning committee for consideration,

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

**Local Member (Cllr Alun Mummery)** - No response at the time of writing the report

**Highways** – No recommendation

**Drainage** – Comments on surface water issues

**National Resources Wales** – Comments

**Welsh Water** – Conditional Approval

The proposal was advertised through the posting of a notice on site together with the distribution of personal letters of notification to the occupiers of neighbouring properties. The latest date for the receipt of representations was the 16th May, 2016. At the time of writing the report 6 letters had been received objecting to the proposal.

The main reasons for objecting as follows:-

- Overlooking
- Parking, turning and vehicular access
- Size and Design of the proposal
- Look out of place in the area
- Overdevelopment
- Views
- Landslide/Subsidence

In response to the main reasons for objection:-

- It is not considered that the proposal would overlook neighbouring properties to a degree where it could be refused. The gable end window will be located approx 20 metres from the property known as Glyder. Glyder is much higher than Gogarth therefore it is considered that Gogarth is overlooked by Glyder.
- The highways department have confirmed that they are happy with parking, turning and the vehicular access
- The size and design of the extension is acceptable and fits in with the existing property and the area.
- It is not considered that the proposal is an overdevelopment of the application site.
- Views are not a planning consideration
- Landslide/subsidence will be dealt with at Building Regulations stage.

## **5. Relevant Planning History**

None

## **6. Main Planning Considerations**

**Main planning considerations**

### **Siting, Design, External Appearance and Landscaping and Amenity Considerations**

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

The application has been amended since it was originally submitted. The applicant no longer wishes the application to be dealt with as an annexe but as alterations to the main dwelling. The extension

has been reduced in size and veluxes in the roof has been omitted.

The design of the extension is acceptable and fits in with the original dwelling and surrounding area.

### **Effect on the amenities of adjacent residential properties**

It is not considered that the proposed development will have an impact on the amenities of adjacent residential properties. The gable end window will be located approx 20 metres from the property known as Glyder. Glyder is much higher than Gogarth therefore it is considered that Gogarth is overlooked by Glyder.

### **Surface Water Detail**

The applicant is currently investigating how surface water from the extension will be dealt with. A request is made that the application be dealt with pending details of surface water arrangements.

## **7. Conclusion**

The site can comfortably accommodate the proposal without appearing cramped or over developing the site to the detriment of the character of the locality or the amenities of the neighbouring properties. The proposal complies with the Supplementary Planning Guidance on Design Guide for the Urban & Rural Environment, Technical Advice Note 12: Design, Paragraph 4.11 Promoting sustainability through good design, Planning Policy Guidance (Wales) Edition 8 and policies contained within the Ynys Mon Local Plan and Stopped Unitary Development Plan.

## **8. Recommendation**

### **Permit**

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

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

**(02) The development permitted by this consent shall be carried out strictly in accordance with the plan(s) submitted under planning application reference 39C176C**

<b>Proposed Elevations and Floor Plans</b>	<b>15/4/16</b>
<b>Proposed site plan</b>	<b>18/4/16</b>
<b>Location Plan</b>	<b>29/2/16</b>
<b>Existing Elevations and Floor Plans</b>	<b>8/1/16</b>
<b>Existing Site Plan</b>	<b>8/1/16</b>

Reason: For the avoidance of doubt

Hefyd, rhoi awdurdod i'r Pennaeth Gwasanaeth ychwanegu at, dileu neu newid/amrywio unrhyw amod(au) cyn rhoi'r caniatâd cynllunio, cyn belled â na fydd y newidiadau'n effeithio ar natur neu yn mynd i galon y caniatâd/datblygiad.

## **9. Other Relevant Policies**

Technical Advice Note 12 – Design

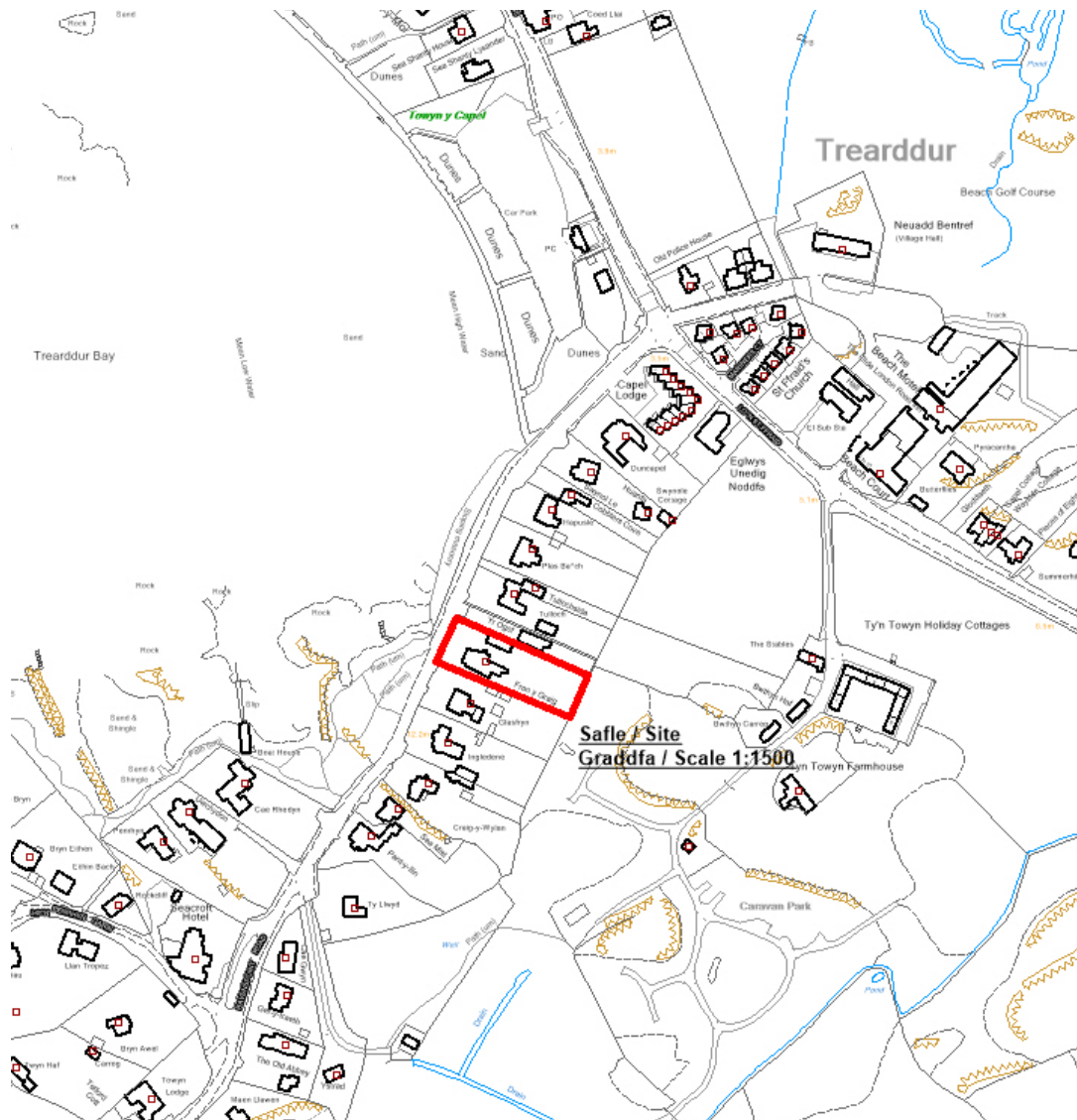
Rhif y Cais: **46C499A** Application Number

Ymgeisydd Applicant

**Mr Mark Smith**

**Cais llawn i newid rhan o'r annedd i B&B, addasu ag ehangu sydd yn cynnwys balconi, dymchwel modurdy presennol ynghyd a chodi modurdy newydd yn ei le yn / Full application for change of use of part of the dwelling into a B&B, alterations and extensions which include a balcony, demolition of the existing garage together with the erection of a new garage in its place at**

**Fron y Graig, Ffordd Ravenspoint Road, Bae Trearddur Bay**



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

**Report of Head of Regulation and Economic Development Service (OWH)**

**Recommendation:**

Permit

**Reason for Reporting to Committee:**

The application has been called in by the Local Member.

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

The application lies along Ravenspoint Road in Trearddur Bay. The dwelling is a large detached building.

The proposal is for change of use of part of the dwelling into a B&B, alterations and extensions which include a balcony, demolition of the existing garage together with the erection of a new garage in lieu.

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

The key issue is whether the proposed scheme is acceptable.

### **3. Main Policies**

#### **Ynys Môn Local Plan**

Policy 1 – General Policy

Policy 38 – Coastal Development

Policy 42 – Design

Policy 58 - Extension

#### **Gwynedd Structure Plan**

Policy D4 – Location, Siting and Design

Policy D29 - Design

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

Policy GP1 – General Control Guidance

Policy GP2 – Design

Policy HP7a - Extension

**Planning Policy Wales (8<sup>th</sup> Edition), January 2016**

**Technical Advice Note 12 – Design**

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

**Councillor Trefor Lloyd Hughes** – Call in due to proximity of new building to other houses.

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

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



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

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

**Public Consultation** – The application was afforded two means of publicity. These were by the placing of a notice near the site and serving of personal notifications on the owners of neighbouring properties. The latest date for the receipt of representations was the 27/05/2016 and 25/05/2016. At the time of writing this report, the department has not received any observations.

## **5. Relevant Planning History**

46C499 - Outline application for the erection of a dwelling on land at Fron y Graig, Ravenspoint Road, Trearddur Bay Approved 15/12/2011

## **6. Main Planning Considerations**

The proposal is for change of use of the existing dwelling into a bed and breakfast facility.

As part of the proposed scheme, the existing garage will be demolished and a new garage will be erected in the rear garden. The proposed garage measures 14.7 metres by 5 metres with a height of 4.9 metres. It is not considered that the proposed demolition of the existing garage together with the erection of a new garage will impact the surrounding amenities to such a degree to warrant a refusal. There will be no windows in the proposed garage therefore, overlooking is not an issue.

The proposal also incorporates the change of use of the dwelling into a bed and breakfast business. The ground floor area will be changed into a guest sitting area, guest dining area and an office at the front of the dwelling, and the rear of the dwelling will remain as a kitchen with a private dining area.

On the first floor the bed and breakfast business will have three bedrooms all with an en-suite. The second floor will remain as private use with two bedrooms and a bathroom. As part of the proposed scheme, an extension will be erected on the side elevation to extend Guest bedroom 3. The extension will have a pitched roof and it is not considered that this extension would impact the character of the dwelling or the surrounding area.

Lastly, as part of the proposed development, new balconies will be erected. One small balcony will be erected on the new extension at Guest bedroom number 3. A large balcony will also be erected at the front of the dwelling overlooking the bay and sea. A condition will be placed on the decision notice relating to the balcony to ensure that no overlooking will be formed as part of the proposed scheme.

It is not considered that the proposed scheme would impact the character of the surrounding area, the coastal area or the neighbouring properties to such a degree to warrant refusal.

## **7. Conclusion**

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

## **8. Recommendation**

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

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

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

**(02) The development permitted by this consent shall be carried out strictly in accordance with the plan(s) submitted below:**

Drawing number	Date Received	Plan Description
2381:16:01	27/04/2016	Location Plan
2381:16:03	27/04/2016	Proposed Block Plan
2381:16:4	27/04/2016	Existing Floor Plan
2381:16:5	27/04/2016	Existing Elevations
2381:16:6	27/04/2016	Existing Elevations
2381:16:7a	27/04/2016	Proposed Ground Floor and First Floor Plan
2381:16:8a	27/04/2016	Proposed Elevations
2381:16:9a	27/04/2016	Proposed Elevations
2361:16:10	27/04/2016	Proposed Second Floor Plan
2361:16:11	27/04/2016	Proposed Garage Plan
2361:16:12	27/04/2016	Existing Garage plan

under planning application reference 46C499A.

Reason: For the avoidance of doubt.

**(03) No development shall commence until a scheme to include a timetable for its installation for a balcony screen along the balcony noted A-B, C-D and E-F on the attached plan is submitted to and approved in writing by the Local Planning Authority. The development shall thereafter proceed in accordance with the approved scheme and retained in perpetuity. Any replacement shall be of the same design and height unless agreed in writing by the Local Planning Authority.**

Reason: In the interests of residential amenity.

**(04) The garage hereby permitted shall only be used as a private garage incidental to the enjoyment of the adjoining dwelling outlined in red on the location plan and for no commercial or business use whatsoever.**

Reason: For the avoidance of doubt

13.1

Materion Eraill

Other Matters

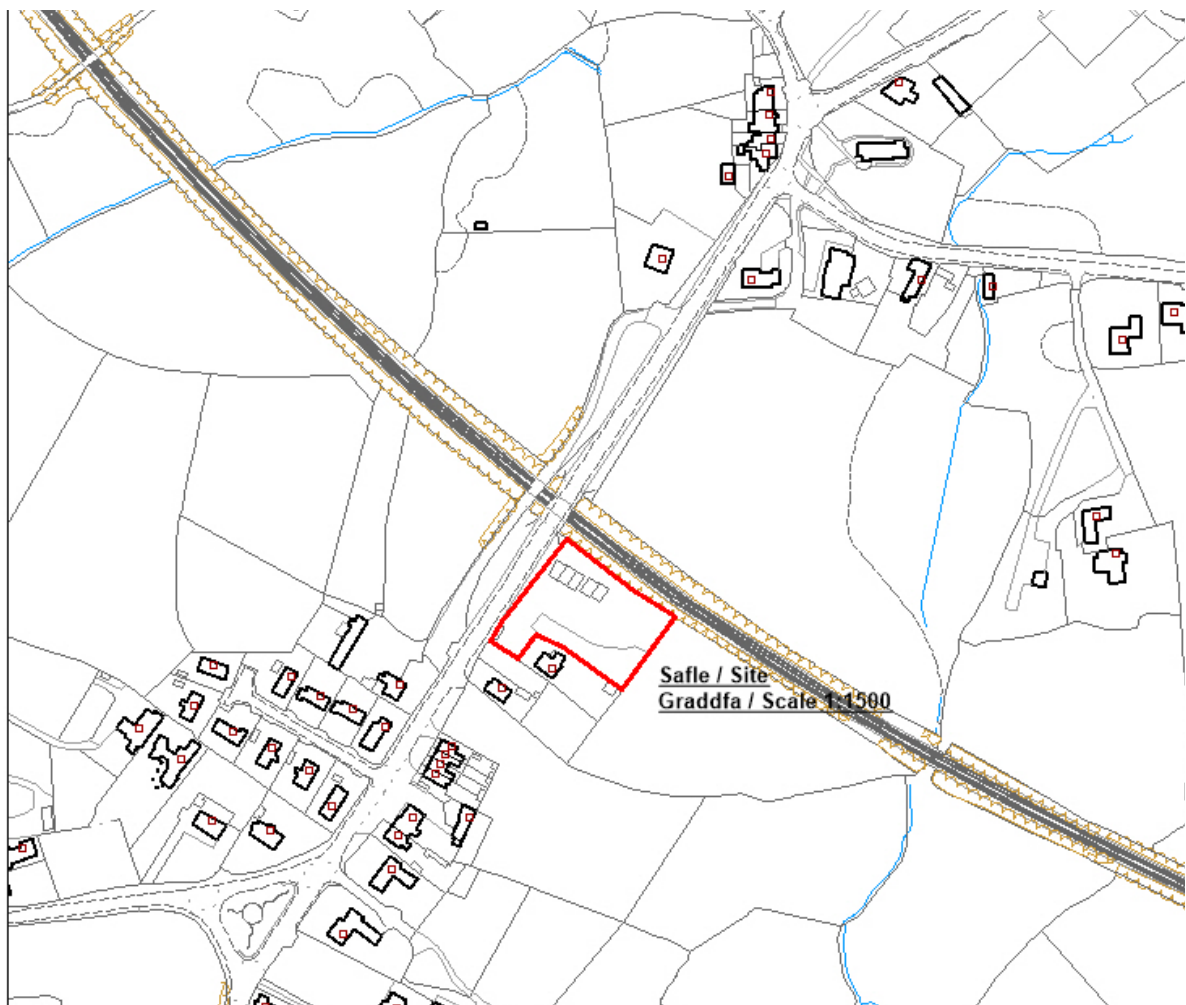
Rhif y Cais: **28C116U** Application Number

Ymgeisydd Applicant

**JPR Property Developments Ltd & Anglesey Construct**

Cais dan Adran 73A i ddiwygio cyn-amodau (05) samplau o'r deunyddiau to, (06) disgrifiadau masnachol o'r duenyddiau gorffenedig, (11) ffordd y stâd, (12) cynnal a chadw'r mynedfa a'r ffordd stâd, (13) swm, (14) cynllun draenio, (15) sistem draenio cynaliadwy ar penderfyniad apel cyfeirnod rhif APP\6805\A\07\2053627 er mwyn ganiatâu eu rhyddhau wedi i gwaith cychwyn ar y safle ynghyd a dileu amod (16) tai fforddiadwy yn / Application under Section 73A to vary pre-conditions (05) samples of roofing materials, (06) trade descriptions of finishing materials, (11) estate road, (12) maintenance of access and estate road, (13) noise, (14) drainage scheme, (15) sustainable drainage systems on appeal decision reference no. APP\6805\A\07\2053627 so as to allow for their discharge following commencement of works on site together with the deletion of condition (16) affordable housing at

**Ganolfan Arddio Maelog / Maelog Garden Centre, Llanfaelog**



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

**Report of Head of Regulation and Economic Development Service (JBR)**

**Reason for Reporting to Committee:**

To advise Members that an appeal has been submitted to the Planning Inspectorate (Appeal Reference APP/L6805/A/16/3149562) against the Local Planning Authority's decision dated 8<sup>th</sup> March 2016 refusing application reference 28C116U:

Application under Section 73A to vary pre-conditions (05) samples of roofing materials, (06) trade descriptions of finishing materials, (11) estate road, (12) maintenance of access and estate road, (13) noise, (14) drainage scheme, (15) sustainable drainage systems on appeal decision reference no. APP\6805\A\07\2053627 so as to allow for their discharge following commencement of works on site together with the deletion of condition (16) affordable housing at Maelog Garden Centre, Llanfaelog.

As the Committee's decision to refuse the application was contrary to Officer recommendation then in accordance with paragraph 4.6.13 of the Council's Constitution, councillors are responsible for presenting the Council's case at the appeal.

Councillors Lewis Davies and T Victor Hughes, as proposer and seconder, have already been contacted in order that they may prepare the Council's Case.