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

Dr Gwynne Jones
Prif Weithredwr – Chief Executive
CYNGOR SIR YNYS MÔN
ISLE OF ANGLESEY COUNTY COUNCIL
Swyddfeydd y Cyngor - Council Offices
LLANGFNI
Ynys Môn - Anglesey
LL77 7TW

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

| RHYBUDD O GYFARFOD | NOTICE OF MEETING |
|---|--|
| PWYLLGOR CYNLLUNIO A GORCHMYNION | PLANNING AND ORDERS COMMITTEE |
| Dydd Mercher, 4 Ionawr, 2017 am 1 y.p. | WEDNESDAY, 4 JANUARY, 2017 at 1:00 p.m. |
| SIAMBR Y CYNGOR, SWYDDFEYDD Y CYNGOR, LLANGFNI | COUNCIL CHAMBER - COUNCIL OFFICES, LLANGFNI |
| Swyddog Pwyllgor | Ann Holmes 01248 752518 Committee Officer |

AELODAU / MEMBERS

Cynghorwyr / Councillors:

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

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

A g e n d a

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

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

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

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1 APOLOGIES

2 DECLARATION OF INTEREST

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

3 MINUTES OF THE 7TH DECEMBER, 2016 MEETING_(Pages 1 - 12)

To present the minutes of the previous meeting of the Planning and Orders Committee held on 7th December, 2016.

4 SITE VISITS 21ST DECEMBER, 2016_(Pages 13 - 14)

To present the minutes of the Planning site visit held on 21 December, 2016.

5 PUBLIC SPEAKING

6 APPLICATIONS THAT WILL BE DEFERRED_(Pages 15 - 24)

6.1 20C310B/EIA/RE – Rhyd y Groes, Rhosgoch

6.2 23C280F – Plas Llanfihangel, Capel Coch

6.3 25C242 – Tyn Cae, Coedana, Llanerchymedd

6.4 34C304K/1/EIA/ECON – Coleg Menai, College Road, Llangefni

6.5 45C468 – Bodrida Bach, Brynsiencyn

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7 APPLICATIONS ARISING_(Pages 25 - 42)

7.1 15C30H/FR – Pen y Bont Farm, Malltraeth

7.2 34C681 – Ty'n Coed Estate, Llangefni

7.3 36C338A – Ysgol Henblas, Llangristiolus

8 ECONOMIC APPLICATIONS

None to be considered by this meeting.

9 AFFORDABLE HOUSING APPLICATIONS

None to be considered by this meeting.

10 DEPARTURE APPLICATIONS_(Pages 43 - 54)

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10.2 35C262C – Tyn Pwll, Llangoed

11 DEVELOPMENT PROPOSALS SUBMITTED BY COUNCILLORS AND OFFICERS

None to be considered by this meeting.

12 REMAINDER OF APPLICATIONS_(Pages 55 - 76)

12.1 14C171J/ENF – Stryttwn Farm, Tynlon

12.2 21LPA727A/CC – Ysgol Parc y Bont, Llanddaniel

12.3 34LPA1013B/DA/CC – Link Road, Llangefni

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13 OTHER MATTERS_(Pages 77 - 78)

13.1 39C295B/LB – Pier Booking Office, St.George's Road, Menai Bridge

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Planning and Orders Committee

Minutes of the meeting held on 7 December 2016

- PRESENT:** Councillor Ann Griffith (Chair)
Councillor Richard Owain Jones (Vice-Chair)
- Councillors Lewis Davies, Jeffrey M. Evans, John Griffith,
K P Hughes, W T Hughes, Vaughan Hughes, Victor Hughes,
Nicola Roberts.
- IN ATTENDANCE:** Planning Development Manager (DFJ),
Planning Assistants,
Legal Services Manager (RJ),
Committee Officer (MEH).
- APOLOGIES:** Councillor Raymond Jones.
- ALSO PRESENT:** Councillor R.A. Dew (Portfolio Holder – Planning, Public Protection
and Economic Development)
- Local Members : Councillor Peter S. Rogers (application 7.2);
Councillors Jim Evans, R. Meirion Jones & Alun Mummery
(application 7.4).
-

1 APOLOGIES

As noted above.

2 DECLARATION OF INTEREST

Councillor T.V. Hughes declared a personal interest with regard to application 6.4 and said that he had received advice both from the Council's Legal Department and from the Public Services Ombudsman's Office that it was appropriate for him to participate in this matter.

Councillor T.V. Hughes declared a prejudicial interest with regard to application 7.1.

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

Councillor R.O. Jones declared a prejudicial interest with regard to application 6.1.

Councillor Nicola Roberts declared a prejudicial interest with regard to application 6.3.

The Planning Development Manager declared an interest with regard to application 6.4 and would leave the Chamber.

3 MINUTES

The minutes of the previous meeting of the Planning and Orders Committee held on 2 November, 2016 were presented and confirmed as correct.

4 SITE VISITS

The minutes of the planning site visits held on 16 November, 2016 were presented and confirmed as correct.

5 PUBLIC SPEAKING

There were public speakers with regard to applications 7.2 and 7.4.

6 APPLICATIONS THAT WILL BE DEFERRED

6.1 20C310B/EIA/RE – Full application for the construction of a 49.99MW solar array farm together with associated equipment, infrastructure and ancillary works on land adjacent to Rhyd y Groes, Rhosgoch

(Having declared a prejudicial interest in this application, Councillors W.T. Hughes and R.O. Jones withdrew from the meeting during consideration and determination thereof).

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

6.2 23C280F – Full application for the erection of an agricultural shed and milking parlour together with the construction of a slurry pit at Plas Llanfihangel, Capel Coch

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

6.3 34C681 – Outline application for the erection of 8 dwellings and 2 affordable dwellings with all matters reserved together with the construction of a new vehicular access and associated works on land to the rear of Tyn Coed Estate, Llangefni

(Having declared a prejudicial interest in this application, Councillor Nicola Roberts withdrew from the meeting during consideration and determination thereof).

It was RESOLVED that a site visit be undertaken in accordance with the Officer's recommendation set out in the written report.

6.4 36C338A – Full application for the erection of a dwelling and detached garage on land opposite Ysgol Henblas, Llangristiolus

(Having declared an interest in the application, the Planning Development Manager left the meeting during discussion and voting thereon).

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

6.5 45C468 – Full application for conversion of outbuilding into a dwelling, the construction of a vehicular access, the installation of a package treatment plant together with the erection of an ecology mitigation structure at Bodrida Bach, Brynsiencyn

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

7 APPLICATIONS ARISING

7.1 15C215C – Full application for the erection of a dwelling together with the installation of a septic tank on land adjacent to Tyddyn Bwrtais, Llangadwaladr

(Having declared an interest in the application, Councillor T. Victor Hughes was not present during the consideration and determination thereof).

Councillor Ann Griffith stood down as Chair of the Committee for this application in order to address the matter as a Local Member. The Vice-Chair chaired the item.

The application was presented to the Planning and Orders Committee at the request of a Local Member. At the meeting held on 5 October, 2016 the Committee resolved that a site visit should take place and this was subsequently carried out on 19 October, 2016. At the previous meeting of the Committee held on 2 November, 2016 it was resolved to approve the application contrary to Officer's recommendation on the grounds that it was considered that the proposal complies with Policy 50 of the Ynys Môn Local Plan. The Planning Development Manager stated that Planning Officer's opinion remains that the plot is visually separate from the hamlet of the village of Llangadwaladr and would constitute an undesirable intrusion into the countryside and would erode the character and natural beauty of the Area of Outstanding Natural Beauty. He noted that it will be difficult to refuse any future residential developments on the field; this would have a detrimental impact on the locality. The recommendation of the Officer's is one of refusal.

Councillor K.P. Hughes reaffirmed his previous decision to support the application and he proposed that the application be approved. Councillor Jeff Evans said that following the comments at the last meeting which stated that Llangadwaladr is a listed settlement and that single plots can be approved and that there is a pattern of such dwellings already exists in the village. He seconded the proposal of approval of the application.

Councillor Lewis Davies stated that this application would intrude into the countryside and he proposed that the application be refuse in accordance with the Officer's recommendation. Councillor John Griffith seconded the proposal. Following the subsequent vote :-

It was RESOLVED to reaffirm the Committee's previous approval of the application subject to conditions to be determined by the Officer's.

7.2 15C30H/FR – Full application for change of use of agricultural land to extend the existing caravan park to site a further 14 touring caravans together with the installation of a septic tank on land at Pen y Bont Farm Touring & Camping, Malltraeth

The application is presented to the Planning and Orders Committee at the request of a Local Member, Councillor Peter Rogers. At the meeting held on 2 November, 2016 the Committee resolved that a site visit should take place and this was subsequently carried out on 16 November, 2016.

Mr Jeff Hughes the applicant spoke in favour of the proposal. Mr. Hughes said that in the late 1980's farmers were asked by the government to diversify. He said that

following discussion with ADAS they considered opening a static caravan site at Pen y Bont Farm. The planning authority suggested that static caravan site would not be approved and application for a touring site was applied for. An application was submitted and the only objection to the application from Natural Resources Wales as the site was on a flood plain. In response the opening hours were reduced from March to April and close in September instead of October when the weather would be more favourable. This was satisfactory to all parties and planning approval was obtained. The reason as to why he is asking for this small extension to the site is that when the site was opened in 1989, 90% of the touring caravans were single axle and 15 to 16 foot long. As most caravans are twin axle and measure 21 to 22 foot long they take a larger pitch. The reason Natural Resources Wales have now objected to this application is the impact on wildlife. The applicant said that over the last 25 years they have planted hundreds of metres of hedgerows, opened five large ponds and have reduced the farm stock on nesting areas in the spring for breeding birds. The area under consideration is only 1.9 acres, leaving 275 acres for agriculture and wildlife.

Mr. Hughes further said that the south west of Anglesey has become very popular with tourists, especially Llanddwyn Island, Newborough Forest and Malltraeth estuary and with just having eight extra pitched for touring caravans would help with accommodating these people who want to visit the area. In addition local businesses could gain from people staying at Pen y Bont Farm.

The Committee questioned Mr. Hughes as to the frequency of flooding at Pen y Bont Farm. Mr. Hughes responded that the only occasion he has experienced flooding was on Boxing Day last year with only his mother's property which is located near the farm was affected.

Councillor Ann Griffith, a Local Member confirmed that she visited her electorate on Boxing Day last year as Anglesey was affected by torrential rain. She said that she visited Pen y Bont Farm and the land was not flooded. She said that she supported the application.

Councillor Peter Rogers, a Local Member said that he fully supported the application due to the massive growth of this part of the Island due to tourist visiting the area. The applicant has diversified to have a touring caravan site on his farm and the extra 8 pitches will be located on a current play area; he did not consider that the wildlife would be affected.

The Planning Development Manager stated that the application site lies within the boundary of the Malltraeth Marsh Special Site of Scientific Interest (SSSI). The SSSI is noted for its breeding bird community of lowland damp grassland, as a threatened habitat of wet meadows, and for the botanical interest of its ditches and watercourses. Natural Resources Wales have objected to the proposal due to the likely impact on Malltraeth Marsh SSSI. Natural Resources Wales have also expressed strong objection due to site being within the flood zone. The Officer further stated that if the application was given approval, Natural Resources Wales have noted that they would refer the matter to the Welsh Government. The Officer's recommendation is of refusal of the application.

Councillor Jeff Evans stated that there has not been undue flooding on the application site. He stated that due to a play area already on the proposed site he was of the opinion that there would not be undue effect on wildlife. He proposed that the application be approved in contrary to the Officer's recommendation.

Councillor T.V. Hughes stated that the application site has planning approval for a touring caravan site already. The proposed application site, the farmhouse, outbuildings and toilet block is the same level as the current touring caravan site. There is no history of flooding on Pen y Bont Farm. During the site visit to the application site, deep ditches were viewed on both sides of the road to the farm. He said that this farm has successfully diversified and similar projects needed to be encouraged on Anglesey and particularly on this part of the Island. However, Councillor Hughes had concerns as to the installation of a septic tank on the site; he considered that a sealed treatment plant would be more appropriate. He referred to the definition of TAN 16 which refers to caravan and camping sites to the meeting. Councillor T.V. Hughes seconded the proposal of approval.

Councillor Lewis Davies said that the opinion of Natural Resources Wales should be adhered to. The Malltraeth Marsh is a Site of Special Scientific Interest and should be protected. Councillor Davies proposed that the application be refused in accordance with the Officer's recommendation. Councillor John Griffith seconded the proposal of refusal.

Following the subsequent vote :-

It was RESOLVED to approve the application contrary to the Officer's recommendation as it was considered that the flood risk level does not constitute a refusal of the application and due to the current usage of the land it was considered that approval of the application would not have a significant additional detrimental effect on Malltraeth Marsh SSSI.

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

7.3 25C242 – Retention of pond together with drainage works at Tyn Cae, Coedana, Llannerchymedd

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

The Planning Development Manager reported that the applicant has agreed to submit a Hydro-geology report to address local concerns as to the possible effect of the pond on the drainage system of nearby dwellings. The recommendation was to defer the application.

It was RESOLVED to defer consideration of the application to allow the applicant to submit a Hydro-geology report.

7.4 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 adjacent to The Lodge, Holyhead Road, Menai Bridge

The application is presented to the Planning and Orders Committee at the request of Local Members. At the meeting held on 3 February, 2016 the Committee resolved that a site visit should take place and this was subsequently carried out on 17 February, 2016.

Ms. Jess Madge, a public speaker and an objector to the proposal addressed the meeting. Ms. Madge said that the applicants wish to set up this new business on the banks of the Menai Strait and between two historic bridges. Tourists and local residents regularly linger here to gaze at the bridges and the mountains. Many would argue that this is the best vista in Wales. The part is an iconic part of the Area of Outstanding Natural Beauty. Zorbing is an activity that entails a huge ball rolling down a slope and the applicants seek permission to construct a building and a car park on the site. In addition, in order to operate, they would need to construct some means of keeping the zorbing ball on track, either a large gutter or two lines of fencing, together with a large net similar to an outsize football goal to bring the ball to a halt. Thereafter they will need to retrieve the ball and an activity that could involve the use of a quad bike. In addition, it was assumed that they will need a fence to keep out livestock that graze on the adjoining land. Ms. Madge said that there has been considerable objection to this application by local organisations and individuals. They object on a wide variety of grounds including concerns for the habitat and wildlife in the nearby SSSI, disturbance to the tranquillity of Church Island and a risk to road safety. Ms Madge said that it was a statutory duty of the Council to manage the unique Area of Outstanding Natural Beauty and she referred to the Countryside and Rights of Way Act 2000. The Zorb Centre would not preserve and enhance the natural beauty of this unique corner of Anglesey. The car park and its entrance would inevitably be visually intrusive, even more so when it contains vehicles and the field would inevitably be cluttered with all the paraphernalia that such a business would need to operate.

The Committee questioned Ms. Madge as to why she has stated that the application would not preserve nor enhance the natural beauty of the area. Ms. Madge referred to the Countryside and Rights of Way Act and noted that planning of trees and hedgerows would not preserve what already exists on the site.

Ms. Anna Matthews, a public speaker and a supporter of the application addressed the meeting. Ms. Matthews said refusing this application would be a mistake for Anglesey as this application fits perfectly within the AONB development plan for Anglesey which has objectives to develop low impact activities, similar to the proposal, within these areas. Having the site close to the A55 and the mainland will help encourage people to visit Anglesey and improve the Island's economy which is lagging in comparison to the economy of the mainland. North Wales has recently been voted the 4th most visited place in the World for adventure tourism. The site is not visible from the nearby viewing laybys and will not impose on the iconic view. Setting the site into the contours of the landscape ensures that minimum visual impact will entail from both the road and the coastal footpath. The applicants have also pledged to improve and maintain this adjacent section of the permissive footpath. Plans have been modified to ensure the entrance to the site meets the required standards set by the Welsh Government. Alterations include moving a wall back 2 meters to widen the pavement and to rebuild it to its original state. The mountains and the Menai Strait are a natural beauty and the Zorb Centre will not impact on this natural beauty, it will only create an additional place to view the mountains and the Strait. The A5, the two bridges and the dwelling on Ynys Gorad Goch are all of major historic value, which will benefit from a low impact activity centre where visitors and especially the younger generation can learn about the history of the area. This site lies below a noisy road and a busy stretch of water and on the outskirts of a town, noise generated from the site will not compare to these surrounding factors. Ms. Matthews further stated that many of her friends that grew up on Anglesey have left due to the lack of opportunities. The applicants are two motivated young members of the community who have set about creating an opportunity for themselves and others in this beautiful area, which they respect and choose to live. The plans have been created with consideration for the surrounding

area together with an emphasis on encouraging young people to learn and appreciate the Island.

The Committee questioned Ms. Matthews as to how many employment opportunities will entail from this proposed development and whether the business would be as successful if the site was located within another part of the Island. Ms. Matthews responded that 6 to 8 jobs will be created over the summer months i.e. April to September. She noted that research has been undertaken by the applicants to locate an appropriate site for this business. Many factors were considered as to the correct length and gradient of the land; strength of the wind affects this type of activity and the number of days the facility may operate depends on the success of such a business. Having such a business close to the mainland will encourage people to visit the Island. The Committee considered that tourists and locals enjoy stopping at the nearby layby to view the iconic beauty of the area and questioned Ms. Matthews as to whether the car park would be visible from the road. Ms. Matthews responded that the car parking area will be located behind a wall and the cars will be less visible from the road and the footpath. The Committee further questioned as to the statement that this location is more favourable due to the strength of the wind in this area; over 100 mph wind have been recorded on Britannia Bridge and the Committee questioned if the applicant had commissioned a wind study of the area. Ms. Matthews responded that she was not aware that a wind study has been commissioned but compared to other locations on the Island this site is more favourable.

The Planning Development Manager reported that he wished to correct the report of the Officer that the application has been presented to the Committee for consideration at the request of the Local Members and not by the Vice-Chair of the Committee. He said that the principal of creating a new business attraction and encouraging employment and tourism does comply with many planning policies and local/national strategies. However, giving weight and balancing the economic/tourism benefits against the impact upon the Area of Outstanding Natural Beauty/Setting of Listed Buildings the recommendation was of refusal of the application.

Councillor R. Meirion Jones, spoke as a Local Member and said that he considered that the location of such an activity is not suitable. The application was submitted a year ago and has raised immense concern in the locality due to the beauty of the area; it is considered that this is an iconic natural beauty together with historical features of both bridges and is an Area of Outstanding Natural Beauty. Concerns have been raised as to the volume of traffic which already exist near this proposed site, surface water/flooding and jobs with low income for employees. Councillor Jones referred to the disturbance of wildlife in the area. If this application was approved it would open the floodgates to similar business activities in the area.

Councillor Jim Evans, spoke as a Local Member and said that he seconded the comments by Councillor R. Meirion Jones. He noted that Menai Bridge Town Council has submitted their comments with regard to this application and have stated that this proposed application is not suitable in this locality and the access to the site is dangerous.

Councillor Alun Mummery, spoke as a Local Member and said that the residents of Menai Bridge and Llanfairpwll have expressed their concerns with regard to the proposed application.

Councillor Lewis Davies said that the application site is the most iconic site in the World. Applications for wind turbines have been rejected in the area due to the impact on the AONB and the protection of the area is important. The proposed application

would have an effect on the coastal path together with impact on the wildlife and rare plants. The area is within a SSSI area. The creation of an access to the road from the site would be dangerous due to heavy traffic. Creating a hardstanding on the site would create flooding with ground water flowing towards the coastal path. Councillor Lewis Davies proposed that the application be refused and Councillor W.T. Hughes seconded the proposal of refusal.

Members of the Committee considered that there are more suitable areas on Anglesey for such a Zorb Centre.

It was RESOLVED to refuse the application in accordance with the Officer's recommendation as set out in the written report.

7.5 44C102A – Outline application for the erection of a dwelling with all matters reserved on land to the rear of Hazelbank, Rhosybol

The application was presented to the Planning and Orders Committee at the request of a Local Member. At its meeting held on 7th September, 2016 the Committee recommended that a site visit should take place and subsequently it was carried out on the 21st September, 2016. At the previous meeting of the Committee held on 2 November, 2016 it was resolved to approve the application contrary to Officer's recommendation on the grounds that it was considered that the dwelling would not create a tandem development. The Planning Development Manager stated that Planning Officer's opinion remains that the proposed development would create a tandem development i.e. one house behind each other which share the same access. However, an agreement has been reached with the owner of the neighbouring land to improve the access to the property. The recommendation is still one of refusal.

Councillor Lewis Davies said that he supported the Officer's opinion that the proposed dwelling would create a tandem development and proposed that the application be refused in accordance with the Officer's recommendation. Councillor John Griffith seconded the proposal of refusal.

Councillor W.T. Hughes said that the dwelling would be for the family to provide for the applicants disabled daughter and proposed that the application be approved. Councillor Jeff Evans seconded the proposal of approval as he did not consider it to be tandem development.

It was RESOLVED to reaffirm the Committee's previous approval of the application subject to conditions to be determined by the Officer's.

8 ECONOMIC APPLICATIONS

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

9 AFFORDABLE HOUSING APPLICATIONS

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

10 DEPARTURE APPLICATIONS

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

11 DEVELOPMENT PROPOSALS SUBMITTED BY COUNCILLORS AND OFFICERS

11.1 23C339 – Full application for conversion of outbuilding into two dwellings at Tyn Llidiart, Talwrn

The application was presented to the Planning and Orders Committee for determination as the applicant is related to a relevant officer within the Planning Department. The application has been scrutinised by the Monitoring Officer as required under paragraph 4.6.10.4 of the Constitution.

The Planning Development Manager reported that the application complies with planning policies for outbuildings to be converted into dwellings. The Structural Report confirms that the existing building is structurally sound and is suitable for conversion.

Councillor Nicola Roberts 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 conditions set out in the written report.

11.2 48C197 – Full application for the conversion of an outbuilding into a dwelling which includes a balcony together with improvements to the existing vehicular access on land opposite Penclegir, Gwalchmai

The application was presented to the Planning and Orders Committee for determination as the applicant is related to a relevant officer within the Planning Department. The application has been scrutinised by the Monitoring Officer as required under paragraph 4.6.10.4 of the Constitution.

The Planning Development Manager reported that the application complies with planning policies for an outbuilding to be converted into a dwelling and the scheme is considered acceptable within this policy context.

Councillor Nicola Roberts 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 conditions set out in the written report.

12 REMAINDER OF APPLICATIONS

12.1 19LPA1030/CC – Full application for the siting of a mobile classroom at St. Mary's Primary School, Longford Road, Holyhead

The application was presented to the Planning and Orders Committee for determination as the application is submitted by the Local Authority.

Councillor Vaughan Hughes proposed that the application be approved and Councillor John Griffith seconded the proposal.

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

13 OTHER MATTERS

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

**COUNCILLOR ANN GRIFFITH
CHAIR**

DRAFT

PLANNING SITE VISIT

Minutes of the meeting held on 21 December, 2016

- PRESENT:** Councillor Ann Griffith (Chair)
Councillor R.O. Jones (Vice-Chair)
- Councillors John Griffith, Kenneth Hughes, Vaughan Hughes,
Victor Hughes, Nicola Roberts
- IN ATTENDANCE:** Development Management Team Leader (MD)
Highways Officer (JAR)
- APOLOGIES:** Councillor Jeff Evans
- ALSO PRESENT:** Councillors R.G. Parry, OBE, FRAGS, Dylan Rees (as Local Members)
-

1 34C681 – Outline application for the erection of 8 dwellings and 2 affordable dwellings with all matters reserved together with the construction of a new vehicular access and associated works on land to the rear of Ty'n Coed Estate, Llangefni

The Planning Officer explained the site and proposals. Questions were raised regarding the access and stability of the site. The Highways Officer explained the access arrangements and that this was an estate road where speeds are low. Concerns were also expressed regarding drainage and that problems already exist.

**Councillor Ann Griffith
Chair**

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6.1

Gweddill y Ceisiadau

Remainder Applications

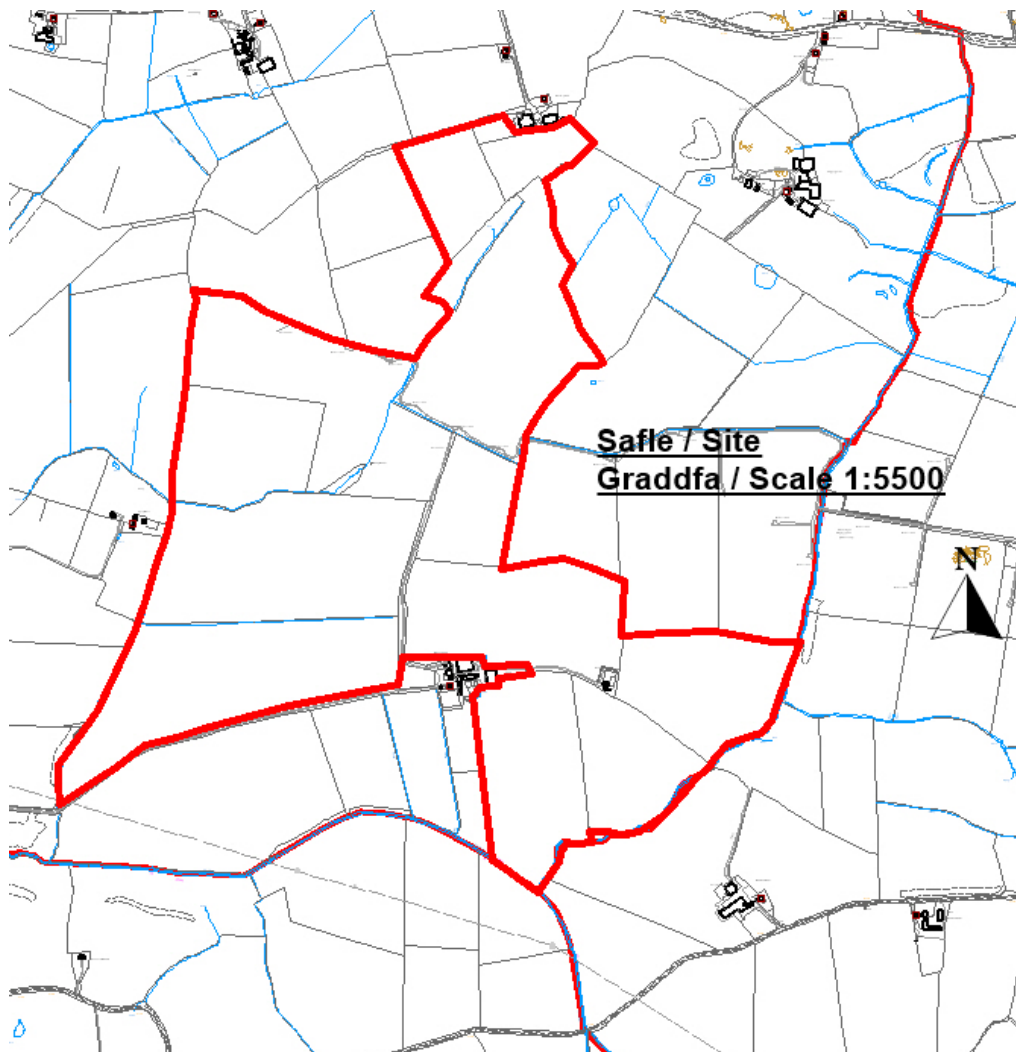
Rhif y Cais: 20C310B/EIA/RE Application Number

Ymgeisydd Applicant

Countryside Renewables (North Anglesey) Ltd

Cais llawn ar gyfer adeiladu fferm arae solar 49.99MW ynghyd ag offer a isadeiledd cysylltiedig a gwaith ategol ar dir ger / Full application for the construction of a 49.99MW solar array farm together with associated equipment, infrastructure and ancillary works on land adjacent to

Rhyd y Groes, Rhosgoch



Planning Committee: 04/01/2017

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

Recommendation:

Defer

To allow assessment of further information received from the Agent.

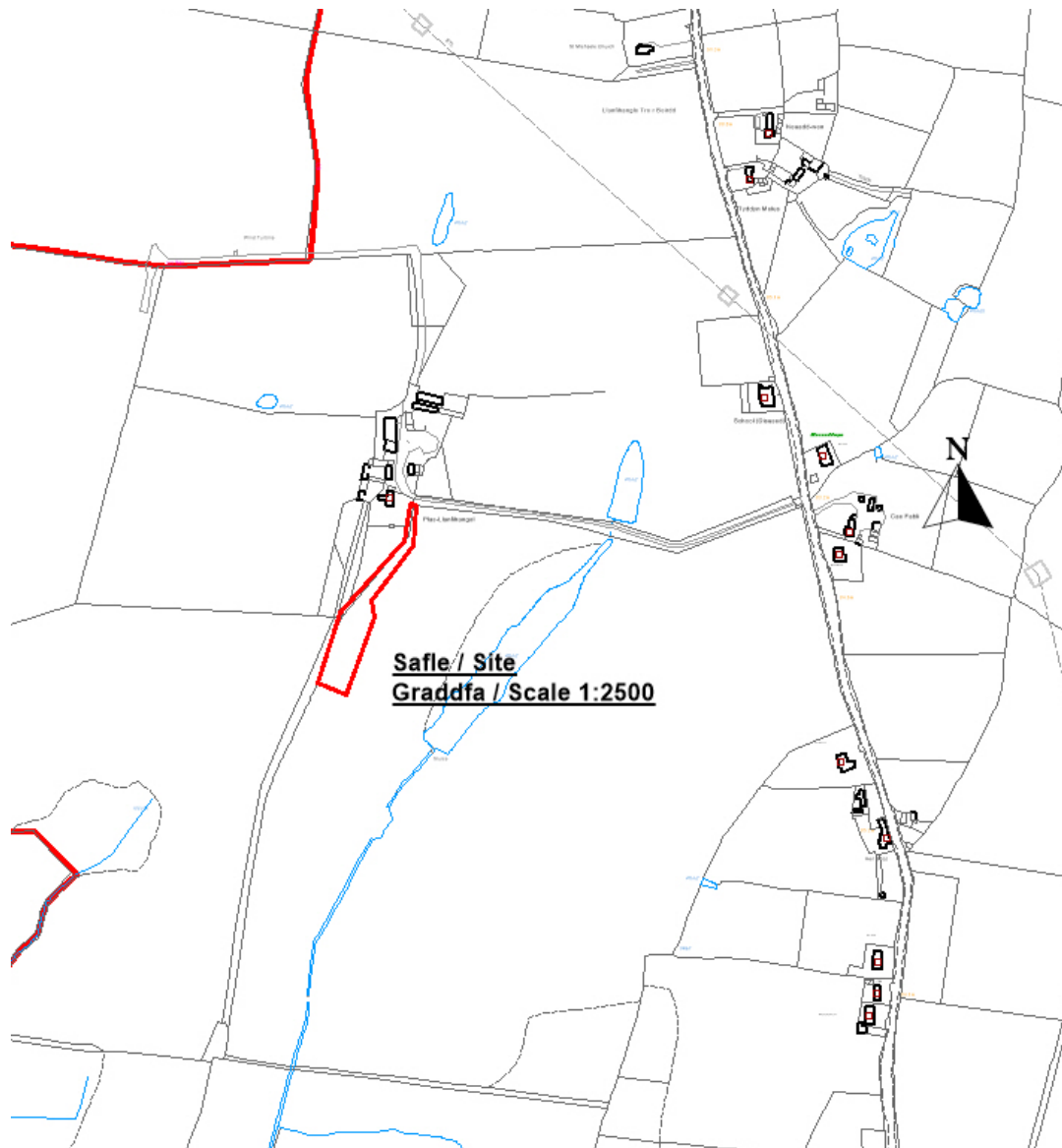
Rhif y Cais: 23C280F Application Number

Ymgeisydd Applicant

Mr Eurig Jones & Mr Owen Rowlands

Cais ol weithredol ar gyfer sied amaethyddol a parlwr godro ynghyd a chreu pwll slyri a gwaith cysylltiedig yn / Retrospective application for an agricultural shed and milking parlour together with the construction of a slurry pit and associated development at

Plas Llanfihangel, Capel Coch



Planning Committee: 04/01/2017

Report of Head of Regulation and Economic Development Service (GJ)

Recommendation:

Defer

Reason for Reporting to Committee:

The application is presented to the Committee on the request of the Local Member

At its meeting held on the 2nd November, 2016 committee members recommended that a site visit should take place. The site visit took place on the 16th November and the members are now aware of the site and its settings.

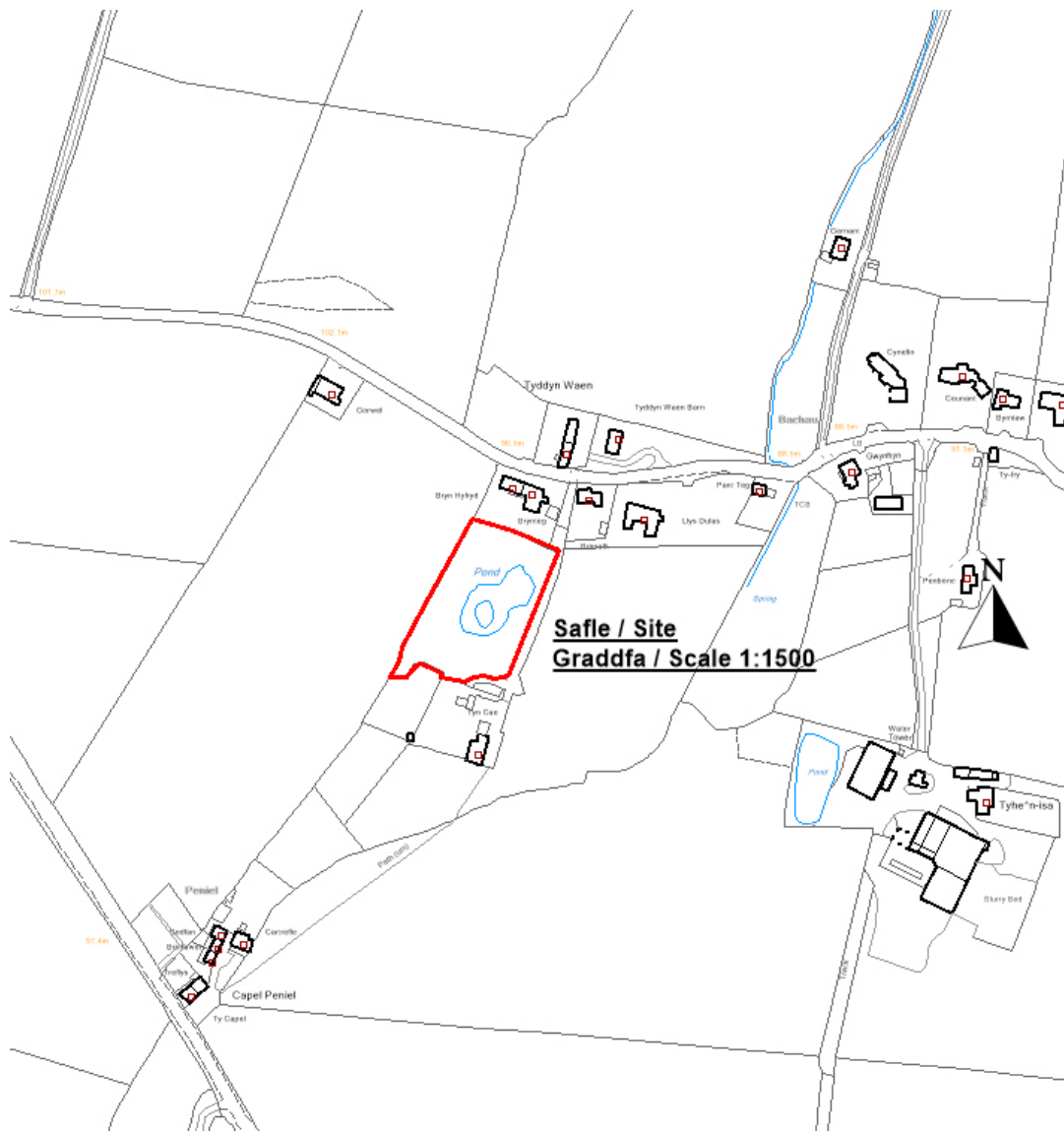
Additional information has been received from the applicant regarding disposal of waste associated with the development. Due to the tight timetable for the preparation of report, it will not be possible to provide a report by January or to ensure that the consultation period will have ended.

Rhif y Cais: **25C242** Application Number

Ymgeisydd Applicant

Mr Gordon Sutherland

**Cadw pwll ynghyd a gwaith draenio yn / Retention of pond together with drainage works at
Tyn Cae, Coedana, Llanerchymedd**



Planning Committee: 04/01/2017

Report of Head of Regulation and Economic Development Service (IWJ)

Recommendation:

Defer.

Reason for Reporting to Committee:

As Members are aware the application was deferred at the Planning and Orders Committee meeting that was held on the 7th December, 2016 to await further supporting details.

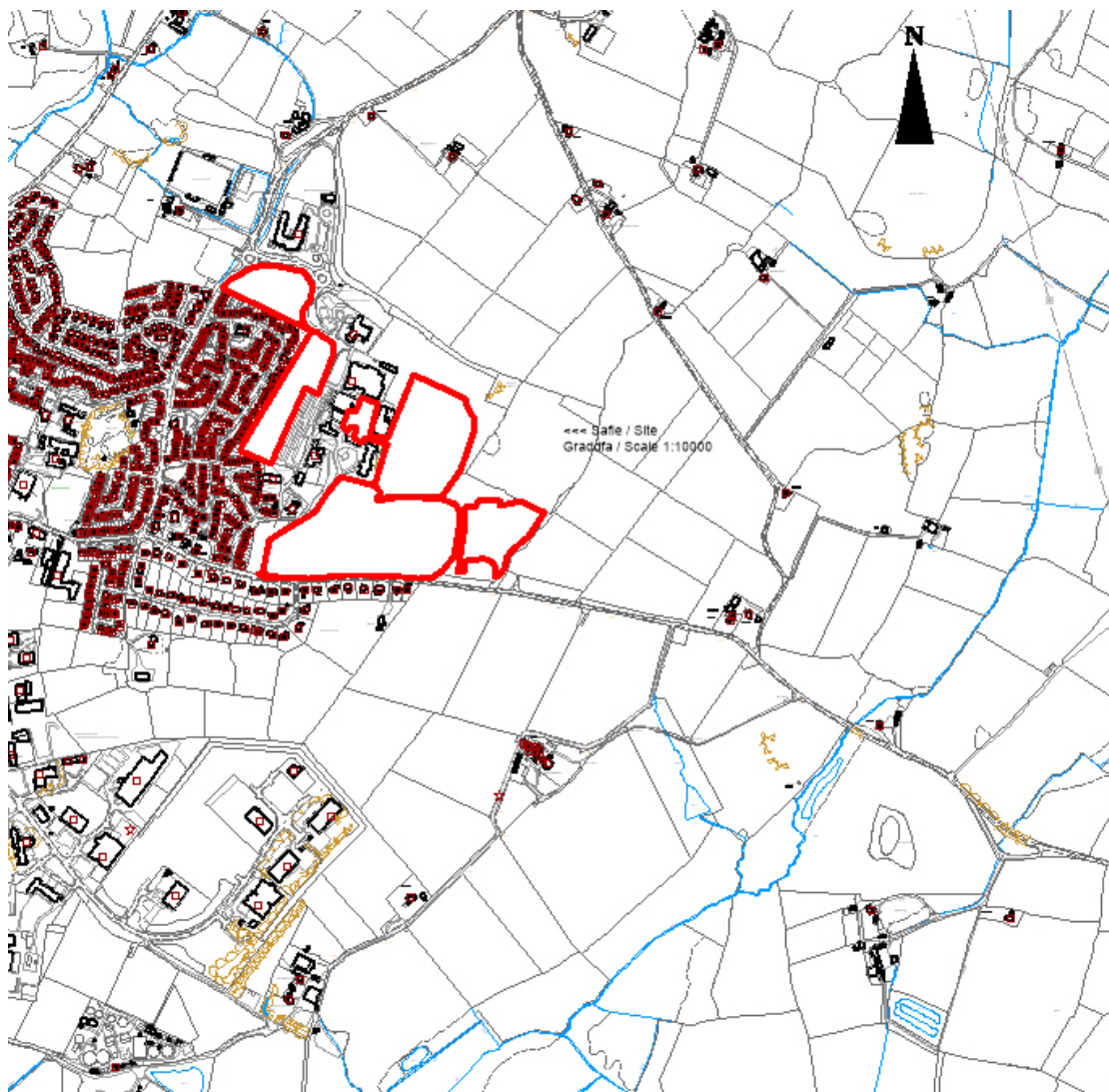
To date the information has not been submitted, as such the recommendation remains one of deferral at present.

Rhif y Cais: **34C304K/1/EIA/ECON** Application Number

Ymgeisydd Applicant

Director of Strategic Projects & Funding

Cais hybrid am ganiatâd cynllunio llawn i greu canolfan beirianeg newydd, maes parcio, lle chwarae i blant a gwaith cysylltiedig a chais am ganiatâd cynllunio amlinellol gyda rhai materion wedi eu cadw'n ôl ar gyfer datblygiad preswyl o 157 o anheddau, gwesty a chyfleuster bwyd a diod ynghyd a lle parcio cysylltiedig a gwaith ar dir yn / Hybrid application applying for full planning permission for the creation of a new engineering centre, car parking, children's play area and associated works and applying for outline planning permission with some matters reserved for a residential development of 157 dwellings, a hotel and food and beverage facility along with associated car parking and works on land at

Coleg Menai, Ffordd y Coleg, Llangefni

Planning Committee: 04/01/2017

Report of Head of Regulation and Economic Development Service (MD)

Recommendation:

Site Visit.

Reason for Reporting to Committee:

It is considered necessary for members to undertake a site visit to appreciate the scale and context of the proposal before making a decision on the application.

Rhif y Cais: **45C468** Application Number

Ymgeisydd Applicant

Mr Simon Rogers

Cais llawn i newid defnydd adeilad allanol i annedd, creu mynedfa i gerbydau, gosod sistem trin carthffosiaeth ynghyd a codi strwythur lliniaru ecoleg yn / Full application for conversion of outbuilding into a dwelling, the construction of a vehicular access, the installation of a package treatment plant together with the erection of an ecology mitigation structure at

Bodrida Bach, Brynsiencyn



Planning Committee: 04/01/2017

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

Recommendation:

Defer

Reason for Reporting to Committee:

As Members are aware the application was deferred at the Planning and Orders Committee that was held on the 7th December, 2016 as we were awaiting amended drawings and further information in regards to outstanding highway issues. Amended drawings have now been received and the statutory consultation and publicity process is being carried out at present.

Due to the above outstanding issues my recommendation is to defer the determination of the application.

7.1

Gweddill y Ceisiadau

Remainder Applications

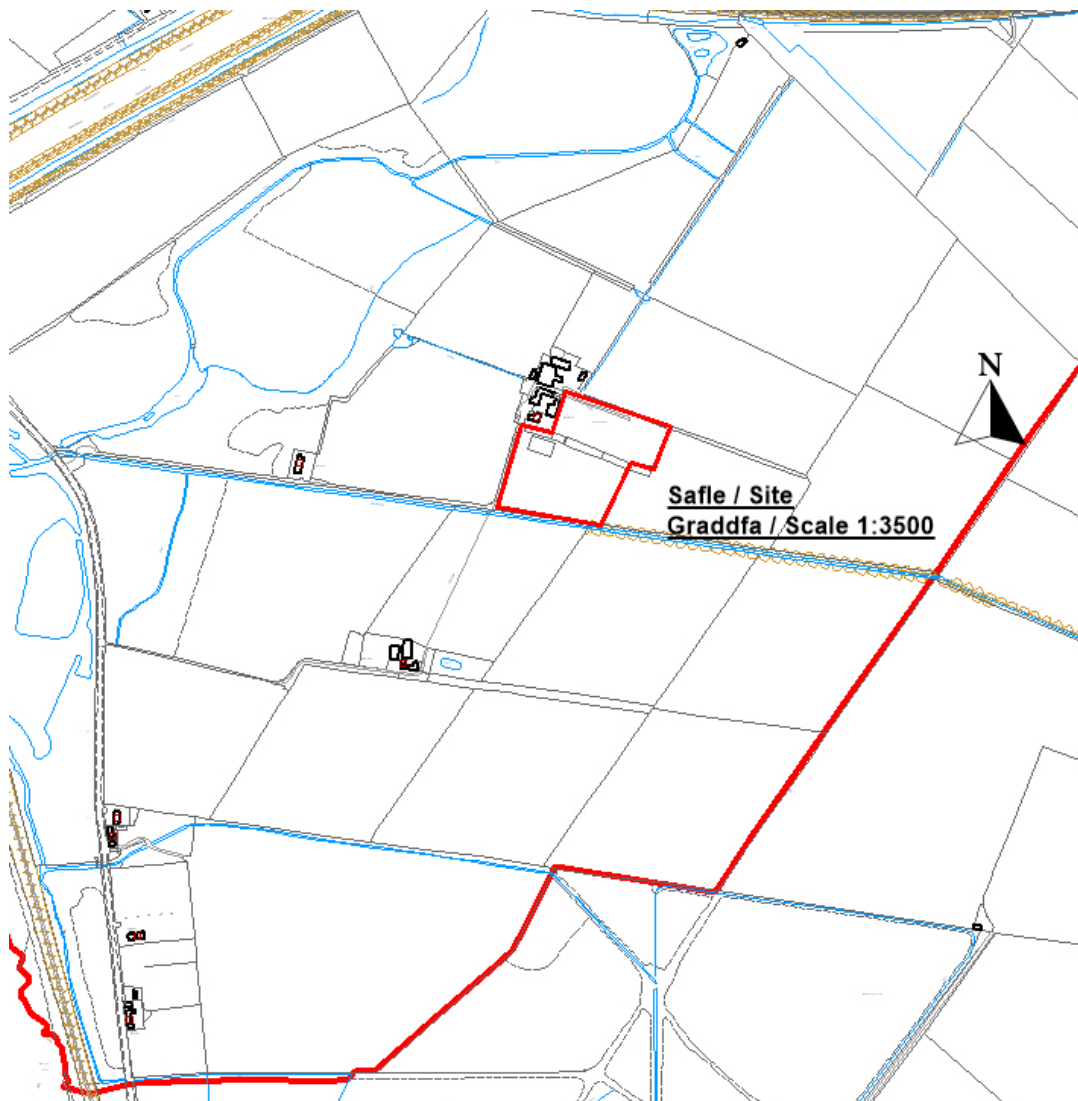
Rhif y Cais: **15C30H/FR** Application Number

Ymgeisydd Applicant

Mr Jeff Hughes

Cais llawn i newid defnydd tir amaethyddol er mwyn ymestyn y maes carafannau presennol i lleoli 14 o garfannau symudol ychwanegol ynghyd a gosod tanc septig ar dir yn / Full application for change of use of agricultural land to extend the existing caravan park to site a further 14 touring caravans together with the installation of a septic tank on land at

Pen y Bont Farm Touring & Camping, Malltraeth



Planning Committee: 04/01/2017

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

Recommendation:

Refuse.

Reason for Reporting to Committee:

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

At its meeting held on the 2nd November, 2016 the committee members recommended that a site visit should take place. The site visit took place on the 16th November, 2016 and the members are now aware of the site and its settings.

At its meeting held on the 7th December, 2016 the Committee resolved to approve the application contrary to officer recommendation. The recorded reasons being as follows:

- i) Do not consider that there is a flood risk of a level that the proposal cannot be supported, and
- ii) The proposal will not have a detrimental impact on the ecology of Malltraeth Marsh.

In such circumstances paragraph 4.6.12.1 of the Council's Constitution requires that:
"Where the Committee are mindful to either approve or refuse a proposed development contrary to an Officer recommendation, the item shall be deferred until the following meeting so as to allow the officers to report further on the matter. The Committee must set out the reasons for wishing to decide against the officer recommendation. Committee members should adhere to these Rules when making planning decisions and take policy guidance from planning officers into due regard and only vote against their recommendations where genuine and material planning reasons can be identified. A detailed minute of the Committee's reason(s) shall be made and a copy placed on the application file. Where deciding the matter contrary to the recommendation may risk costs on appeal the Committee will take a recorded vote when deciding the application irrespective of the requirements of paragraph 4.1.18.5 of the Constitution."

Paragraph 4.6.12.2 requires that;

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

This report will therefore give consideration to these matters;

- i) Do not consider that there is a flood risk of a level that the proposal cannot be supported

The site is situated within a C1 Flood Zone as defined by the Development Advice Map (DAM). The details received from Natural Resource Wales, during the consultation process, that the flood maps are updated on a quarterly basis and confirms that the site lies within the extreme flood outline.

Technical Advice Note 15: Development and Flood Risk states that development should be directed away from the areas which are within zone C and towards land in zone A. Figure 2, Section 5 of TAN 15 states that touring caravans are categorised as a highly vulnerable development.

Paragraph 6.2 of TAN 15 states that new development should be directed away from areas which are within zone C and towards land in zone A, otherwise to zone B, where river or coastal flooding

will be less of an issue...Development, including transport infrastructure, will only be justified if it can be demonstrated that:-

- i) its location in zone C is necessary to assist, or be part of, a local authority regeneration initiative or a local authority regeneration initiative or a local authority strategy required to sustain an existing settlement; or
- ii) its location in zone C is necessary to contribute to key employment objectives supported by the local authority, and other key partners, to sustain an existing settlement or region;

and

- iii) it concurs with the aims of PPW and meets the definition of previously developed land (PPW fig 2); and
- iv) the potential consequences of a flooding event for the particular type of development have been considered, and in terms of the criteria contained in sections 5 and 7 and appendix 1 found to be acceptable.

The proposal meets criteria (ii) of the tests listed in paragraph 6.2 as it will contribute to employment and tourism facilities in the locality by way of additional visitors to the area. However, the proposal does not meet criteria (iii) or (iv) of the test as the application site is agricultural land which has not previously been developed and the agent has confirmed that they are not willing to spend the monies on submitting a Flood Consequence Assessment.

Where developments are proposed in zone C, and comply with the tests outlined in Section 6 of TAN 15 a planning application should be supported by a Flood Consequence Assessment. Paragraph 7.2 of TAN 15 states that whether a development should proceed or not will depend upon whether the consequences of flooding of that development can be managed down to a level which is acceptable for the nature/type of development being proposed, including its effects on existing development. It would certainly not be sensible for people to live in areas subject to flooding (even in two storey buildings) where timely flood warnings cannot be provided and where safe access/egress cannot be achieved

Therefore, before deciding whether a development can take place a flood consequence assessment, which examines the likely mechanisms that cause the flooding, and the consequences on the development of those floods, must be undertaken, which is appropriate to the size and scale of the proposed development.

During the course of determining the application the applicant was requested to submit a Flood Consequence Assessment however refused to carry out an assessment due to the costs.

Due to the above the proposal cannot be supported as the site lies within a C1 flood zone and does not comply with the requirements of TAN 15.

- ii) The proposal will not have a detrimental impact on the ecology of Malltraeth Marsh.

Policy 33 of the Local Plan states that the Council "will refuse to permit any development that will unacceptably affect either directly or indirectly, any notified SSSI..."

Policy EN6 of the stopped Unitary Development Plan states that development that is likely to result in danger or have a detrimental effect on a Site of Special Scientific Interest will be subject to special scrutiny and will not be permitted unless the reasons for the development clearly outweigh the value of the site itself.

Fields close to the proposed development are suitable for breeding birds of lowland damp grassland, which require an open landscape without disturbance. Any development into the SSSI including any screening/planting more than 1.5 m tall will impact on the suitability of the area for breeding birds with a potential loss of biodiversity. The caravan site will be open during the spring and summer bird breeding season which coincides with the breeding season for the species notified as features of the site. The proposed development would not only reduce the land area off

the SSSI but potentially increase disturbance effects in neighbouring fields within the SSSI and therefore jeopardise site integrity.

The proposal therefore conflicts with Policy 12 and Policy 33 of the Ynys Mon Local Plan and Policy TO6 and EN6 of the stopped Unitary Development Plan.

1. Recommendation

Refuse

(01) The application site is located within zone C1, as defined by the Development Advice Maps referred to under Technical Advice Note 15 'Development and Flood Risk' (July 2004). The proposal is therefore contrary to Policies 1 and 28 of the Ynys Môn Local Plan and Policies GP1 and SG2 of the stopped Unitary Development Plan and the advice contained within Planning Policy Wales (9th Edition) and Technical Advice Note 15 – Development and Flood Risk (July 2004).

(02) The proposal will impact upon the openness of the area, which is designated as a Site of Special Scientific Interest potentially affecting its ornithological interest. The proposal is therefore contrary to Policy 12 and 33 of the Ynys Mon Local Plan and Policy TO6 and EN6 of the sopped Unitary Development Plan and the advice contained within Planning Policy Wales (9th Edition).

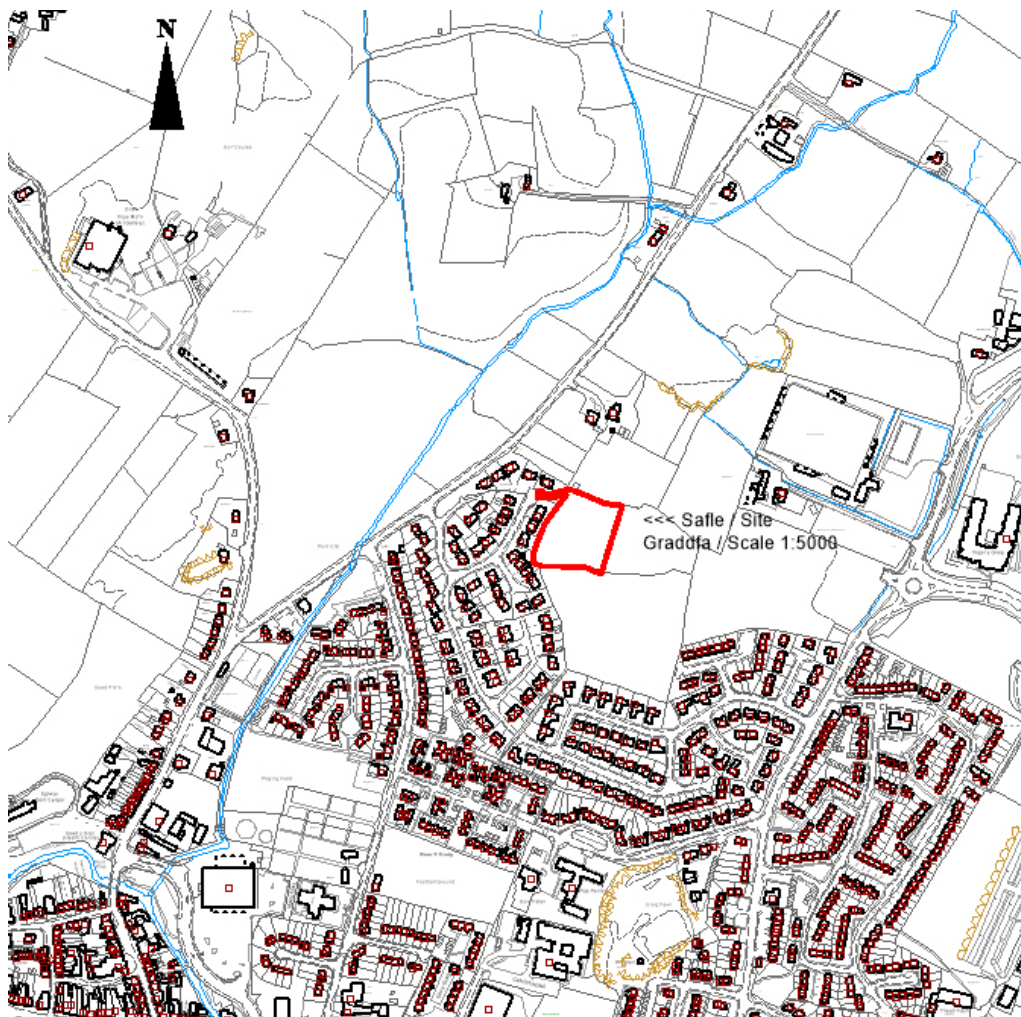
Rhif y Cais: **34C681** Application Number

Ymgeisydd Applicant

Hughes Bros Ltd

Cais amlinellol ar gyfer codi 8 annedd a 2 annedd fforddiadwy gyda'r holl materion wedi'u gadw'n ôl ynghyd a creu mynedfa newydd a gwaith cysylltiedig ar dir y tu cefn i / Outline application for the erection of 8 dwellings and 2 affordable dwellings with all matters reserved together with the construction of a new vehicular access and associated works on land to the rear of

Tyn Coed Estate, Llangefni



Planning Committee: 04/01/2017

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

Recommendation:

Permit.

Reason for Reporting to Committee:

This is a departure application which the recommendation is one of approval.

1. Proposal and Site

The site is comprised of an agricultural field of 0.48 ha. It is located to the rear of existing dwellings along Tyn Coed estate. The existing dwellings form part of a cul de sac and it is intended to extend the dead end of this to achieve access. The site is elevated and raises up behind the existing properties.

It is proposed to build 10 houses 2 of which will be of an affordable type.

2. Key Issue(s)

Can the proposals be supported in policy terms?
Will the dwellings harm amenities of existing properties?
Highways issues
Drainage

3. Main Policies

Gwynedd Structure Plan

Strategic Policy 1
Policy A1 - Housing Supply
Policy A2 - Location of Housing Land
Policy A3 - Scale and phasing of housing
Policy D4 - Siting and Design

Ynys Mon Local Plan

Policy 1 - General Policy
Policy 31 - Landscape
Policy 42 - Design
Policy 47 - Housing Requirements
Policy 48 - Housing Development Criteria
Policy 49 - Defined Settlements
Policy 52 - Exception Sites
Policy 53 - Housing in the Countryside

Ynys Mon Unitary Development Plan (Stopped)

Part One Policy PO2 Settlement Strategy and Hierarchy
Policy GP1 - Development Control Guidance
Policy GP2 - Design
Policy EN1 - Landscape Character
Policy HP1 - Five Years Supply
Policy HP7 - Affordable Housing

SPG: Design Guide for The Urban and Rural Environment

TAN 1 - Joint Housing and Land Availability Studies

TAN 2 - Affordable Housing

TAN 12 - Design

TAN 18 - Transport

Planning Policy Wales Edition 9

4. Response to Consultation and Publicity

Local Member Dylan Rees: has requested that the application be referred to the committee due to the strong objections against it.

Town Council: Object it is outside the Development Plan and there is no need.

Highways:

Drainage:

NRW: No objection

Welsh Water: Conditions

35 letters have been received (Although some are from same people as the application has been publicized three times)

Points raised include:

- Access will be directly in front of property
- Access is very narrow with sharp incline
- Phase 2 would be next step increasing numbers of vehicles
- The bank is unstable
- Drainage is not adequate
- There will be lots of extra surface water
- Increased traffic hazards
- Access hazardous
- Bank will need to be strengthened
- Access would result in loss of privacy
- During construction road will be inaccessible

There has been no survey of the stability of the bank
The edge of bank can only be accessed via no's 23, 24 and 25 permission would be required.
The road will block access to existing dwellings

Rainwater is a problem here and rushes down slope
It will be a danger getting in and out of the writer's property
The road will be a rat run
How will bin lorries get to the site safely

There will be a loss of light and privacy
The field acts as a natural sump and there are major problems with water.
A more direct access would be more suitable
This was designed to be a cul de sac
Living here will be impossible
Not enough information has been provided

The bank is unstable
The houses would tower above existing
Design not compatible
The need is questionable
There are trees and will dominate the skyline

5. Relevant Planning History

None relevant to this specific site, however adjacent land has been the subject of an application for 139 houses. The application was approved at planning committee previously. No permission has been issued as S106 agreement is in process of being signed.

6. Main Planning Considerations

I shall deal with the above listed issues;

1. Can the proposals be supported in policy terms?

The site is located outside but adjacent to the settlement boundary for Llangefnï. As such it could be accepted as an "exception site" if all the housing proposed were to be of an affordable type.

What is pertinent to this application is the situation in respect of the 5 year housing land supply which the Council has a duty to identify.

Planning Policy Wales states;

Local planning authorities must **ensure that sufficient land is genuinely available or will become available to provide a 5-year supply of land for housing** judged against the general objectives and the scale and location of development provided for in the development plan. (9.2.3 PPW V9)

The 2014 Joint Housing Land Availability Study, the latest published study, indicated a land supply of 4.7 years for Ynys Môn which falls below the 5 year land supply. Recent changes to national planning guidance, set out in TAN1, mean that authorities that do not have an up to date objectively assessed requirement for housing published in an adopted development plan do not technically have a demonstrable supply of land. Ynys Môn is in that position. Therefore, until the Joint LDP is adopted it technically will be considered not to have a 5-year supply.

TAN1 sets out how an authority must act when it does not have a 5 year land supply: "*The housing land supply figure should also be treated as a material consideration in determining planning applications for housing. Where the current study shows a land supply below the 5-year requirement or where the local planning authority has been unable to undertake a study (see 8.2 below), the need to increase supply should be given considerable weight when dealing with planning applications* (Paragraph 6.2).

In light of the above it is considered that the current application will contribute to the shortfall in the housing land supply, however, the proposals need to be assessed in terms of their acceptability in this location.

As mentioned elsewhere in this report the site is located immediately adjacent to the settlement boundary and could be acceptable as an "Exception site" under current policies with 100% affordables. Additionally, it will form a continuation of the development which has been resolved to be approved on the land adjacent. This along with the weight given to the shortfall in housing land as identified gives justification for the acceptance of the site as housing land.

2. Will the development harm the amenities of existing dwellings?

Whilst the application has been made in outline form it is considered that the details submitted show that the dwellings can be accommodated on the site without causing undue harm to residential amenity. Sufficient land is available to avoid unacceptable overlooking or the dwellings having an overbearing impact. A condition is recommended which will give the authority power to dictate the exact position of the new units.

3. Highways Issues

The Highways Authority have been consulted and raise no objection to the scheme.

4. Drainage

Details as submitted are considered acceptable and no objections subject to conditions are raised.

7. Recommendation

Permit subject to the signing of a S106 agreement securing two of the proposed units to be of an affordable type.

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

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

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

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

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

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

(04) Notwithstanding the submitted plans the dwellings shall be of a height and position to be agreed in writing with the Local Planning Authority.

Reason: In the interests of amenity.

(05) An ecological survey shall be carried out to the written satisfaction of the LPA prior to any works commencing onsite.

Reason: To ensure any protected species remain unharmed.

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

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

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

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

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

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

(09) No development shall commence until full design details for the priority system and pedestrian footway have been submitted to and agreed by the local planning authority. The priority system and pedestrian footway shall be completed before any dwelling within the site is occupied.

Reason: In the interests of highway safety.

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

Reason: In the interests of highway safety.

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

Reason: In the interests of highway safety.

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

Reason: In the interests of highway safety.

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

Reason: In the interests of highway safety.

(14) The estate road(s) and its access shall be designed and constructed in accordance with 'Technical Requirements for Estate Roads in Anglesey' (copies of this document are available free on request from the Local Planning Authority).

Reason: In the interests of highway safety.

(15) The estate road(s) and its access shall be designed and constructed in accordance with 'Residential Road Adoption Specification Requirements' (copies of this document are available free on request from the Local Planning Authority).

Reason: In the interests of highway safety.

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

Reason: In the interests of highway safety.

(17) 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.

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

Reason: 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.

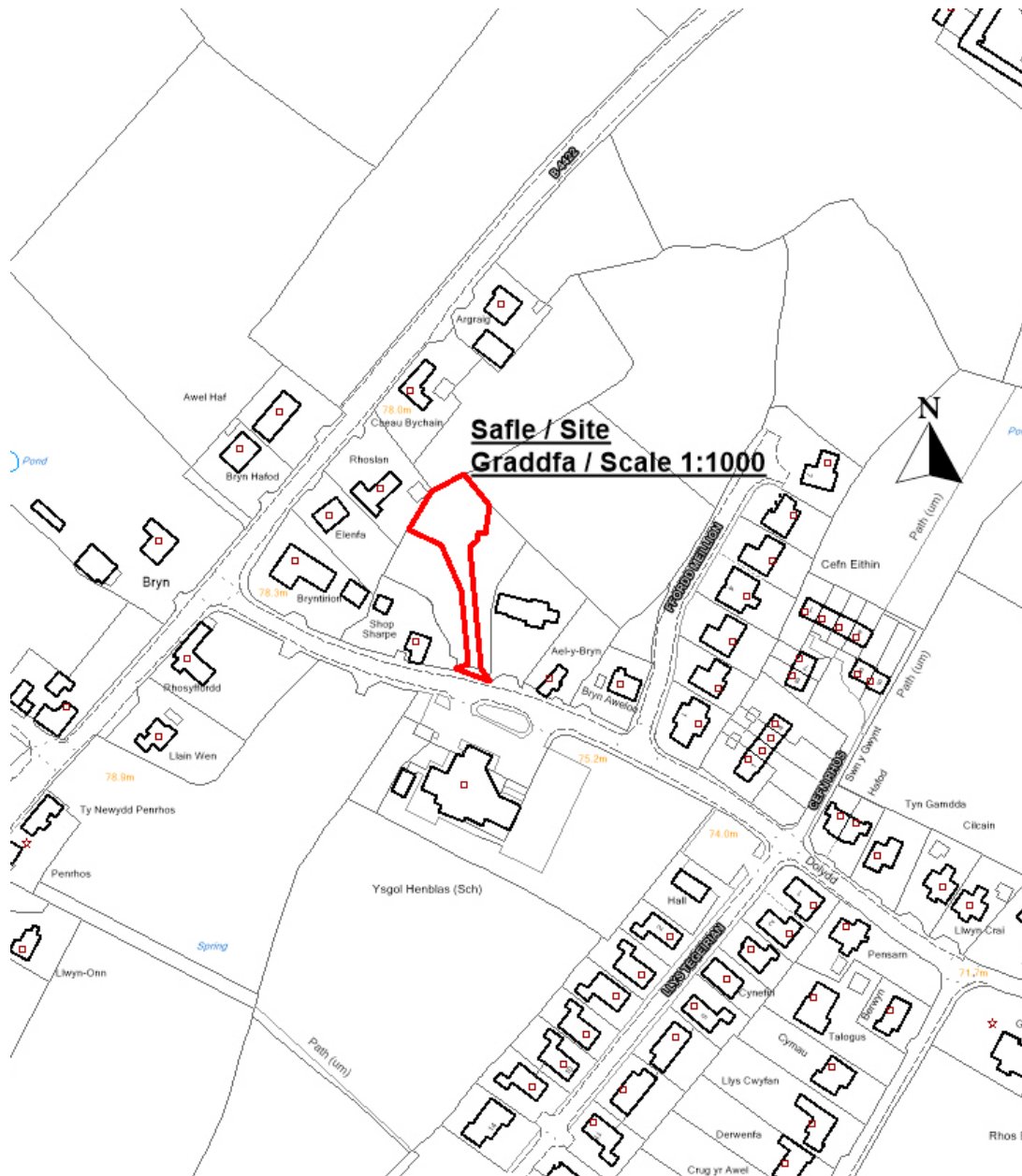
Rhif y Cais: 36C338A Application Number

Ymgeisydd Applicant

Mr Steven Owen

Cais llawn i godi annedd ynghyd a chodi modurdy arwahan ar dir gyferbyn a / Full application for the erection of a dwelling and detached garage on land opposite

Ysgol Henblas, Llangristiolus



Planning Committee: 04/01/2017

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

Recommendation:

Permit.

Reason for Reporting to Committee:

The applicant works within the Planning Function of the County Council.

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

As Members are aware the application was deferred at the Planning and Orders Committee meeting that was held on the 7th December, 2016 in order that the Highway Authority and Drainage Section following the receipt of the amended and additional information.

1. Proposal and Site

The site is situated within the settlement of Llangristiolus on a parcel of land directly opposite the local primary school and lies on land next to a detached two storey dwelling which is known as 'Llain Alaw'. Residential properties are located to the north west of the application site. The surrounding properties are a mix of single and two storey units.

Access to the site is afforded off the B4422 onto a Class III highway which serves as the main route through the settlement.

The application is a full application for the erection of a two storey detached dwelling together with a detached double garage.

2. Key Issue(s)

The applications main issues are whether the proposal complies with current policies and whether the proposal will affect the amenities of the surrounding properties, highway safety and whether the site can be adequately drained.

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

Policy D4 – Location, Siting and Design

Policy D29 – Design

Stopped Unitary Development Plan

Policy GP1 – Development Control Guidance

Policy GP2 – Design

Policy HP4 – Villages

Planning Policy Wales, 2016, 9th Edition

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

Technical Advice Note 12 – Design

4. Response to Consultation and Publicity

Community Council – No response to date

Local Member, Cllr V Hughes – No response to date

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

Highways Authority – Details are satisfactory

Drainage Section – Drainage details acceptable

Welsh Water – Recommend 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 14th December, 2016 and at the time of writing this report five letters of objection and fifteen letters of support had been received at the department. The main issues raised opposing the application can be summarised as follows:

- i) Comments were raised in regards to visibility splay and how they are formed.
- ii) Flooding / drainage issues
- iii) No need for a dwelling of this scale in the village as the neighbouring property was for sale for a considerable time. Number of properties for sale in the village
- iv) Dwellings of this scale are out of character with the locality and will have an impact on the surrounding area
- v) Affordable housing for local people is required in villages such as Llangristiolus
- vi) Loss of views
- vii) Two single storey properties would be more suitable on the site
- viii) The approval of this permission will result in further similar scale developments in the locality
- ix) Overlooking and proposal would be an overbearing feature to the adjoining property (Rhoslan). The existing conifer trees that lie along the boundary of Rhoslan are showing signs of deterioration and will need to be removed and will leave only a 0.5 metre wall between the existing and proposed dwelling

In response to these comments I would state;

- i) The existing access was considered acceptable during the course of determining the outline permission. Following the concerns of the Planning and Orders Committee and concerns raised by members of the public the scheme has been amended and the existing access that serves the site is to be improved as part of the proposal which will improve the visibility splay. However, as stated above the outline permission is an extant permission and should the developer wish, could submit a detailed application which would not include any improvement to the access to the site.
- ii) Additional drainage details has recently been received and the Drainage Section have confirmed that the additional porosity test results suggest that the soakage characteristics of the ground appear to be consistent across the development site and that suitably designed soakaways should therefore provide a satisfactory means of surface water disposal.

iii) We are currently dealing with an application for a two storey detached dwelling and there is ample space to accommodate the dwelling, garage, parking and turning area without resulting in the over-development of the site. The proposal is of a slightly lesser scale than that that was approved under the outline permission 36C338 (8.5m to ridge, 15.5 x 11.5m on plan for the current proposal as opposed to up to 8m ridge and between 18 x19m on plan for the outline consent 36C338).

iv) There is no distinct pattern of development in the village and there is a mixture of single / two storey units of traditional and modern design. The design of the proposed dwelling is considered acceptable in this location.

v) As the application is for one single dwelling within the settlement of Llangristiolus it does not trigger the need for affordable housing.

vi) There is a distance of between 18 and 34 metres between the proposed dwelling and neighbouring properties and due to these distances it is not considered that the erection of a dwelling in this location will harm the amenities currently enjoyed by the occupants of the surrounding properties to such a degree as to warrant the refusal of the application.

vii) The scheme before us is for one number detached two storey dwelling and the proposal in terms of its scale, design and siting is considered acceptable and complies with current policies.

viii) Each application is considered on its own merits and any future application will be considered in accordance with policies and guidance in force at that time.

ix) There is a distance of 18.5 metres between the secondary window which lies within the living area of the large open kitchen/dining and living room of the proposed dwelling and the rear of the existing dwelling known as Rhoslan. The existing garage which is located at the rear of Rhoslan restricts the line of view from this window. There is a distance of 20 metres between the secondary window within the kitchen area and this is screened from Rhoslan by the existing hedge. However, the owner of Rhoslan has stated in their letter that the trees are showing signs of deterioration and will have to be removed and therefore it is considered necessary to include a condition that screening be provided along the boundary of the site with Rhoslan which will ensure that the development will not have a detrimental impact on the amenities of Rhoslan. Due to the distances between Rhoslan and the proposed dwelling it is not considered that the proposed dwelling will have an overbearing impact on the existing property.

The reasons stated for supporting the application were:

i) Expansion and development of the area

ii) Development for local people to settle in their desired environment who will contribute to the local community and will employ local contractors

iii) As the person responsible for the upkeep and maintenance of the application site confirms that there is no problem in regards to surface water on the site. During the Eisteddfod Mon ceremony, the site was used as a car park for around 70 vehicles and a bus with no trouble despite the bad weather prior and during the day of the ceremony

iv) Proposal will not have a detrimental impact on the existing road network or infrastructure or on the amenities of the neighbouring properties

v) Outline permission has previously been granted on the site

vi) Construction of the dwelling will enhance the local area and provide additional housing.

5. Relevant Planning History

36C338 – Outline application for the erection of a dwelling with all matters reserved on land opposite to Ysgol Henblas, Llangristiolus – Approved 17/02/2016

Site history of adjoining land

36C283 - Outline application for the erection of a dwelling together with demolition of the existing building on part of O.S enclosure number 9665 adjacent to Ael y Bryn, Llangristiolus – Approved 25/11/08

36C283A – Full application for the erection of a dwelling, construction of a vehicular access together with the demolition of the 'nissen' hut on part of OS enclosure 9665 adjacent to Ael y Bryn, Llangristiolus – Approved 15/05/2009

36C283B – Alterations to the access previously approved under planning permission no. 36C283A adjacent to Ael y Bryn, Llangristiolus – Approved 04/08/2010

6. Main Planning Considerations

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

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

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

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

The principle of development has been established with the granting of the outline permission in February 2016. The current application is a full application as the application site differs slightly to the approved outline site. The proposal currently under consideration proposes an improved visibility to that approved under the outline permission. However, should the current application be refused by the Planning and Orders Committee the outline permission is a fall-back development and the developer could submit a detailed application which complies with the requirements of the outline permission which provided no improvements to the access to the site. The outline permission allows a larger dwelling than that which is currently proposed.

Effect on neighbouring properties – There is ample space within the site to accommodate the proposal without resulting in the over-development of the site.

There is a distance of 34 metres between the rear of the proposed dwelling and the rear of the dwelling known as Caeau Bychain.

There is a distance of 29 and 30 metres between the front of the proposed dwelling and the side and rear of the existing dwelling known as Llain Alaw.

There is a distance of 18.5 metres between the secondary window which lies within the living area of the large open kitchen/dining and living room of the proposed dwelling and the rear of the dwelling known as Rhoslan. The existing garage which is located at the rear of Rhoslan restricts the line of view from this window. There is a distance of 20 metres between the secondary window within the kitchen area and this is screened from Rhoslan by the existing hedge. However, the owner of Rhoslan has stated in their letter that the trees are showing signs of deterioration and will have to be removed and therefore it is considered necessary to include a condition that screening be provided along the boundary of the site with Rhoslan which will ensure that the development will not have a detrimental impact on the amenities of Rhoslan.

Although the siting of the dwelling was not being considered during the course of determining the outline application an illustrative drawing was submitted and the proposed dwelling was located between 21 and 22 metres away from the rear of Rhoslan, however it was located lower down in the plot and the existing garage was not located between the existing and proposed dwelling. However as stated above this was an illustrative plan and did not provide details of any openings on the side of the proposed dwelling.

Due to the distances between the existing properties and proposed dwelling, and the inclusion of screening along the boundary the proposal will not have a detrimental impact on the amenities currently enjoyed by the occupants of the neighbouring properties to such a degree as to warrant the refusal of the application.

Highway Safety – The improvements proposed as part of the scheme will improve the existing visibility splay from the site and therefore will not have a detrimental impact on highway safety. The outline permission approved the use of the access to the site as it exists and without improvement.

The developer has a fall-back position which must be weighted in the determination.

Drainage – The additional supporting details submitted as part of the application confirms that the site can be adequately drained. Again, an outline planning permission exists which must be weighted as a fall-back position.

7. Conclusion

The proposal complies with current local and national policies. The erection of a dwelling on the site will not have a detrimental impact on highway safety or on the amenities of neighbouring occupiers. An outline planning permission existing which carries significant weight as a fall-back position. The dwelling now proposed is smaller than that allowed under the outline consent. Its separation distance from neighbouring properties is within given guidance and the scheme offers highway improvement.

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) 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.

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

| Drawing / Document number | Date Received | Plan Description |
|---------------------------|---------------|------------------|
| | | |

| | | |
|-------------------------|-------------------|---|
| 2291:16:2A | 30/06/2016 | Existing site plan |
| 2291:16:1d | 24/11/2016 | Location plan |
| 2291:16:11b | 24/11/2016 | Proposed site plan |
| Drainage details | 18/11/2016 | Drainage details |
| 2291:16:4 | 03/06/2016 | Proposed Garage floor plans and elevations |
| 2291:16:4 | 03/06/2016 | Proposed Floor Plans |
| 2291:16:5 | 03/06/2016 | Proposed Elevations |

under planning application reference 36C338A.

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.

10.1

Ceisiadau'n Tynnu'n Groes

Departure Applications

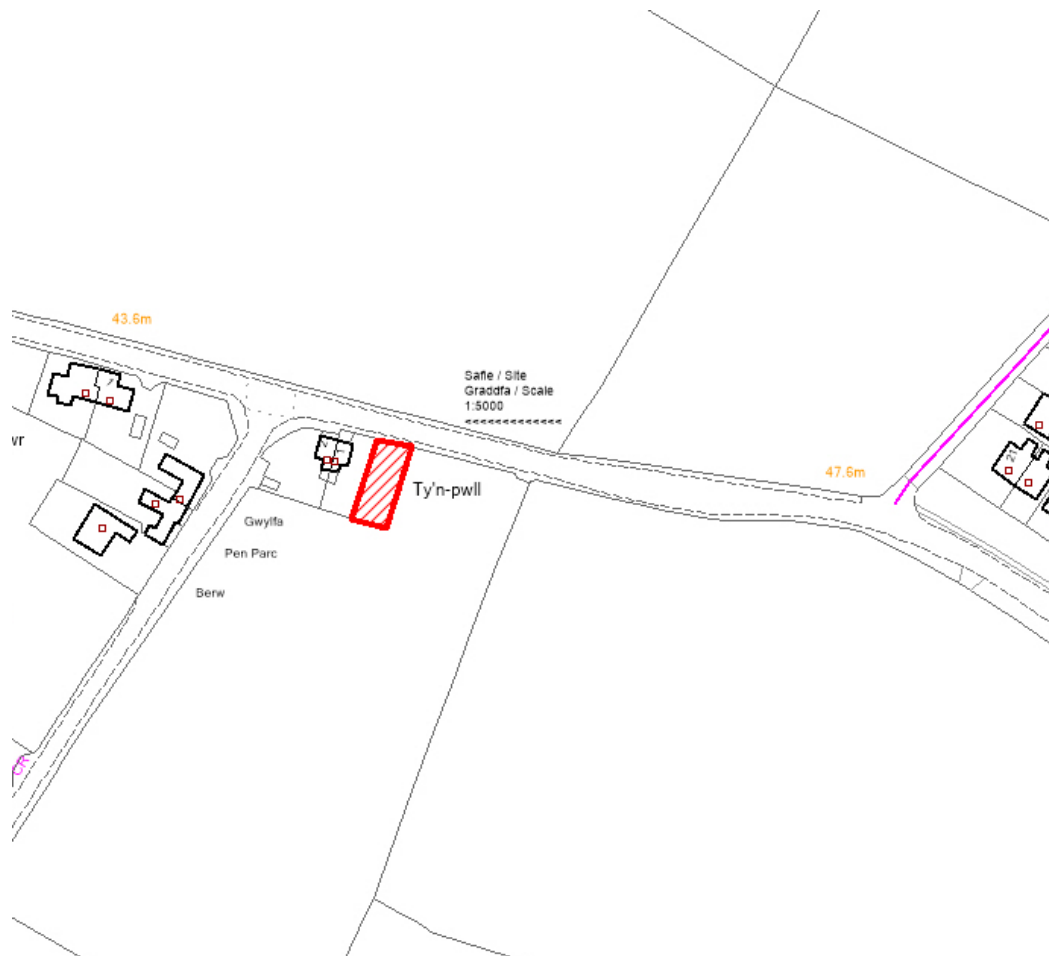
Rhif y Cais: **34C700** Application Number

Ymgeisydd Applicant

Mr James Roberts

Cais llawn i godi annedd fforddiadwy ynghyd a gosod paced trin carthffosiaeth ar dir ger / Full application for the erection of an affordable dwelling together with the installation of a package treatment plant on land adjacent to

1 Tyn Pwll, Rhostrehwfa



Planning Committee: 04/01/2017

Report of Head of Regulation and Economic Development Service (GJ)

Recommendation:

Permit.

Reason for Reporting to Committee:

The application is being presented to the Committee as the application is a departure from the Ynys Mon Local Plan and Stopped Unitary Development Plan which we are minded to approve.

1. Proposal and Site

The application is a full application for the erection of an affordable dwelling together with the installation of a package treatment plant on land adjacent to 1 Tyn Pwll, Rhostrehwfa.

2. Key Issue(s)

The key issue is whether the applicant is in affordable need and whether the application complies with the Draft Interim Planning Policy: Housing in Rural Clusters adopted by the Isle of Anglesey County Council on December, 2011.

3. Main Policies

Ynys Mon Local Plan

Policy 1 – General Policy

Policy 31 – Landscape

Policy 42 – Design

Policy 48 - Housing Development Criteria

Policy 53 – Housing in the Countryside

Gwynedd Structure Plan

Policy A6 – Housing in the Countryside

Policy D4 – Siting and Design

Policy D29 - Design

Stopped Unitary Development Plan

Policy GP1 – Development Control Guidance

Policy GP2 – Design

Policy EN1 – Landscape Character

Policy HP6 – Dwellings in the Open Countryside

4. Response to Consultation and Publicity

Community Council – Approval Recommended

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

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

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

Welsh Water – Conditional Approval

Drainage - Comments

Highways Department – Conditional Approval

Affordable Housing Officer – Supports the application and confirmed that the applicant is in affordable need.

Site notices was placed near the site. The expiry date for receiving representations was the 10/8/16. At the time of writing the report no letters were received.

5. Relevant Planning History

None.

6. Main Planning Considerations

The application site is located within a small cluster in an open countryside location and outside any settlement boundaries of the Ynys Mon Local Plan and Stopped Unitary Development Plan.

In December 2011 the council adopted a Draft Interim Planning Policy: Housing in Rural Clusters which was to ensure that the Local Planning Authority maintains a 5 year housing land supply until the Joint Local Development Plan for Ynys Mon and Gwynedd is adopted. Current Housing Policies in the development plan as well as the Stopped Unitary Development Plan will still be given weight as a material consideration in dealing with current applications. The interim policy applies to applications for single affordable housing within the named clusters. The policy is a material consideration and the weight attached when dealing with appropriate applications will depend upon other material considerations that may be applicable in each individual case.

The interim policy promotes new housing that will contribute to meeting recognised local need for affordable housing. The additional policy can supplement, in a small way, the current planning policy framework that would enable the Council to meet the statutory requirements to provide a continuous five year supply of land for new housing.

The Draft interim Planning Policy PT2: New Housing in Rural Clusters states:-

- Local community need for an affordable dwelling has been proven.
- The site is located between or adjacent to existing buildings that are shaded on the maps included in the Interim Policy document.
- The dwelling will need to successfully blend in with the pattern of surrounding development in terms of its design, plot size, layout of the plot, its construction materials and any relevant design guides.
- The size of the property is appropriate to the affordable housing needs of the applicant.
- The impact on the landscape is minimised by utilizing and retaining natural features and any other boundary features present on the application site.

The application complies with all criteria listed in the above policy. The affordable housing officer of the council has confirmed that the application is in affordable need, the site is located adjacent existing buildings as shown on the maps within the interim policy document. The design of the dwelling fits in with the existing pattern of development and not considered to have a negative impact on the area. It is also considered that the size of a dwelling is appropriate to an affordable dwelling.

The number of dwellings granted within the first five years of operating the policy will be restricted to two dwellings per cluster in order to minimise the impact on the very smallest groups and to prevent the possibility of coalescence with nearby clusters or settlements.

A Section 106 legal agreement will be attached to any dwelling granted planning permission restricting occupancy to those people who qualify as being local and are in need of affordable housing. There will also be a condition attached to any permission to manage residential permitted development rights to prevent the construction of an extension that would impact detrimentally on the future occupancy of the property by people who qualify as being local and in need of affordable housing.

Qualifying local person – As the policy is intended to facilitate new dwellings to meet a more localised housing need in areas where open market dwellings would not normally be allowed, the people who qualify as being local must fit into one of the following categories:-

- Lived in the Community Council area of the application site or an adjoining Community Council area for a continuous period of five years or more immediately before submitting the application/occupying the property in question, or for a continuous period of five years or more at some time in the past.
- A suitably qualified local person, who intends to occupy the dwelling, must be in need of an affordable dwelling and is unable to obtain an existing dwelling within 1km of their preferred location on the open market because there are no affordable properties available within that radius.

An affordability assessment has been undertaken by the Council's Affordable Housing Officer and they have confirmed that the applicant is in need for an affordable dwelling.

The design of the dwelling is appropriate to the setting and is sited immediately adjacent to a shaded property as indicated in the draft interim policy map. The dwelling has a footprint of 53.2 square metres and is considered of an affordable type. A permitted development restriction will be placed on the permission in order to manage permitted development rights to ensure a dwelling is not extended unduly which in turn could push up the price possibly beyond a comparable affordable value.

The policy states that clusters are limited to two dwellings per cluster for the first five operational years of the policy. No further dwellings have been approved in the Cae Garw cluster since its adoption.

Siting, Design, External Appearance and Landscaping and Amenity Considerations

Policy 1, 42 and 48 of the Ynys Mon Local Plan, D4 and D29 of the Gwynedd Structure Plan, Planning Policy Wales Edition 9 and Technical Advice Note 12 (Wales): Design, Supplementary Planning Guidance A Design Guide for the Urban and Rural Environment, GP1 and GP2 of the Stopped Unitary Development Plan are material in respect of siting, design and external appearance and landscaping and the development is considered to accord with these policy provisions.

It is not considered that the proposals will unacceptably affect the residential amenities of adjacent residential properties by virtue of overlooking, unacceptably affect the outlook or overshadow adjacent residential properties.

Highways and Parking

Policy FF11 and FF12 of the adopted Gwynedd Structure Plan and Policy 1 and 26 of the Ynys Mon Local Plan and Planning Policy Wales Edition 9, Technical Advice Note 18 (Wales) Transport, Isle of Anglesey Parking Standards (10/1994) and GP1 and TR10 of the Stopped Ynys Mon Unitary Development Plan relate to parking and access considerations. The Highway's Section of the council are satisfied with the submitted details with appropriate worded conditions.

7. Conclusion

An affordability assessment has been undertaken by the Council's Affordable Housing Officer and they have confirmed that the applicant is in need for an affordable dwelling.

The application also complies with interim planning policy PT2: New Housing in Rural Clusters.

8. Recommendation

To **permit** the application subject to conditions and the signing of a S106 agreement requiring the dwelling to be affordable.

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

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

(02) The access shall be laid out and constructed strictly in accordance with the submitted plan 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 interest of Highway Safety.

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

Reason: In the interest of highway safety.

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

Reason: In the interest 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 interest of highway safety.

(06) A 1.8 metre wide pedestrian footway shall be constructed along the frontage of the site adjacent the public highway. The footway shall be completed in to the full satisfaction of the Local Planning Authority before the use hereby approved commences.

Reason: In the interest of highway safety.

(07) 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.

It is a requirement under law to serve an abnormal loads notice to police and to Highway and Bridges Authorities under "The Motor Vehicle (Authorisation of Special Types) General Order 2003".

The Highways Authority will be utilising Section 59 of the Highways Act 1980 "Recovery of expenses due to extraordinary traffic" to recover compensation for any damage done to the public highway as a result of this development.

Reason: In the interest of highway safety.

(08) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Amendment) (Wales) Order 2013 (or any Order re-voking 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.

(09) 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

(10) The development permitted by this consent shall be carried out strictly in accordance with the plans submitted under planning application reference 34C700.

| | | |
|------------------------------|---------------------|-----------------|
| Location Plan | 163/01 | 14/07/16 |
| Proposed Floor Plan | 163/02 | 14/07/16 |
| Proposed Block Plan | 163/05 Rev B | 04/08/16 |
| Proposed Elevations | 163/03 | 14/07/16 |
| Visibility Splay Plan | 163/07 | 06/09/16 |

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

Interim Planning Policy: Housing in Rural Clusters Adopted December 2011

Technical Advice Note 12: Design

Planning Policy Wales 9th Edition

Rhif y Cais: **35C262C** Application Number

Ymgeisydd Applicant

Mr Phil Jones

Cais llawn i godi annedd a modurdy arwahan ar dir ger / Full application for the erection of a dwelling and detached garage on land adjacent to

Tyn Pwll, Llangoed



Planning Committee: 04/01/2017

Report of Head of Planning Service (GJ)

Recommendation:

Permit.

Reason for Reporting to Committee:

The application is being presented to the Committee as the application is a departure from the Ynys Mon Local Plan and Stopped Unitary Development Plan which we are minded to approve.

1. Proposal and Site

The application is a full application for the erection of a dwelling at Tyn Pwll, Llangoed.

2. Key Issue(s)

The key issue is whether the principle of a dwelling can be supported and is the design acceptable in this location.

3. Main Policies

Ynys Mon Local Plan

Policy 1 – General Policy

Policy 31 – Landscape

Policy 42 – Design

Policy 48 Housing Development Criteria

Policy 53 – Housing in the Countryside

Gwynedd Structure Plan

Policy A6 – Housing in the Countryside

Policy A2 – Scale and Phasing of Housing

Policy D4 - Design

Policy D29 - Design

Stopped Unitary Development Plan

Policy GP1 – Development Control Guidance

Policy GP2 – Design

Policy EN1 – Landscape Character

Policy HP6 – Dwellings in the Open Countryside

4. Response to Consultation and Publicity

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

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

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

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

Welsh Water – Conditional Approval

Natural Resources Wales – No objection

Highways Department – No response at the time of writing the report.

Drainage Department - Comments

Site notices was placed near the site. The expiry date for receiving representations was the 09/12/16. At the time of writing the report no letters were received.

5. Relevant Planning History

35C262 - Outline application for the erection of a dwelling – 9/10/07 Granted

35C262A - Erection of a new dwelling together with the construction of a new vehicular access – 1/7/08 – Granted

35C262B - Full application for the erection of a dwelling, installation of a package treatment plant together with the construction of a new vehicular access – 8/3/12 – Granted

6. Main Planning Considerations

The principle of a dwelling has been established with the granting of permission albeit contrary to the recommendation made by Officers.

With this in mind, what must be determined here is whether the design of the dwelling is acceptable in terms of differences between it and that approved under reference 35C262B.

The differences being a different design, height and footprint to that originally approved. The original dwelling was 6.6metres high, with the new dwelling 7.7metres high. The footprint of the original dwelling was 239.80 metres square; however, the new dwelling has a footprint of 126.4 square metres.

Siting, Design, External Appearance and Landscaping and Amenity Considerations

Policy 1, 42 and 48 of the Ynys Mon Local Plan, D4 and D29 of the Gwynedd Structure Plan, Planning Policy Wales Edition 9 and Technical Advice Note 12 (Wales): Design, Supplementary Planning Guidance A Design Guide for the Urban and Rural Environment, GP1 and GP2 of the Stopped Unitary Development Plan are material in respect of siting, design and external appearance and landscaping and the development is considered to accord with these policy provisions.

It is not considered that the proposals will unacceptably affect the residential amenities of adjacent residential properties by virtue of overlooking, unacceptably affect the outlook or overshadow adjacent residential properties because of the distance and orientation of the proposal from existing properties.

Highways and Parking

Policy FF11 and FF12 of the adopted Gwynedd Structure Plan and Policy 1 and 26 of the Ynys Mon Local Plan and Planning Policy Wales Edition 9, Technical Advice Note 18 (Wales) Transport, Isle of Anglesey Parking Standards (10/1994) and GP1 and TR10 of the Stopped Ynys Mon Unitary Development Plan relate to parking and access considerations. The Highway's Section of the council are satisfied with the submitted details.

7. Conclusion

The proposal, bearing in mind that there is an extant permission on the site is considered acceptable.

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 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 interest of highway safety.

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

Reason: In the interest 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 site's boundary with the adjoining highway and nothing exceeding this height erected within 2m. of the said wall.

Reason: In the interest of highway safety.

(05) The access shall be completed with an asphaltic or concrete surface for the first 5 metres from the nearside edge of the County Highway with the surface water drainage system completed in working order before the use hereby permitted is commenced.

Reason: In the interest of highway safety.

(06) No surface water from within the curtilage of the site to discharge onto the County Highway. The drainage of the highway at the access along the frontage to be carried out to the requirements of the Highway Authority before any work on the remainder of the development is commenced.

Reason: In the interest of highway safety.

(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 interest of highway safety.

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

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

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

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

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

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

(11) The proposed development site is crossed by a public sewer with the approximate position being marked on the attached record plan. No development (including the raising or lowering of ground levels) will be permitted within the safety zone which is measured either side of the centre line.

Reason: To protect the integrity of the public sewer and avoid damage thereto.

(12) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Amendment) (Wales) Order 2013 (or any Order re-voking 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.

(13) The development permitted by this consent shall be carried out strictly in accordance with the plans submitted under planning application reference 35C262C.

| | | |
|----------------------------|------------------|-----------------|
| Proposed Images | A.00.4 | 11.11.16 |
| Site Layout | A.00.3 | 11.11.16 |
| Proposed Floorplans | A.00.1 | 11.11.16 |
| Site Location | A.00.SITE | 11.11.16 |
| Proposed Garage | A.00.2 | 11.11.16 |

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

Planning Policy Wales 9th Edition

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12.1

Gweddill y Ceisiadau

Remainder Applications

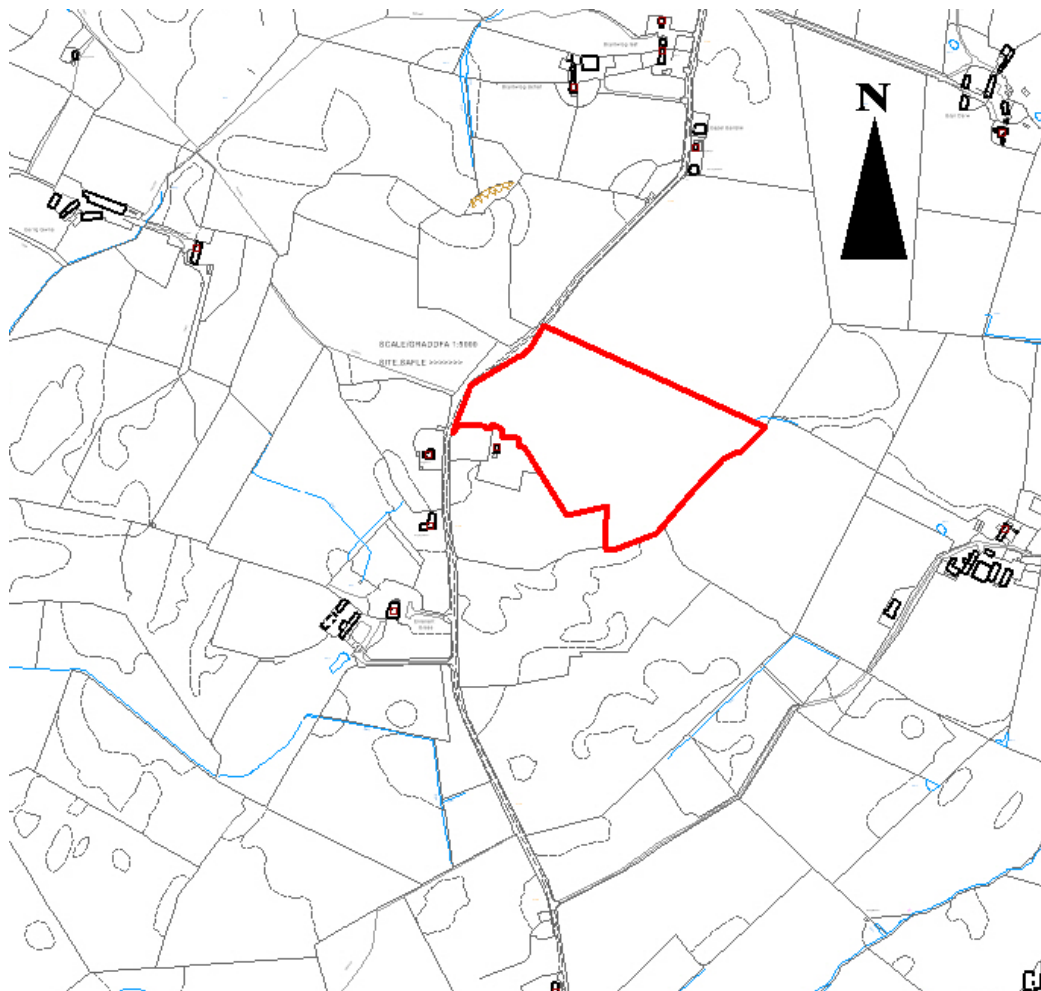
Rhif y Cais: **14C171J/ENF** Application Number

Ymgeisydd Applicant

Messrs Jones & Williams

Cais ôl-weithredol ar gyfer cadw a cwblhau llety gwyliau newydd ynghyd a newid defnydd tir i marchogyddiaeth cysylltiedig yn / Retrospective application for the retention and completion of a new build holiday accommodation together with change of use of land to associated equestrianism at

Stryttwn Farm, Tynlon



Planning Committee: 04/01/2017

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

Recommendation:

Refuse

Reason for Reporting to Committee:

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

1. Proposal and Site

The proposal is for retrospective planning permission for the retention and completion of a new build holiday accommodation together with change of use of land to associated equestrianism at Stryttwn Farm, Tyn Lon.

The application site is located within the farm yard of Stryttwn Farm located in the open countryside some 1.6km from the nearby settlement of Llynfaes.

2. Key Issue(s)

The key issues are whether or not the development complies with local and national policies relating to the development of new holiday accommodation and the proposals effect upon the character and appearance of the area.

3. Main Policies

Ynys Môn Local Plan

Policy 1 – General Policy

Policy 8 – Holiday Accommodation

Policy 26 – Car Parking

Policy 31 – Landscape

Policy 42 – Design

Gwynedd Structure Plan

Policy CH2 – High Quality Holiday Accommodation

Policy D3 – Landscape Conservation Areas

Policy D4 – Location, siting and design

Policy D29 – Design

Stopped Unitary Development Plan

Policy GP1 – Development Control Guidance

Policy GP2 – Design

Policy TR10 – Parking Standards

Policy TO2 – Holiday Accommodation

Policy EN1 – Landscape Character

4. Response to Consultation and Publicity

Councillor Dylan Rees – No response at time of writing report.

Councillor Nicola Roberts - No response at time of writing report.

Councillor Robert G Parry OBE – Request that the application be referred to the Planning Committee for determination.

Highways – Recommend conditional approval.

Drainage – Drainage satisfactory

Footpath Officer – Public footpath unaffected.

Welsh Water - No objection.

Community Council - No objection, but attention needs to be drawn to the highway.

Natural Resources Wales – No objection. Comments regarding protected species and foul drainage.

Environmental Health – Observations regarding environmental protection.

Response to publicity.

None received at time of writing report.

5. Relevant Planning History

14C171F – Full application for the conversion of a stable into a dwelling at Stryttwn Farm, Tyn Lon. Refused – 14/11/2013

14C171G - Full application for the conversion of a stable into a dwelling at Stryttwn Farm, Tyn Lon – Granted – 09/04/2014

14C171H/ENF – Retrospective application for the erection of new build holiday accommodation at Stryttwn Farm, Tyn Lon - Refused – 03/03/2016

6. Main Planning Considerations

Planning permission was granted on the 9th April 2014 for the conversion and extension of an existing stable into a dwelling.

In March 2015 it came to the Council's attention that, rather than convert and extend the existing building in accordance with that which had been granted planning permission the building had been almost entirely demolished and was in the process of being rebuilt.

A visit to the site on 10/03/2015 revealed that all but part of the eastern gable wall and a small section of the front wall had been demolished and was in the process of being rebuilt in breeze block construction. At the time of the visit the building was constructed to wall plate level and works were being undertaken to clad the front elevation with natural stone.

Whilst the matter is in clear breach of that which was granted planning permission and could be the subject of formal enforcement action, following discussions between officers and the applicant to explore the options available and in accordance with Assembly Government advice a retrospective application was submitted for the retention and completion of the development as new build holiday accommodation.

The application (ref 14C171H/ENF) was refused on the 3rd March 2016 by the Planning Committee following a one month cooling off period on the grounds that the proposal would constitute the erection of a new holiday unit in the open countryside in an isolated rural location unrelated to and far removed from any settlement and/or other facilities and which was not justified as being part of an overall scheme which would add to tourism and recreation facilities in the area.

The current application has been submitted for the retention and completion of the development as new build holiday accommodation together with change of use of land to associated equestrianism in an effort to overcome the reasons for refusal on the previous application and to regularise matters.

Guidance in Planning Policy Wales (Edition 9) (PPW) affords protection to the open countryside with paragraph 4.7.8 clearly stating that development in the countryside should be located within and adjoining those settlements where it can be best accommodated in terms of infrastructure, access and habitat and landscape conservation...new buildings in the open countryside away from existing settlements or areas allocated for development in development plans must be strictly controlled. All new development should respect the character of the surrounding area and should be of appropriate scale and design.

Paragraph 11.1.7 of PPW acknowledges that in rural areas tourist related development is an essential element in providing for a healthy, diverse local and national economy. It can contribute to the provision and maintenance of facilities for local communities. Here too development should be sympathetic in scale and nature to the local environment and the needs of visitors and the local community.

Paragraph 11.1.8 of PPW states that tourism development should be accessible by a variety of sustainable means of travel, particularly, walking, cycling and public transport.

Policy CH2 of the Gwynedd Structure Plan, policy 8 of the Ynys Mon Local Plan and policy TO2 of the Stopped Unitary Development Plan are permissive policies relating to the development of high quality holiday accommodation. They state that applications for high quality holiday accommodation will be permitted provided that they do not conflict with other policies in the plans and where they do not cause unacceptable harm to the environment. In particular, the Council will favourably consider proposals which form an integral part of an overall scheme which adds to tourism and recreation facilities in the area.

The Councils Supplementary Planning Guidance (SPG) on Holiday Accommodation states there are challenging judgements to be made in determining what provides a high quality of development. At the time of making a planning application the land use judgement required about the 'quality' of the development does not refer to a recognised accommodation grading scheme by the tourism industry but to the quality of the development in terms of land use considerations.

Criteria which help define high quality development in terms of land use considerations according to the SPG are:

- Sites normally not lying in open countryside or are visually intrusive,
- Sites that do not cause adverse harm to protected landscapes (e.g. the AONB) – which would suggest that they have existing landscape cover and no major visual impact,
- Protecting undeveloped coast,
- Protecting and promoting biodiversity interest,
- Respect for the historic and natural environment,
- Make better use of land by consolidating areas of existing tourism activity (tourist attractions, marina etc.)

- Well located in relation to existing transport network
- Enhancing previously developed (brownfield) land
- Part of a scheme for agricultural diversification and supporting the rural economy
- Projects which enhance biodiversity interest
- Helps reinforce and strengthen an existing tourism centre.

Paragraph 5.7 of the SPG sets out criteria for assessing the location of holiday accommodation. This proposal is categorised as being on a Brownfield site in the Open Countryside and states that the justification required to support a proposal at this location are as follows:

- Whilst being preferable to greenfield locations, such sites should still need justification above alternative locations within or on the edge of settlements in the vicinity.
- Schemes at such locations would be expected to have on-site provision of tourist facilities other than simply the accommodation itself.

The above guidance and policies are designed to encourage the development of high quality visitor accommodation in the right place. In considering proposals for holiday accommodation, the impact on the local economy, landscape, environment and the character of the area will be important considerations. The Council will not support proposals for badly sited development in unsustainable locations.

As previously stated the application is seeking permission for the retention of the unauthorised works already carried out and the completion of the development for use as holiday accommodation together with change of use of land to associated equestrianism.

The siting and design of the proposal is virtually identical the conversion scheme granted planning permission in April 2014, consequently there is no objection to the proposal from siting and design point of view.

However, the nature of the application currently under consideration is fundamentally different than that previously granted permission and different material planning and policy considerations apply.

The previous application was refused on the grounds that the proposal would constitute the erection of a new holiday unit in the open countryside in an isolated rural location unrelated to and far removed from any settlement and/or other facilities and which was not justified as being part of an overall scheme which would add to tourism and recreation facilities in the area.

The current application includes the change of use of land to associated equestrianism in addition to the new build holiday accommodation and which goes some way in addressing objections to the previous scheme, however planning policies and guidance still require developments to be well located in terms of infrastructure, accessibility to public transport and facilities.

Whilst the current proposal therefore addresses, to some extent, previous objections, it does not however, overcome the unsustainability of the location of the site which is located approximately 1.2km from the nearest bus stop (Tyn Lon), 3.5km from the nearest shop/post office (Bodffordd), 5km from the nearest public house (Gwalchmai) and 7km from the nearest town (Llangefni).

It is therefore remains the case that the site is not well located in terms of accessibility to public transport and facilities and consequently users would be reliant upon the use of private motor vehicles, this is contrary to the sustainability principles of Planning Policy Wales and guidance contained with the Council's Supplementary Planning Guidance.

7. Conclusion

Whilst this is a finely balanced decision, it is considered that, on balance, the proposal is unacceptable, being located in the open countryside unrelated to and far removed from any settlement or other facilities and amenities and would lead to users being reliant upon the use of private vehicles contrary to relevant local and national policies and guidance.

8. Recommendation

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

(01) The application site is located within a designated Special Landscape Area. The proposal would constitute the erection of a new holiday unit in the open countryside in an isolated rural location unrelated to and far removed from any settlement and/or other facilities. This is contrary to policies 1, 8 and 31 of the Ynys Mon Local Plan, policies CH2 and D4 of the Gwynedd Structure Plan, policies GP1, TO2 and EN1 of the Stopped Unitary Development Plan, advice contained with Supplementary Planning Guidance: Holiday Accommodation and the sustainability principles and advice contained within Planning Policy Wales (Edition 9).

9. Other Relevant Policies

Planning Policy Wales (Edition 9)

Technical Advice Note 13 – Tourism

Technical Advice Note 9 - Enforcement of Planning Control

SPG: Design Guide for the Urban and Rural Environment

SPG: Holiday Accommodation

Planning Committee: 04/01/2017

Report of Head of Regulation and Economic Development Service (AWL)

Recommendation:

Permit.

Reason for Reporting to Committee:

The application is submitted by the Local Authority.

1. Proposal and Site

The application lies at Ysgol Parc y Bont, Llanddaniel Fab.

The proposal entails classroom extension, cloak area extension, refurbishment, hard surface extension and car park revisions.

2. Key Issue(s)

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

3. Main Policies

Ynys Mon Local Plan

Policy 1 – General Policy

Policy 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 (9th Edition), January 2016

Technical Advice Note 12 – Design

4. Response to Consultation and Publicity

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

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

Highways Department – Responded to Community Council comments regarding pedestrian safety and consider it a very important issue that should be addressed.

Drainage – Representations with observations regarding soak away. This has been addressed with the agent.

Community Council – Supportive with observations regarding pedestrian safety. This has been addressed with the agent, no response has been 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 is the 14/12/2016. At the time of writing this report, no letters of representations had been received.

5. Relevant Planning History

No relevant site history

6. Main Planning Considerations

The proposed entails the erection of a new classroom extension to the side of the existing primary school and new cloakroom extension to the rear. A new hard surface play area will be created with access alterations and a new car park for staff vehicles.

The proposed extensions will be of single storey within the existing school grounds. The walls will consist of blockwork finished with roughcast render with slate pitched roof, the cloak room will have a flat roof. There will also be new metal fencing around the new hard standing areas. The proposed materials for the proposal are considered acceptable. It is not considered that the proposed scheme will impact the surrounding amenities or any neighbouring properties to a degree that it should warrant a refusal.

7. Conclusion

The proposed development is considered acceptable to the Local Planning Authority.

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 on the 11/11/2016 under planning application reference 21LPA727A/CC.

| Drawing number | Date Received | Plan Description |
|----------------|---------------|----------------------------|
| 005 | 11/11/2016 | Proposed site layout |
| 006 | 11/11/2016 | Proposed ground floor plan |
| 007 | 11/11/2016 | Proposed elevations |

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.

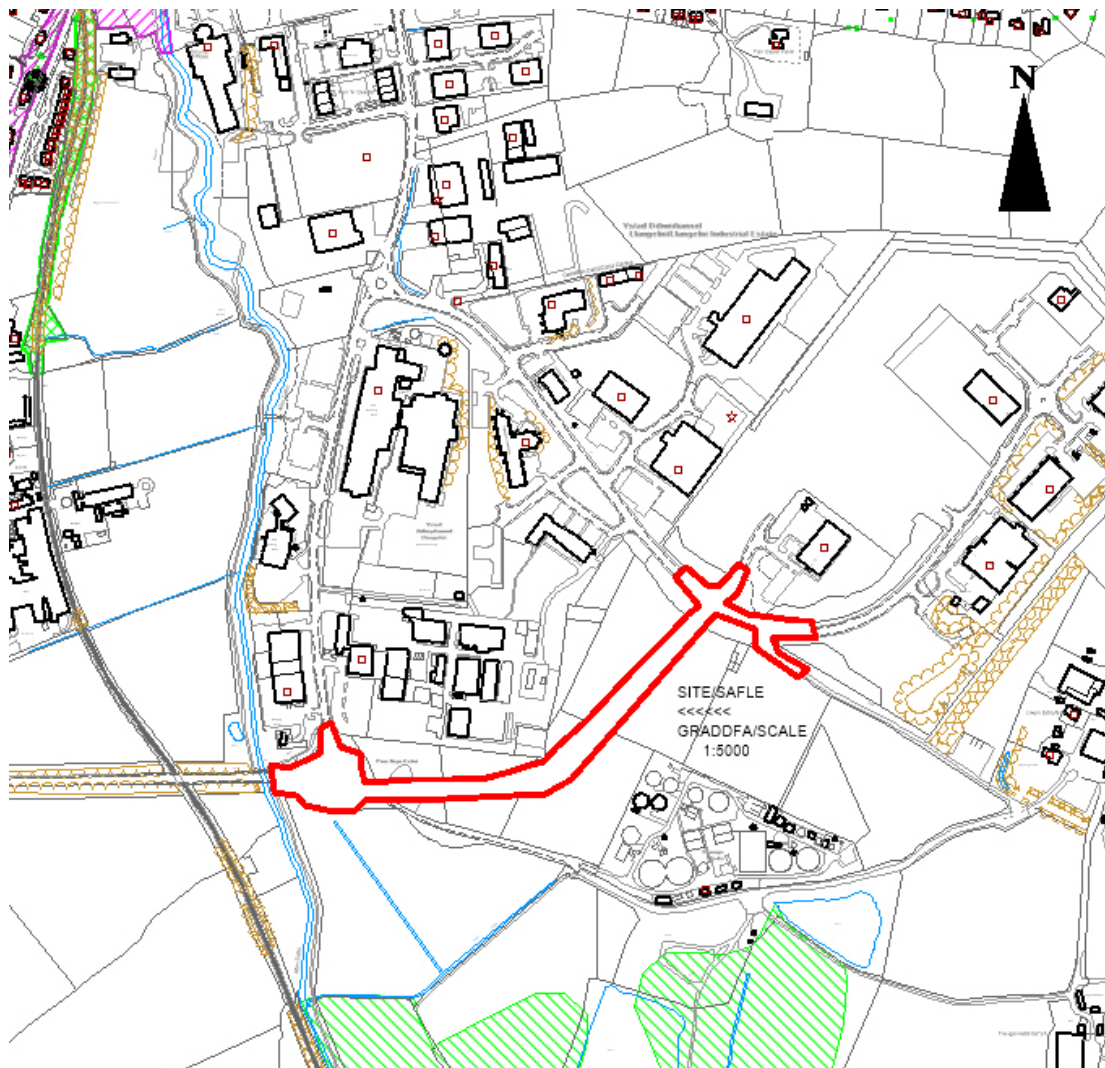
Rhif y Cais: 34LPA1013B/DA/CC Application Number

Ymgeisydd Applicant

Cyngor Sir Ynys Môn

Cais am faterion a gadwyd yn ôl ar gyfer manylion llawn o ddylunio, goleuo, toriadau, lleoli a thirlunio o Adran 3 o ffordd gyswllt ar dir rhwng Ffordd Stad Diwydiannol a Ffordd Ddosbarthu Bryn Cefni, / Application for reserved matters for full details of design, lighting, section, siting and landscaping of Section 3 of the link road on land between Industrial Estate Road and Bryn Cefni Distributor Road,

Llangefni



Planning Committee: 04/01/2017

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

Recommendation:

Permit.

Reason for Reporting to Committee:

This is an application made by the Council.

1. Proposal and Site

Planning permission for the construction of the link road was given in December 2015. The application was a hybrid made part in full and part in outline form.

This application relates to section three of the scheme which was made in outline form.

Matters reserved for consideration of that part of the scheme include:

design
lighting
sections
siting
landscaping

These are now presented for determination.

Section 3 of the Link Road measures approximately 530 m in length. The section will link Junction 2 to Junction 3 via a new third arm on Junction 2 which will replace the existing third arm currently used to access the Wastewater Treatment Works (WwTW). A new access just east of Junction 2 will serve Llwyn Ednyfed and the WwTW.

The Link Road will curve to the north and connect into a new roundabout (Junction 3) at the spine road through Bryn Cefni Business Park, on the bend to the east of the existing entrance to Mona Lifting Ltd. The northern arm of this new roundabout will serve the northern parts of the existing business park, whilst the western and eastern arms will provide connectivity to the Bryn Cefni Business Park.

2. Key Issue(s)

With planning permission granted for the road what remains to be considered here is whether the details as listed above are acceptable namely:

design, sections and siting
lighting,
landscaping

Additionally, further information regarding ecology and archaeology are relevant and will be referred to below.

3. Main Policies

Whilst the Link Road has been granted planning permission, an update of the current position in terms of policy is included for clarity.

It should be noted however that a full appraisal in terms of Development Plan Policy of the then proposed link road was made at the original application stage.

Planning Policy Wales Edition 9 November 2016

Since the approval of the Link Road in 2015, Welsh Government has published a revised version of Planning Policy Wales (Edition 9). Sections updated include:

Local Development Plans, Development Management, Historic, Environment Planning for Sustainability, Conserving and Improving Natural Heritage and the Coast, Retail and Commercial Development, Minerals, Infrastructure and Services.

It is not considered that the changes made in respect of the above have any bearing on the acceptability of the link road as a whole or the details submitted here.

Local Plan context.

As mentioned earlier a detailed assessment of the acceptability of the link road was made when the original application was submitted and no further assessment will be made here.

However, since submission of the original application, the Council has submitted the Joint Local Development Plan (Joint LDP) to the Welsh Government for Examination. This plan should be considered as a material consideration but it is noted that policies could be amended or deleted from the plan even though they may not have been the subject of a representation at deposit stage. PPW9 notes that:

“In considering what weight to give to the specific policies in an emerging LDP that apply to a particular proposal, local planning authorities will need to consider carefully the underlying evidence and background to the policies.” (PPW9 para 2.14.1)

The Plan identifies Llangefni as an Urban Service Centre which is defined as having a sub-county role in terms of providing a wide range of services and facilities for its own population and parts of the county. It includes the link road as a Protected New Route Corridor and includes the identified Enterprise Zones.

Policy TRA1 comments;

This policy identifies specific transport improvement schemes including Llangefni Link-Road which it notes will improve access to the Enterprise Zone site and further support of the growth and expansion of the Grŵp Llandrillo-Menai campus. It further notes that the scheme would also improve links with the A55 dual carriageway and overcome traffic constraints in the wider area of Llangefni.

4. Response to Consultation and Publicity

Local Members: No comments

Town Council: No comments

Highways: No objection suggest condition

Natural Resources Wales: Comments in respect of flood risk seeking clarification, satisfied that the scheme will not harm protected species and set guidelines regarding contaminated land should be adhered to

Welsh Water:

Gwynedd Archaeological Planning Service:

Ecological Advisor: No object/comments

5. Relevant Planning History

Outline planning permission was given for this part of the link road in December 2015.

Section 3 was assessed within the Environmental Assessment submitted as part of the application made for the complete link road approved under ref 34LPA1013/FR/EIA/CC.

The information which was provided within the Environmental Statement has now been supplemented by updated ecology surveys and an arboricultural impact assessment.

A screening opinion ref 34LPA1013A/CC/SCR confirmed that no further EIA was required.

6. Main Planning Considerations

Each of the "Reserved matters" shall be dealt with along with the additional information provided.

Design, sections and siting

The design, sections and siting have been assessed by the appropriate technical consultees and are considered appropriate meeting the needs for the continuation of the link road.

Lighting

The proposed lighting for the Link Road has been designed in accordance with industry standards, guidance and recommendations in order to provide an adequate level of illuminance for security, safety and amenity throughout the site, whilst limiting obtrusive light, over-lighting and energy consumption.

The luminaires selected for the Link Road are Axia LED luminaires manufactured by Urbis Lighting which have good light control and cut off angles to reduce light spillage, control glare and limit sky glow. The luminaires are proposed to be mounted on 5-8 m high columns with outreach brackets that tilt/ uplift the luminaire to 5 degrees above the horizontal axis. The specified luminaires have a 0% Upward Light Output.

Three different types of lighting are specified:

9.59kml LED luminaires with an 8m high column at the roundabouts to improve road safety and night time visibility;

7.99kml LED luminaires with an 8m high column on the western half of the road; and

7.99kml LED luminaires with an 5m high column on the eastern section of the road to provide a slightly darker crossing point for bats to minimise the disruption to the flight line from the WWTW along existing field boundaries and onto the wider network on habitat corridors.

Street lights will be situated along both sides of the carriageway throughout the length of the Link Road. The proposed lighting will be dimmed between the hours of 01:00 and 07:00 using a scheduled dimming system.

The lighting proposed is within the parameters set out in the Lighting Assessment which accompanied the initial application.

Landscaping

The overall objectives of the highway landscape scheme include the retention of existing vegetation where possible. Additional planting is proposed in key locations to compensate for tree loss, screen (in the medium to long term) the movement of vehicles and help integrate the proposed Link Road into its surrounding landscape context.

The west bound side of the road would be edged by a verge on at the back of the footpath and the east bound side of the road would also contain a verge. On each side a mixed hedge would be planted comprising hazel, hawthorn, blackthorn and other common species. This would also contain traditional hedgerow trees such as beech, hornbeam, oak and alder.

An area of woodland would be planted immediately north of Junction 3. This would comprise scots pine, beech, oak and alder and other trees common to the area.

The scheme is considered appropriate for the development delivering the required level of mitigation.

Historic Landscape

Previous research has identified a prehistoric/Romano-British enclosure and some Neolithic activity with Section 3. Planning consent has been granted with GAPS and IACC agreeing that an open-area excavation is the most effective way to identify and record the later prehistoric or Romano-British enclosure and Neolithic features in Section 3. The methodology for this work, submitted under Condition (07) of the consent, has been approved.

Ecology

Section 3 of the Link Road route and a 50m buffer to either side was subject to an extended Phase 1 Habitat Survey which considered vegetation communities and other nature conservation features such as legally protected species.

It is considered that following consultation with NRW and the Councils ecological advisor that the scheme along with the proposed mitigation measures which will be described in more detail in the Construction Environment Management Plan are considered appropriate to ensure that there would be no adverse effects from the scheme on local designated sites, candidate site or protected species.

7. Conclusion

The Link Road already has planning permission in place and indeed a substantial proportion of it has been constructed.

The further details submitted with this reserved matters application are considered acceptable and as such can be approved.

8. Recommendation

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

The development shall be carried out in accordance with the below plans and details.

35998/LEA/CVD211 G Key constraints
35998/LEA/CVD212 G Key constraints
35998/LEA/CVD311 G Signage, white lining
35998/LEA/CVD312 G Signage, white lining
35998/LEA/CVD511 F Drainage and utilities
35998/LEA/CVD512 F Drainage and utilities
35998/LEA/CVD661 F Alignments
35998/LEA/CVD662 F Alignments
35998/LEA/CVD663 F Alignments
35998/LEA/CVD664 E Alignments
35998/LEA/CVD665 E Alignments
35998/LEA/CVD681 E Cross sections
35998/LEA/CVD711 F Pavement, kerbing and finishes
35998/LEA/CVD712 G Pavement, kerbing and finishes
35998/LEA/CVD801 D Gabion wall
35998/LEA/CVD802 D Gabion wall
35998/LEA/CVD803 A Soil reinforcement works
35998/LON/CVT/806 C Planting Plan
35998/LEA/CVD961 C Standard details
35998/LEA/CVD962 D Standard details

35998/LEA/CVD963 A Standard details
35998/LEA/CVD971 D Standard details
35998/LEA/CVD972 B Standard details
35998/LEA/CVD973 B Standard details
35998/LEA/CVD974 F Standard details
35998/LEA/CVD975 A Standard details

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.

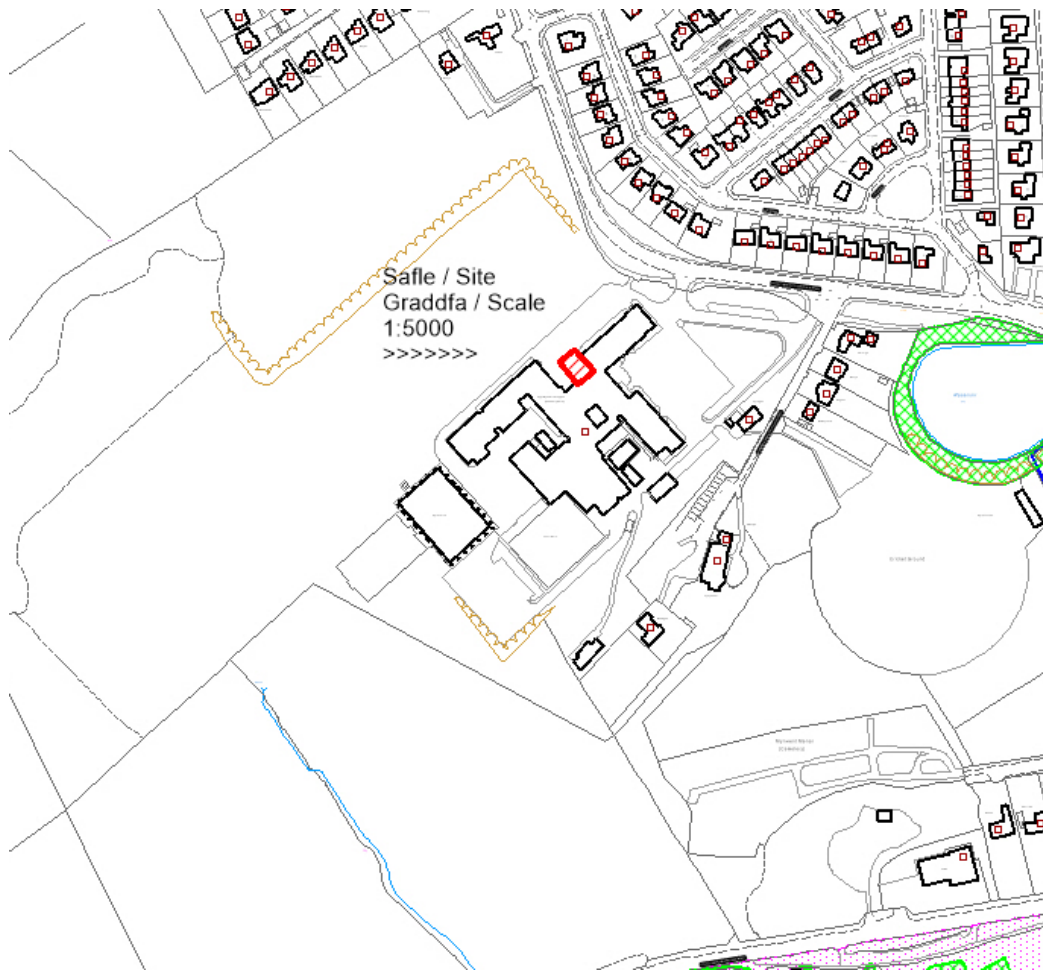
Rhif y Cais: **39LPA589P/CC** Application Number

Ymgeisydd Applicant

Head of Service (Highways, Waste and Property)

Cais llawn ar gyfer codi estyniad sy'n cynnwys lifft platform i drychiad de bloc 'B' yn / Full application for the construction of an extension containing a platform lift to the southern elevation of 'B' block at

Ysgol Uwchradd David Hughes, Porthaethwy/Menai Bridge



Planning Committee: 04/01/2017

Report of Head of Regulation and Economic Development Service (GJ)

Recommendation:

Permit.

Reason for Reporting to Committee:

The application is being presented to the Committee as the land is owned by the Council

1. Proposal and Site

The application is a full application for alterations and extensions to incorporate a lift for school pupils to the Southern elevation of Block B at Ysgol David Hughes, Menai Bridge.

2. Key Issue(s)

The key issue is the design of the extension, whether the extension fits in with the building and surrounding area and the effect on neighbouring residential properties.

3. Main Policies

Ynys Mon Local Plan

Policy 1 – General Policy
Policy 31 - Landscape
Policy 42 – Design

Gwynedd Structure Plan

Policy D4 – Siting and Design
Policy D29 - Design

Stopped Unitary Development Plan

Policy GP1 – Development Control Guidance
Policy GP2 – Design
Policy EN1 – Landscape Character

4. Response to Consultation and Publicity

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

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

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

Local Member (Jim Evans) – No response at the time of writing the report

Site notices was placed near the site. The expiry date for receiving representations was the 23/12/2016. At the time of writing the report no letters were received.

5. Relevant Planning History

39LPA589/CC – Place a satellite dish at Ysgol David Hughes, Menai Bridge. Granted 9th April 1990.

39LPA589A/CC – Erection to the technology department at Ysgol David Hughes, Menai Bridge. Granted 13th December 1993.

39LPA589B/CC – Siting of a single mobile classroom at Ysgol David Hughes, Menai Bridge. Approved 19/09/1995.

39LPA589C/CC – Retention of temporary classrooms together with provisions of additional parking facilities at Ysgol David Hughes, Menai Bridge. Granted 12/08/1996.

39LPA589D/CC – Alterations and extensions at Ysgol David Hughes, Menai Bridge. Granted 04/06/1998.

39LPA589F/CC – Change of use of land to form car park together with the construction of a new access road at Ysgol David Hughes, Menai Bridge. Granted 14/08/2002.

39LPA589G/CC – Construction of a new all-weather play area/ tennis courts with perimeter fencing and floodlighting at Ysgol David Hughes, Menai Bridge. Granted 14/08/2002.

39LPA589H/CC – Erection of a sports hall at Ysgol David Hughes, Menai Bridge. Approved 22/12/2003.

39LPA589J/CC – Demolition of existing fence and stone wall and the erection of a new mesh fence at Ysgol David Hughes, Menai Bridge. Approved 05/02/2004.

39LPA589K/CC – Alterations and extensions to kitchen at Ysgol David Hughes, Menai Bridge. Approved 03/07/2008.

39LPA589M/CC – Erection of 3 signs to direct the public to the sports centre at Ysgol David Hughes, Menai Bridge. Approved 31/07/2008.

39LPA589N/CC – Erection of a 11kv substation on land at Ysgol David Hughes, Menai Bridge. Approved 28/07/2010.

6. Main Planning Considerations

The application is for the erection of a 3 storey, flat roof extension on the Southern Elevation of Block B in order to provide a lift for the school.

The extension will fit in with the existing building without having a negative impact upon the surrounding area.

Due to the location and distance of the extension from residential properties, it is not considered that the proposal will have a negative impact upon the amenities of neighbouring neighbours

7. Conclusion

The proposal is acceptable in policy terms; the extension will fit in with the existing building without harming the amenities of nearby residential properties.

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 hereby permitted shall be carried out in strict conformity with the details received under application reference 39LPA589P/CC.

| | | |
|-----------|-------------|----------|
| Site Plan | AL/15083/01 | 22/11/16 |
|-----------|-------------|----------|

| | | |
|---|--------------------|-----------------|
| Existing and Proposed Western Elevations | AL/15083/03 | 22/11/16 |
| Existing and Proposed Southern Elevations | AL/15083/04 | 22/11/16 |
| Proposed Ground Floor Plan | AL/15083/06 | 22/11/16 |
| Proposed Lower Ground Floor Plan | AL/15083/07 | 22/11/16 |
| Existing and Proposed First Floor Plan of 'B' Block | AL/15083/08 | 22/11/16 |
| Existing and Proposed Second Floor Plan of 'B' Block | AL/15083/09 | 22/11/16 |

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

Planning Policy Wales 9th Edition

12.5

Gweddill y Ceisiadau

Remainder Applications

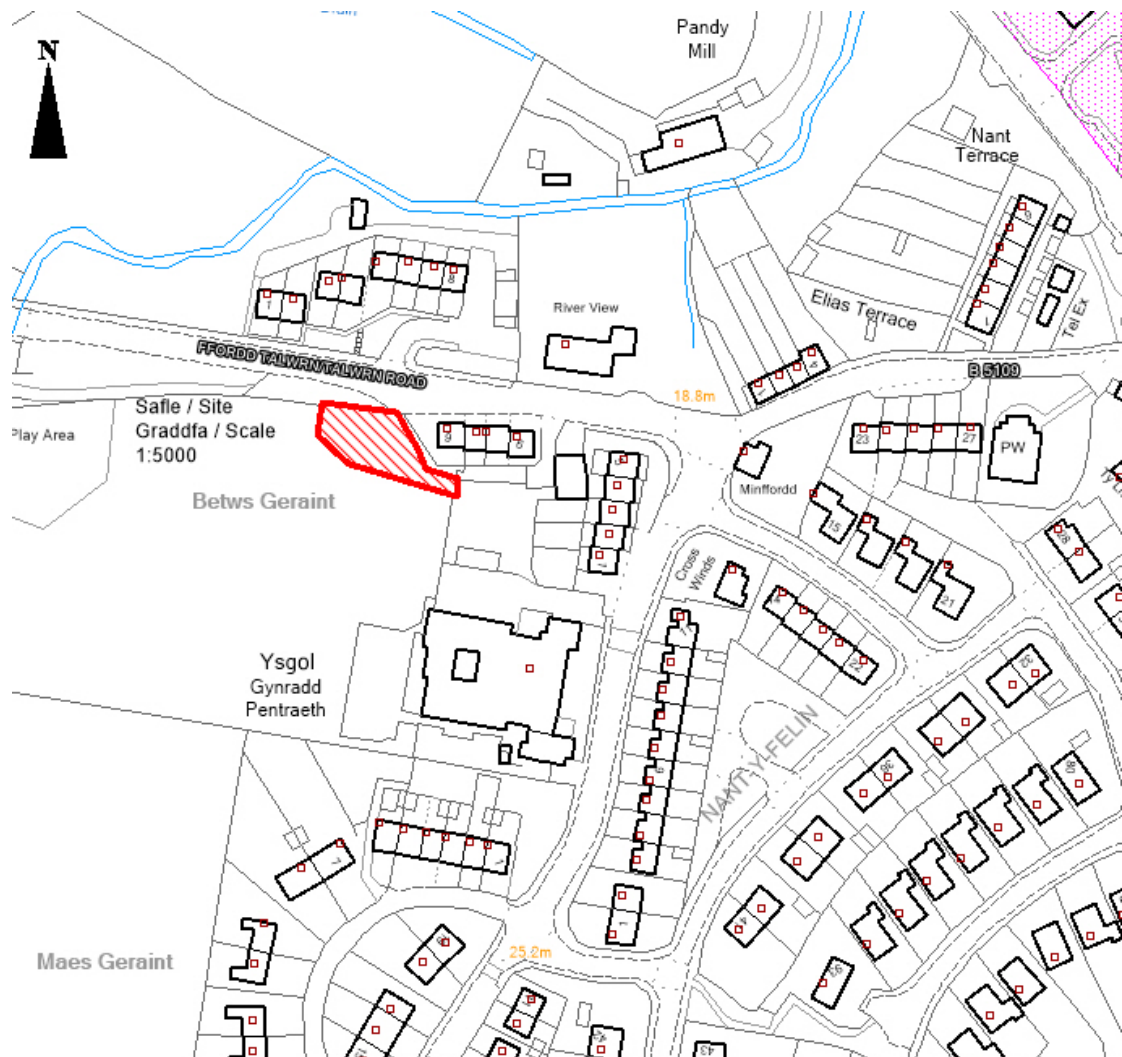
Rhif y Cais: **42C253** Application Number

Ymgeisydd Applicant

Cyngor Cymuned Pentraeth

Cais llawn i newid defnydd darn o dir i parc chwarae plant yn / Full application for change of use part of the land into a children's park at

Ysgol Gynradd Pentraeth, Pentraeth



Planning Committee: 04/01/2017

Report of Head of Regulation and Economic Development Service (GJ)

Recommendation:

Permit.

Reason for Reporting to Committee:

The application is being presented to the Committee as the land is owned by the Council

1. Proposal and Site

The application is a full application for the change of use of part of the existing field into a playground at Ysgol Gynradd Pentraeth, Pentraeth

2. Key Issue(s)

The key issue is whether the proposal would have a negative impact on neighbouring residential properties and the impact on the primary school.

3. Main Policies

Ynys Mon Local Plan

Policy 1 – General Policy

Policy 17 - Recreation and Community Facilities

Policy 31 - Landscape

Policy 42 – Design

Gwynedd Structure Plan

Policy D4 – Siting and Design

Policy D29 - Design

Stopped Unitary Development Plan

Policy GP1 – Development Control Guidance

Policy GP2 – Design

Policy CC1 – Community Facilities

Policy EN1 – Landscape Character

4. Response to Consultation and Publicity

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

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

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

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

Site notices was placed near the site. The expiry date for receiving representations was the 09/12/16. At the time of writing the report no letters were received.

5. Relevant Planning History

None.

6. Main Planning Considerations

The application is for the change of use of part of the primary school land into a playground. The playground will be available for the use of the community and primary school with access available from the primary school and from Talwrn Road.

It is not considered that the change of use of the small area of land will have a negative impact on adjoining surrounding properties. The proposal would provide an opportunity for local children to have a playing area close by.

Policy 17 of the Ynys Mon Local Plan and Policy CC1 of the Stopped Unitary Development Plan supports development of community facilities.

7. Conclusion

The proposal is acceptable in policy terms; it is not considered that the proposal would harm the amenities of nearby residential properties.

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 hereby permitted shall be carried out in strict conformity with the details received under application reference 42C253.

| | |
|----------------------------|-------------------|
| Proposed Playground | 10/11/2016 |
| Location Plan | 10/11/2016 |
| Block Plan | 10/11/2016 |

Reason: For the avoidance of doubt.

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

9. Other Relevant Policies

Technical Advice Note 12 – Design

Planning Policy Wales 9th Edition

13.1

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Other Matters

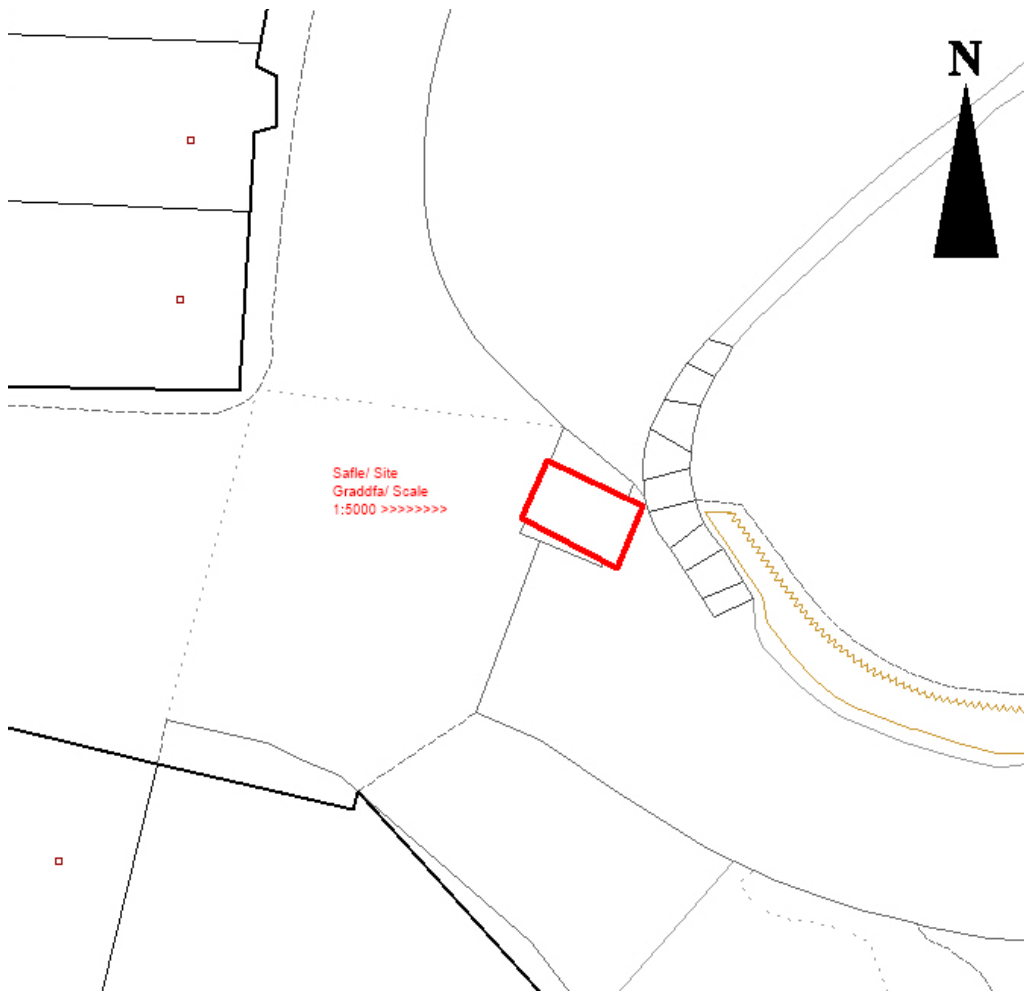
Rhif y Cais: **39C295B/LB** Application Number

Ymgeisydd Applicant

Red Boat Beaumaris

Caniatâd Adeilad Rhestredig ar gyfer gwneud gwaith trwsio yn / Listed Building Consent for repairs to the

Pier Booking Office, Ffordd Cynan/St. Georges Road, Porthaethwy/Menai Bridge



Planning Committee: 04/01/2017

Report of Head of Planning Service (DB)

Reason for Reporting to Committee:

To note that the following application will be forwarded to the Welsh Assembly of Wales for determination in accordance with Regulation 13 of Planning (Listed Building and Conservation Areas) Act 1990.