

# Public Document Pack



CYNGOR SIR  
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ISLE OF ANGLESEY  
COUNTY COUNCIL

Dr Gwynne Jones  
Prif Weithredwr – Chief Executive

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<b>RHYBUDD O GYFARFOD</b>	<b>NOTICE OF MEETING</b>
<b>PWYLLGOR CYNLLUNIO A GORCHMYNION</b>	<b>PLANNING AND ORDERS COMMITTEE</b>
<b>DYDD MERCHER, 1 CHWEFROR, 2017 ➔ 1.00 o'r gloch ym ←</b>	<b>WEDNESDAY, 1 FEBRUARY 2017 ➔ 1.00 pm ←</b>
<b>SIAMBR Y CYNGOR, SWYDDFEYDD Y CYNGOR, LLANGEFNI</b>	<b>COUNCIL CHAMBER, COUNCIL OFFICES, LLANGEFNI</b>
Swyddog Pwyllgor	<b>Mrs. Mairwen Hughes</b> 01248 752516 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**

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## **A g e n d a**

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

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

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

### **Index**

#### **1 APOLOGIES**

#### **2 DECLARATION OF INTEREST**

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

#### **3 MINUTES\_(Pages 1 - 10)**

To present the minutes of the previous meeting of the Planning and Orders Committee held on 4 January, 2017.

#### **4 SITE VISITS\_(Pages 11 - 12)**

To present the minutes of the Planning Site Visits held on 18 January, 2017.

#### **5 PUBLIC SPEAKING**

#### **6 APPLICATIONS THAT WILL BE DEFERRED\_(Pages 13 - 20)**

- 6.1 20C313A – Ffordd y Felin, Cemaes
- 6.2 20C310B/EIA/RE – Rhyd y Groes, Rhosgoch
- 6.3 25C242 – Tyn Cae, Coedana, Llannerch-y-medd
- 6.4 34C304K/1/EIA/ECON – Coleg Menai, College Road, Llangefni

#### **7 APPLICATIONS ARISING\_(Pages 21 - 50)**

- 7.1 14C171J/ENF – Stryttwn Farm, Tynlon
- 7.2 15C30H/FR – Pen y Bont Farm, Malltraeth
- 7.3 23C280F – Plas Llanfihangel, Capel Coch
- 7.4 34C681 – Ty'n Coed Estate, Llangefni
- 7.5 45C468 – Bodrida Bach, Brynsiencyn

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## **8 ECONOMIC APPLICATIONS**

None to be considered by this meeting.

## **9 AFFORDABLE HOUSING APPLICATIONS**

None to be considered by this meeting.

## **10 DEPARTURE APPLICATIONS**

None to be considered by this meeting.

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

None to be considered by this meeting.

## **12 REMAINDER OF APPLICATIONS\_(Pages 51 - 102)**

- 12.1 17C226H – Gernant, Lôn Ganol, Llandegfan
- 12.2 17C511 – Former School, Bro Llewelyn, Llandedgan
- 12.3 17C512 – Llansadwrn Hall, Llansadwrn
- 12.4 19C845K – Holyhead Hotspur Football Club, Holyhead Leisure Centre
- 12.5 21C58H – Parc Eurach, Llanddaniel Fab
- 12.6 39LPA1014B/CC – Nursery School, Menai Bridge
- 12.7 39C295B/LB – Pier Booking Office, St. George's Road, Menai Bridge
- 12.8 46C570 – Communications Mast, South Stack, Holyhead
- 12.9 47C149 – Llanddeusant Primary School, Llanddeusant

## **13 OTHER MATTERS**

None to be considered by this meeting.

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**PLANNING AND ORDERS COMMITTEE**

**Minutes of the meeting held on 4 January, 2017**

- PRESENT:** Councillor Ann Griffith (Chair)  
Councillor Richard Owain Jones (Vice-Chair)
- Councillors Lewis Davies, Jeff Evans, John Griffith,  
Kenneth Hughes, Vaughan Hughes, Victor Hughes,  
Nicola Roberts
- IN ATTENDANCE:** Chief Planning Officer  
Development Management Team Leader (NJ) (for application 7.3  
only)  
Planning Assistants  
Highways Officer (JAR)  
Legal Services Manager (RJ)  
Committee Officer (ATH)
- APOLOGIES:** Councillor W.T.Hughes
- ALSO PRESENT:** Councillors R.G.Parry, OBE, FRAGS (application 7.2 & 12.1), Dylan  
Rees (application 7.2), Councillor Richard Dew (Portfolio Member for  
Planning), Councillor Trefor Lloyd Hughes, MBE
- 

**1. APOLOGIES**

The apology for absence was noted as above.

**2. DECLARATION OF INTEREST**

Declarations of interest were made as follows:

Councillor Richard Owain Jones declared a prejudicial interest in relation to application 6.1

Councillor Nicola Roberts declared a prejudicial interest in relation to application 7.2 but said that she would be speaking on the matter as a Local Member.

Councillor Victor Hughes declared a personal interest in relation to application 7.3 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.

The Chief Planning Officer declared an interest in relation to application 7.3

**3. MINUTES OF THE 7<sup>TH</sup> DECEMBER, 2016 MEETING**

The minutes of the previous meeting of the Planning and Orders Committee held on 7<sup>th</sup> December, 2016 were presented and confirmed as correct subject to the following amendments with regard to application 7.2 –

- That Councillor Ann Griffith had stood down as Chair for the consideration and determination of the application and had addressed the meeting on this matter as a Local Member only.
- That in respect of the comments she had made as a Local Member, what she had said was that while the surrounding land was under water and was like a sea, neither the farmhouse, the road to the farm nor that particular field had flooded.

#### **4. SITE VISITS 21<sup>ST</sup> DECEMBER, 2016**

The minutes of the site visits undertaken on 21 December, 2016 were presented and confirmed as correct.

#### **5. PUBLIC SPEAKER**

The Chair announced that there would be a Public Speaker in relation to application 7.2

#### **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, Councillor Richard Owain Jones withdrew from the meeting during the consideration and determination thereof.*

**It was resolved to defer consideration of the application in accordance with the Officer's recommendation to allow further information received from the Agent to be assessed.**

##### **6.2 23C280F – 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**

**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 25C242 – Retention of pond together with drainage works at Tyn Cae, Coedana, Llanerchymedd**

**It was resolved to defer consideration of the application in accordance with the Officer's recommendation pending the receipt of further supporting details.**

##### **6.4 34C304K/1/EIA/ECON – 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**

**It was resolved that due to the scale and context of the proposal, the site be visited in accordance with the Officer's recommendation.**

##### **6.5 45C468 - Full application for the conversion of an 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 due to outstanding issues.**

#### **7. APPLICATIONS ARISING**

##### **7.1 15C30H/FR – Full application for change of use of agricultural land to extend the existing caravan park to site a further 14 touring caravans with the installation of a septic tank on land at Pen y Bont Farm Touring and Camping, Malltraeth**

The application was presented to the Planning and Orders Committee at the request of a Local Member. At its meeting on 2<sup>nd</sup> November, 2016, the Committee resolved that a site visit be undertaken and this took place on 16<sup>th</sup> November, 2016. At its meeting on 7<sup>th</sup> December, 2016, the Committee resolved to approve the application contrary to the Officer's recommendation the reasons being that the Committee considered that the flood risk is not of a level that the proposal cannot be supported and that the proposal will not have a detrimental impact on the ecology of Malltraeth Marsh.

*Councillor Ann Griffith stood down as Chair of the Committee for the consideration and determination of the application in order to speak as a Local Member. The Vice Chair, Councillor Richard Owain Jones chaired the item.*

The Chief Planning Officer reported that a call-in request has since been made to the Welsh Government for the application to be determined by Welsh Ministers. Consequently, the Local Planning Authority is prohibited from approving the development pending a decision by Welsh Ministers on whether or not the application should be called in. This means there are two options open to the Committee at today's meeting, either to refuse the application in accordance with the Officer's recommendation or to defer it.

Councillor Ann Griffith speaking as a Local Member reiterated the views she had expressed at the previous meeting, namely that the application site has not been affected by flooding even during the worst of weathers such as at Christmas, 2015. She asked the Committee to consider deferring the application pending the outcome of the Welsh Ministers' deliberations.

Councillors Lewis Davies, John Griffith and Nicola Roberts were in favour of refusing the application because of concerns around flooding and because they deemed the Committee should be guided by the professional opinion of Natural Resources Wales which had raised objections to the proposal as the flood maps confirm that the application site lies within the extreme flood outline. Councillor Lewis Davies proposed that the application be refused and the proposal was seconded by Councillor John Griffith.

Councillor Kenneth Hughes proposed that the application be deferred to see whether or not the Welsh Ministers decide to call in the application to determine it themselves. The proposal was seconded by Councillor Jeff Evans who nevertheless repeated his support for the application based on there not having been any actual flooding on this site for the past 20 years.

In the subsequent vote, the proposal to defer the application was carried by five votes to three.

***It was resolved to defer the application for the reason given.*** (Councillor Ann Griffith did not vote on the matter having stood down as Chair for this item)

## **7.2 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**

The application was presented to the Planning and Orders Committee as it is a departure application for which the recommendation is one of approval.

### **Public Speaker**

Mr Steve Moore (**Against the proposal**) speaking on behalf of himself and fellow residents in Bryn Coed and Tyn Coed raised concerns in relation to the following matters –

- **Access.** The proposed new access entails a plan for a single carriageway with prioritised direction constructed over an attenuation tank. This is a complicated plan which would create a sharp right hand junction with limited visibility at the bottom of a bank where 4 driveways already meet. The Highways Department has failed to comment on the plan; neither has it made any comments on its long term suitability especially if the development is to be extended further thereby creating a "rat run" from the Talwrn to Benllech roads. Also, the space required for any access road, pavement and retaining wall is subject to the use of land the ownership of which is in dispute.
- **Flooding.** Excessive surface water is a long standing problem raised by several residents in their original objection letters of May and June, 2015. These letters cite incidents where the Council has had to intervene to protect properties from being flooded. The surface water drainage from the area is also a contributing factor in the flooding of the Benllech road.
- **Planning.** The Planning Officer in his report has identified the need to ensure that sufficient land is genuinely available or will become available to provide a 5 year supply of housing on Anglesey. The Officer's calculation is based on 2014 data since when approval has been given for in excess of 455 homes. Reference is made to the draft Joint Local Development Plan which is yet to be formally approved. Land for 673 potential new homes in Llangefni alone has been identified meaning there are no planning criteria on the lines suggested to warrant permitting the application. Moreover the draft Joint LDP shows that the application site is outside the proposed development area for Llangefni and is not required for the number

of homes identified. A formal objection to its non-inclusion by the then landowner was rejected by the Joint Planning Policy Unit and was the subject of a further hearing by the Welsh Government Inspector.

Councillors Dylan Rees, R.G.Parry, OBE, FRAGS, and Nicola Roberts addressed the meeting as Local Members and they highlighted the issues of concern to them in relation to the application as follows –

- That the Officer's report states that although the development is outside the settlement boundary of Llangefni, the proposal being sited immediately adjacent to the boundary could be acceptable as an exception site under current policies with 100% affordable housing. However what is proposed is that 2 of the 10 new dwellings or 20% only are to be affordable properties which quota does not meet current policy guidelines.
- The calculation showing that Anglesey has a 4.7 years land supply for housing (instead of the required 5 year supply) is outdated being based on data from the 2014 Joint Housing Land Availability Study. Since that time, an application for 139 homes has been granted permission on land adjacent to the application site and a proposal for residential development of 157 dwellings as part of a Coleg Menai application is in the offing.
- The application site is not incorporated within the draft proposed Joint LDP; a subsequent appeal by the previous landowner was rejected with the adjudication stating that the response and recommendation in the consultation report to the JDLP published in March, 2016 published by the Anglesey and Gwynedd Joint Planning Unit was that "the representation seeks the inclusion of a new site not included within the Deposit Plan. Having considered the policy context, plan strategy, the JDLP provision and other relevant material factors, it is considered there is no demonstrable need to include the site within the plan."
- The site visit undertaken by the Committee showed the proximity of the proposal to existing properties; these will be subject to overlooking to an unacceptable level as well as being affected by loss of light.
- There are highway safety concerns over this application. The proposal for a prioritised direction scheme can be problematic on those occasions when people do not conform to the priority direction and is potentially more hazardous in this instance as it is downhill. Neither does the proposal make any mention of any cycle path or walkway to school.
- There are serious concerns over drainage and flooding. Surface water does run down because of the incline from Tyn Coed and Bryn Coed; further development at this location will add to the problem. To the rear of some of the properties near the application site is a bank of clay and porous limestone which is in danger of eroding. The collapse of this bank would potentially be catastrophic for the residents of these properties in Tyn Coed.
- The weight of local opinion including the Town Council is firmly opposed to the development.

*(Having spoken as a Local Member, Councillor Nicola Roberts subsequently withdrew from the meeting)*

The Chief Planning Officer reported on the principal planning considerations; the Officer said that the application site is outside but immediately adjacent to the settlement boundary for Llangefni and as such could be accepted as an exception site if the housing proposed was of an affordable type. However, what is pertinent is the position with regard to the 5 year housing supply which the Council has a duty to identify and which it does not have currently, the 2014 Joint Housing Land Availability Study (the latest published study) having indicated a land supply of 4.7 years only and the Joint LDP having yet to be adopted formally. In light of the guidance set out in TAN 1 regarding how an authority must act when it does not have a 5 year land supply, it is considered that the application will contribute to the shortfall in the housing land supply. Additionally, the proposal is considered acceptable in this location. The Joint LDP to which reference has been made in the representations above is not a material consideration having not been formally approved at this stage. If the Council was able to show that it had a 5 year land supply consideration could only be given to the application as an exception site requiring 100% affordables; as the Council is not in that position, the homes proposed as part of the scheme do not have to be affordable and the guidance states that they can be considered as open market properties. As it is, the applicant is offering 2 of the 10 proposed dwellings as affordable homes.



The Highways Officer said that the application site has been assessed by Highways Officers and they do not object to the scheme. With regard to the priority direction system, the applicant's agent has presented 3 options; while it has been accepted in principle, confirmation of which system will be deployed is awaited and a condition could be imposed to the effect that this is agreed prior to building work commencing. The Manual for Streets advocates the promotion of narrow carriageways over short distances as a means of reducing speed particularly within estates such as that in question. A reduction in forward visibility is also associated with reduced driving speeds meaning that vehicles coming down the hill on the priority system would naturally be expected to slow down to negotiate the bend at the bottom. The road is considered more than adequate in terms of space being wider than both the average estate road and the width stipulated by national guidance; there will be a pedestrian footway running alongside which will link to the site. The layout is acceptable in principle to the Highways Department subject to the approval of the priority system by Highways prior to work commencing. Highways Officers would support a link to the school but the omission of the same from the proposal is not considered a sufficient reason to refuse the application. Highways officers have also asked that a Grampian condition be attached to the consent if given requiring the developer to improve the visibility splay to the Benllech road junction to 90m.

There was a consensus of opinion among the Committee's members that the proposal was unacceptable for a number of reasons, including the strength of local opposition, highway and access safety issues, concerns about drainage and surface water flooding; insufficient affordable housing provision and because the Members deemed the proposal to be outside policy parameters the site being outside the settlement boundary for Llangefni and not included within the draft Joint LDP. Councillor Jeff Evans proposed that the application be refused contrary to the Officer's recommendation and the proposal was seconded by Councillor Lewis Davies. There was no proposal in support of the application.

The Legal Services Manager advised that the draft Joint LDP can be considered a material consideration; however there remains a question as to what weight should be attributed to it. The application site has been offered as part of the process of agreeing a Joint LDP but was rejected. As the adoption of a new Joint LDP is imminent thereby providing the Council with a 5 year housing supply there is a case for considering whether sufficient weight has been given to this in the written report as a material consideration.

**It was resolved to refuse the application contrary to the Officer's recommendation for the following reasons –**

- **The strength of local opposition to the proposal;**
- **The application site is outside the settlement boundary of Llangefni and is not included in the draft Joint LDP**
- **Access safety issues;**
- **Surface water drainage issues**

*(Councillor Richard Owain Jones abstained from voting)*

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

### **7.3 38C338A – Full application for the erection of a dwelling and detached garage on land opposite Ysgol Henblas, Llangristiolus**

The application is presented to the Planning and Orders Committee as 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. Consideration of the application was deferred at the Committee's meeting on 7<sup>th</sup> December, 2016 to allow the Highway Authority and the Drainage Section to consider the amended and additional information received.

*Having declared an interest in this application, the Chief Planning Officer withdrew from the meeting during the consideration and determination thereof.*

The Planning Development Team Leader reported that additional and amended information regarding the access and drainage has been received and is considered acceptable by the Highways Department and the Drainage Section respectively. 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 meaning there will be no detrimental impact on highway safety. The Drainage Section affirms that additional supporting details submitted as part of the application confirm that the site can be adequately drained. The Officer said that there is outline permission for a dwelling on this site which if the current application is refused provides a fall back development meaning that the developer could submit a detailed application which complies with the requirements of the outline permission which would not provide the improvements proposed under the current application. The outline permission also allows a larger dwelling than that which is currently proposed. The Officer added that two additional letters of objection have been received along with a letter of support from the agent.

Councillor Victor Hughes speaking as a Local Member said that he had a number of concerns with regard to this application. While the Planning and Highways Services have considered the proposal acceptable it had befallen to him as a Local Member to point out issues with regard to access and drainage matters in relation to the application site when he believed it should have been the place of the relevant departments to have identified them. As a result, the scheme has been amended to address the access and drainage matters which he had highlighted. Councillor Victor Hughes said that he still had reservations in respect of the application and he referred to an e-mail from the Drainage Officer proposing a solution to the drainage problem with which he still had an issue. He said that drainage problems on this and on the neighbouring land are of long standing and are well known. Added to that are amenity issues in relation to neighbouring properties most notably Rhoslan and Caeau Bychain. Councillor Hughes said that he remained dissatisfied with many aspects of the development and given so he proposed that it be subject to the following additional conditions :

- A Grampian condition requiring the access to comply with Scheme 229 116 11 B and to be completed in its entirety prior to the commencement of works on site.
- A Grampian condition requiring the submission, approval and completion of drainage matters prior to the commencement of building works.
- The provision and the maintenance of screening along the boundary of the development with Rhoslan
- An agreement as to the operational hours of any external works on site e.g. 8 a.m. to 5 p.m. Monday to Friday in order to minimise disruption to neighbouring residents.

The Planning Development Team Leader said that imposing Grampian conditions on the planning consent is appropriate e.g. to ensure that the improvements to the access are made prior to the commencement of work on the actual building. Likewise, the drainage details with regard to a soakaway system that could work on the site have not been received in full - a Grampian condition would ensure that those are submitted and agreed upon prior to works commencing so that there is a workable system in place that does not affect anyone in the vicinity. In the event of the soakaway solution not proving viable, Part H of the Building Regulations also deals with drainage matters as referred to in the Drainage Section's response. While imposing a condition to restrict operational hours could be considered unreasonable and is not usual practice, Environmental Health legislation does cover issues such as noise etc. As regards the effect on the amenities of Rhoslan the distance between the latter and the proposal is in line with the supplementary guidance for separation distances.

Councillor Nicola Roberts suggested that while an operational hours condition might be too severe, she considered that some form of traffic management plan should be implemented because of the traffic situation especially at the time of the school run twice daily. The Planning Development Team Leader confirmed that a condition to that end would be acceptable.

The Committee was in general agreement with the proposal by the Local Member that the conditions specified be placed on planning consent with the exception of the condition to regulate operational hours which some members found impractical. Councillor Lewis Davies proposed that the application be approved with the additional conditions as set out by Councillor Victor

Hughes and the suggestion made by Councillor Nicola Roberts. Councillor Jeff Evans seconded the proposal apart from the operational hours condition. Councillor Nicola Roberts proposed an amendment to the effect that a condition requiring a traffic management plan in the interests of the amenities of the school be substituted for the condition regarding operational hours. Councillor Victor Hughes said that he believed that any such plan must stipulate specific times.

The Planning Development Team Leader said that while it is not the practice to impose a schedule on the applicant, the applicant could be asked to submit a schedule of how and when he intends to organise the works which would then be consulted upon with the relevant agencies to confirm its acceptance.

Following further discussion, there was agreement that the application be approved with the following additional conditions –

- A Grampian condition requiring the access to comply with Scheme 229 116 11 B and to be completed in its entirety prior to the commencement of works on site.
- A Grampian condition requiring the submission, approval and completion of drainage matters prior to the commencement of building works.
- A condition to provide and maintain screening along the boundary of the development with Rhoslan
- A condition requesting the applicant to submit a Traffic Management Plan which would include likely hours of working.

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

## **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**

### **10.1 34C700 – Full allocation for the erection of an affordable dwelling together with the installation of a package treatment plant on land adjacent to 1 Tyn Pwll, Rhostrehwfa**

The application was presented to the Planning and Orders Committee because the application is a departure from the Ynys Môn Local Plan and Stopped Unitary Development Plan which the Planning Authority is minded to approve.

The Chief Planning Officer reported that the recommendation of approval is based on the Draft Interim Planning Policy – Housing in Rural Clusters adopted by the Council in December 2011 to ensure that the Local Planning Authority maintains a 5 year housing land supply until the Joint Local Development Plan for Ynys Môn and Gwynedd is adopted. The interim policy applies to applications for single affordable housing within named clusters provided that they are acceptable in terms of other material considerations applicable in each individual case. With regard to the application, an affordability assessment has been undertaken by the Council's Affordable Housing Officer which confirms that the applicant is in need of an affordable dwelling. The proposal is also considered acceptable as regards other material planning considerations including its design and its siting.

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

**It was resolved to approve the application in accordance with the Officer's recommendation subject to the conditions set out in the written report and the signing of a Section 106 agreement requiring the dwelling to be affordable.**

## **10.2 35C262C – Full application for the erection of a dwelling and detached garage on land adjacent to Tyn Pwll, Llangoed**

The application was presented to the Planning and Orders Committee because the application is a departure from the Ynys Môn Local Plan and Stopped Unitary Development Plan which the Planning Authority is minded to approve.

The Chief Planning Officer reported that the principle of a dwelling has been established with the granting of planning permission albeit contrary to the recommendation made by the Officers. The differences between this proposal and that approved in 2012 relate to design, height and footprint with the proposed new dwelling being 1.1 m higher than the original but having a reduced footprint (126.2 metres square as opposed to 239.8 metres square originally). Bearing in mind that there is an extant permission on the site the proposal is considered acceptable.

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

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

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

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

## **12. REMAINDER OF APPLICATIONS**

### **12.1 14C171J/ENF – 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**

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

The Chief Planning Officer reported that a previous application for retrospective planning permission on a development that was found to have been in breach of planning consent awarded in 2014 for conversions and extension of an existing stable into a dwelling was refused because it was considered to be in an unsustainable and isolated rural location unrelated to, and far removed from any settlement and/or other facilities. The Officer said that having missed the deadline for requesting to speak publicly at this meeting, the applicant had contacted the Planning Department via e-mail which he read out to the Committee. In his e-mail the applicant emphasises the efforts he has made to compromise and to work with the Planning Service to find a solution to this matter and he also refers to the stress and anxiety the whole process has occasioned both himself and his family. The applicant goes on to highlight the merits of the application which he says is in an ideal location for a development of this kind, which would enable families to ride safely and which would require minimal access to other amenities e.g. shops meaning that the need to travel would be limited. The applicant states that if the application is refused than he will seek recourse to an appeal. With regard to the current application, while it is recognised by the Officer that it is a finely balanced decision, it is considered on balance that the proposal is unacceptable being located in the open countryside unrelated to and far removed from any settlement or other facilities and would lead to the user being reliant on the use of private vehicles contrary to relevant local and national policies and guidance.

Councillor R.G.Parry, OBE, FRAGS speaking as a Local Member said that planning policies support tourist related developments such as this; the applicant's intention is to utilise the converted outbuilding to be let to visitors for specific equestrian purposes which is essentially a rural pursuit. The Officer acknowledges that this is a finely balanced decision in which the arguments on both sides have merit. Councillor R.G.Parry reminded the Committee of the background to this case and said that the applicant has spent a great deal of money on improving the subject building. Councillor Parry asked the Committee to support the application as bringing much needed tourism to this part of the Island and as one deserving of approval.

Councillor Victor Hughes said that he thought the Committee needed to know more about this proposal in order to be able to give it full consideration and he proposed that a site visit would help Members to come to an informed decision on the application. Councillor Lewis Davies seconded the proposal. Councillor Jeff Evans thought that a site visit was unnecessary and,

based on the information presented and what was known about the history of the application, he proposed that the application be approved. The majority view was that a site visit be undertaken.

**It was resolved that the site be visited for the reason given.**

**12.2 21LPA727A/CC – Full application for alterations and extensions to create additional facilities including a classroom, creation of a new car parking area and new vehicular access together with the reconfiguration of existing car parking arrangements to include a layby at Ysgol Parc y Bont, Llanddaniel**

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

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

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

**12.3 34LPA1013B/DA/CC – 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**

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

The Chief Planning Officer showed the Committee a correct version of the site map (that in the written report being an inaccurate version) and he reported that the Link Road has planning permission in place and a substantial proportion of it has been constructed. The further details submitted with the reserved matters application are considered acceptable and as such can be approved. In response to a question by the Committee regarding the means by which the public consultation process was conducted, the Officer confirmed that publicity and consultation were undertaken by means of notices posted in the area and by an advertisement in the press. The 17 properties closest to the development were also informed directly by letter.

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

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

**12.4 39LPA589P/CC – Full application for the construction of an extension containing a platform lift to the southern elevation of "B" block at Ysgol Uwchradd David Hughes, Menai Bridge**

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

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

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

**12.5 45C253 – Full application for change of use of part of the land into a children's park at Ysgol Gynradd Pentraeth, Pentraeth**

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

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

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

### **13. OTHER MATTERS**

#### **13.1 39C295B/LB – Listed Building Consent for repairs to the Pier Booking Office, St.George’s Road, Menai Bridge**

The Committee was informed that the application would be forwarded to the Welsh Government for determination in accordance with Regulation 13 of Planning (Listed Building and Conservation Areas) Act 1980.

**It was resolved to note the information.**

**Councillor Ann Griffith  
Chair**

## PLANNING SITE VISITS

### Minutes of the meeting held on 18 January, 2017

- PRESENT:** Councillor Ann Griffith (Chair)  
Councillors John Griffith, Kenneth Hughes, Vaughan Hughes, Victor Hughes
- IN ATTENDANCE:** Planning Enforcement Team Leader (IWJ)  
Highways Officer
- APOLOGIES:** Councillors Lewis Davies, Jeff Evans, Nicola Roberts
- ALSO PRESENT:** Councillor Dylan Rees (as a Local Member for application 1)
- 

- 1. 34C304K/1/EIA/ECON – 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**

The site visit was postponed to another date after the Planning Officer indicated that further information is awaited from the applicant. The visit would be rescheduled once that information is received.

- 2. 14C171J/ENF – Retrospective application for the retention and completion of a new build holiday accommodation together with change of use of land to associated equestrianism at Strytwn Farm, Tynlon**

The Planning Officer explained the site and proposals. Questions were raised regarding access, the holiday accommodation and the proposed change of use of land. The Officer showed the Members the location of the holiday accommodation, existing stables and the land associated with the proposed change of use. The Highways Officer explained the access arrangements and proposed improvements.

**Councillor Ann Griffith  
Chair**

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## 6.1 Gweddill y Ceisiadau

## Remainder Applications

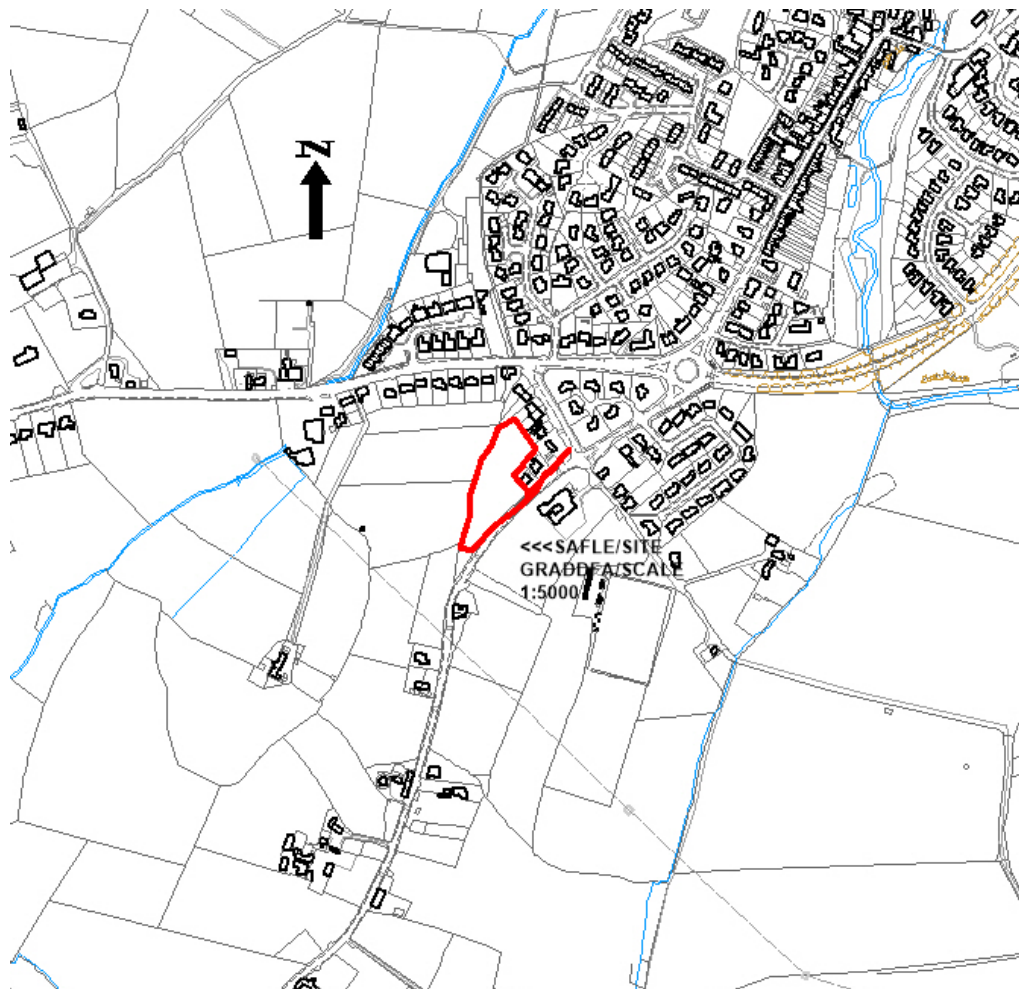
Rhif y Cais: **20C313A** Application Number

Ymgeisydd Applicant

**DU Construction Ltd**

**Cais llawn ar gyfer codi 14 o dai fforddiadwy, creu mynedfa newydd a ffordd mewnol ynghyd a gosod gorsaf bwmpio carthffosiaeth ar dir oddiar / Full application for the erection of 14 affordable dwellings, construction of a new access and internal road together with the installation of a sewerage pumping station on land off**

**Ffordd y Felin, Cemaes**



**Planning Committee: 01/02/2017**

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

**Recommendation:**

Site Visit

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

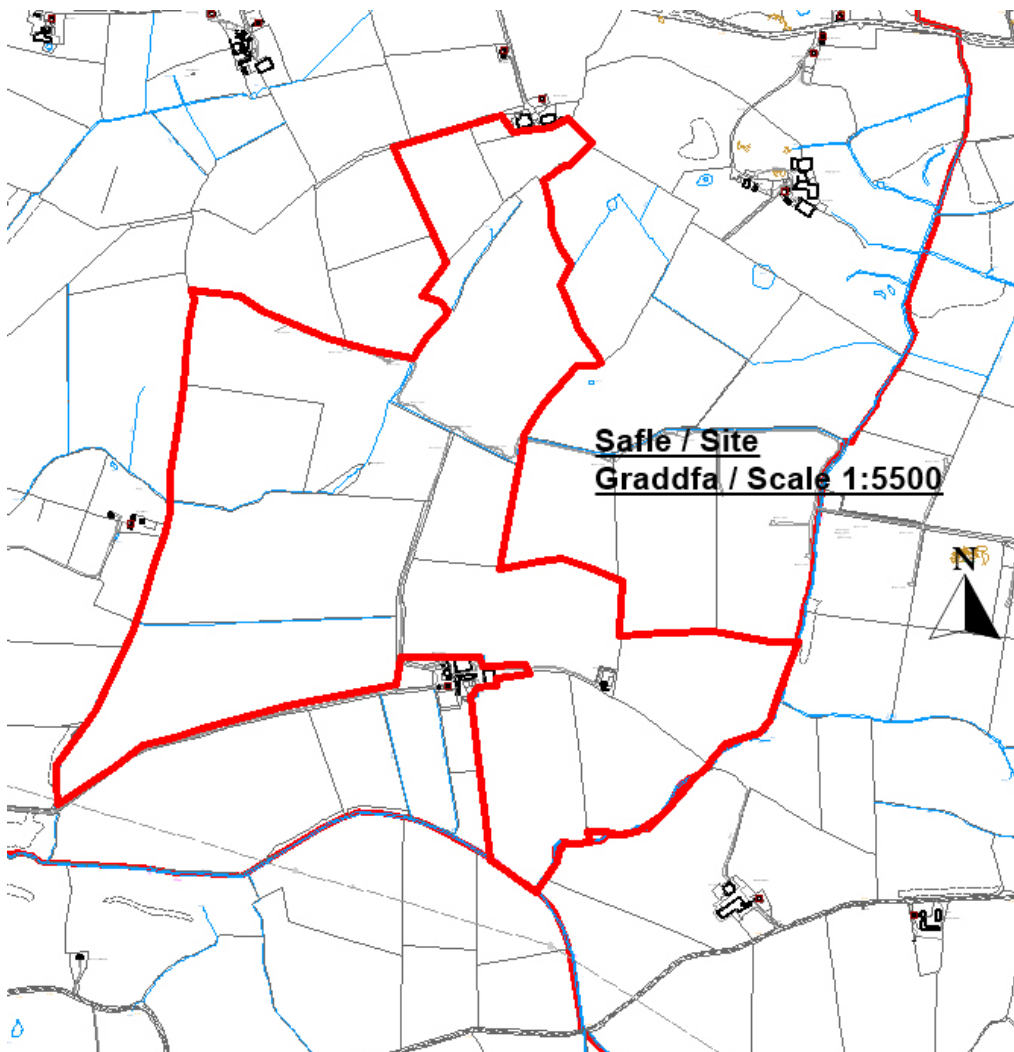
Rhif y Cais: 20C310B/EIA/RE Application Number

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: 01/02/2017**

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

**Recommendation:**

Defer

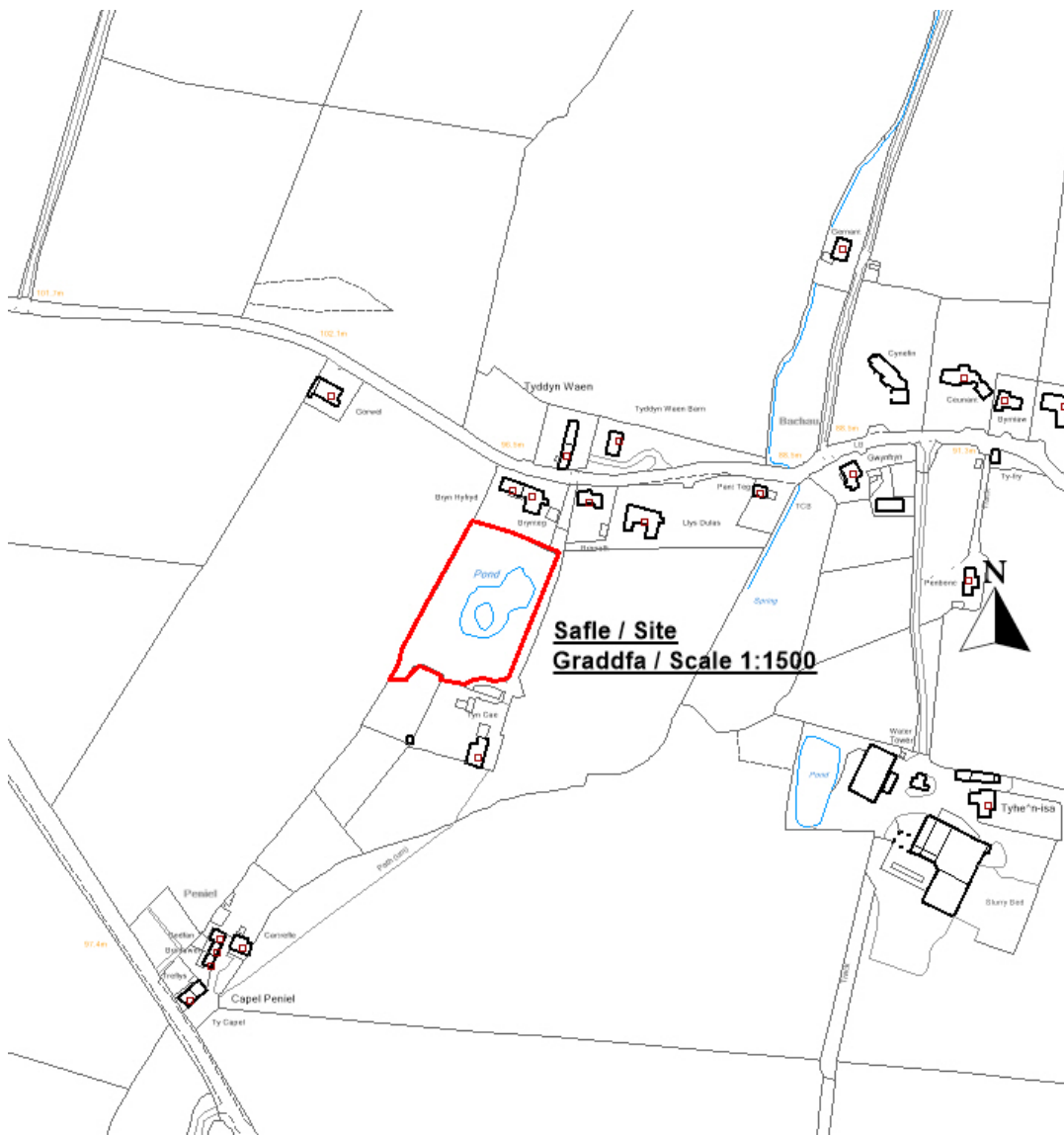
To allow assessment of further information received from the Agent.

Rhif y Cais: **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: 01/02/2017**

**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.

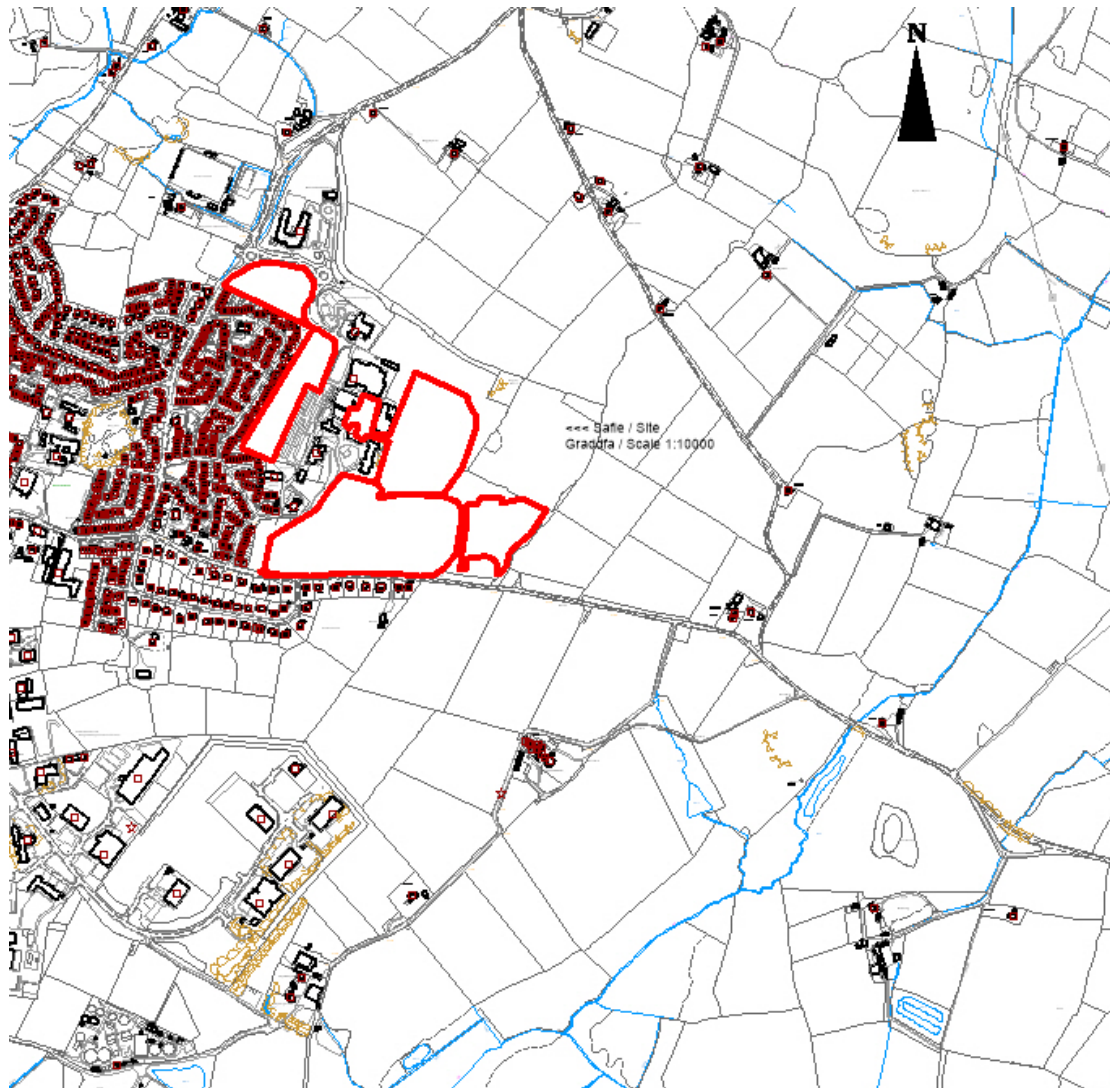
Rhif y Cais: **34C304K/1/EIA/ECON** Application Number

Ymgeisydd Applicant

Director of Strategic Projects &amp; 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: 01/02/2017**

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

**Recommendation:**

Defer.

**Reason for Reporting to Committee:**

At the previous meeting of the planning committee it was resolved to visit the site.

However, due to ongoing negotiations and further information required it is recommended that the site visit be held at a later date closer to when the application can be presented for determination. This was relayed to the Chair of the Committee at the arranged site visit and it was resolved to defer to visit. This is reported in the minutes.

This matter is reported here for the Committee's further confirmation.



7.1

**Gweddill y Ceisiadau**

**Remainder Applications**

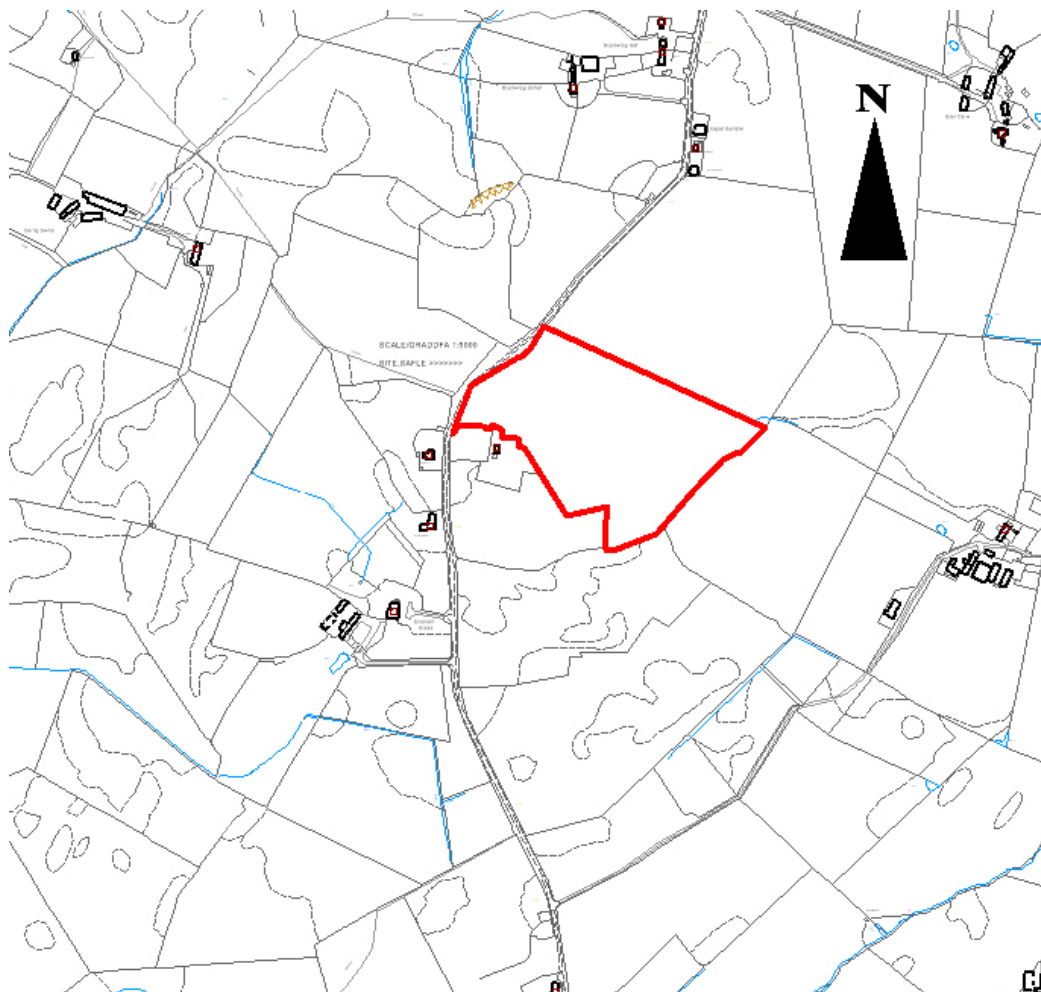
Rhif y Cais: **14C171J/ENF** Application Number

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: 01/02/2017**

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

#### **Recommendation:**

Refuse

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

The application was first presented to the Planning and Orders Committee on the 4<sup>th</sup> January 2017 at the request of Councillor Robert G Parry OBE.

At the meeting Members resolved to visit the site.

The site visit took place on the 18<sup>th</sup> January 2017 and Members will now be familiar with the site.

#### **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 9<sup>th</sup> 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 to 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 within 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**

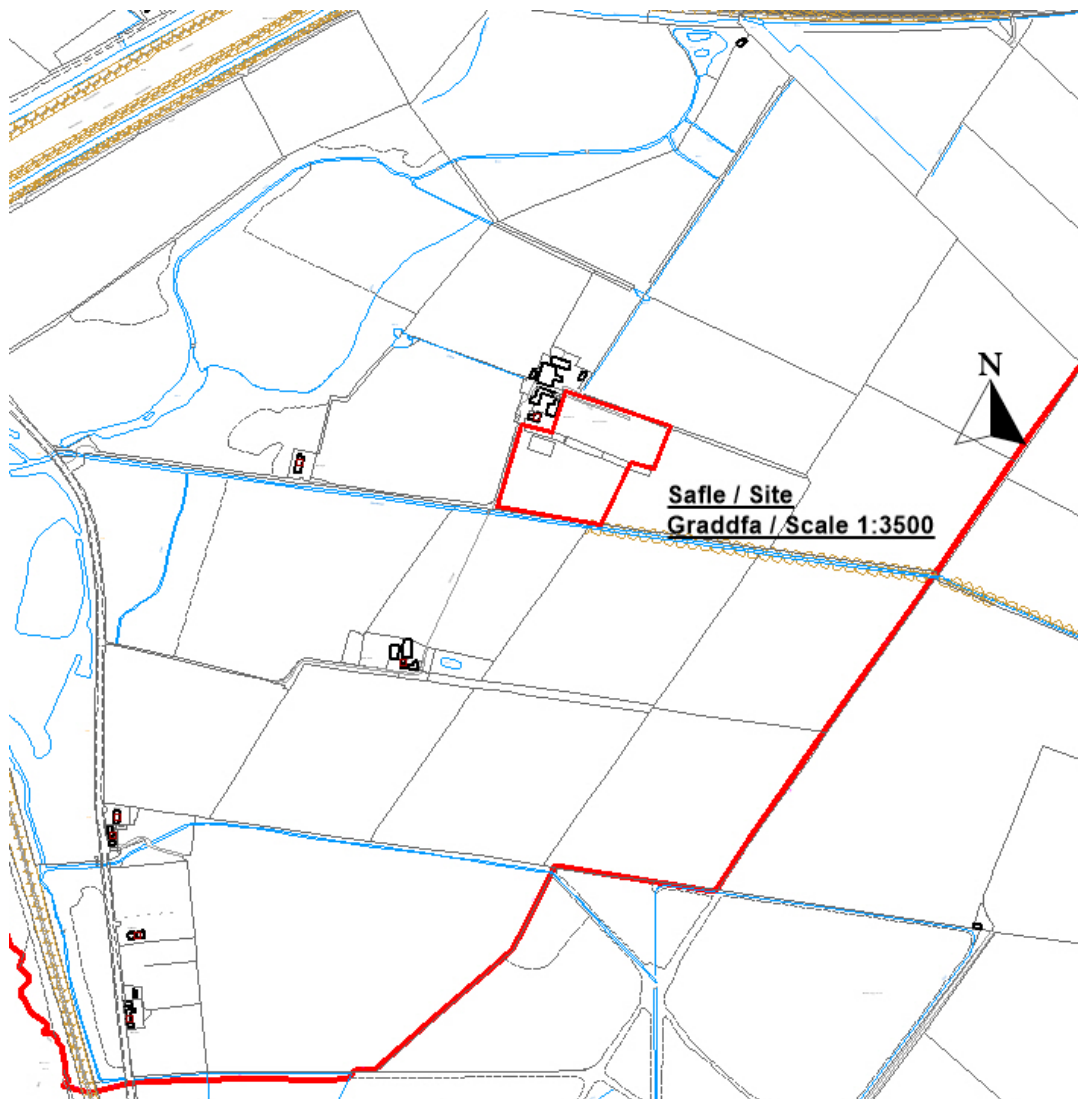
**SPG: Holiday Accommodation**

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: 01/02/2017**

**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 2<sup>nd</sup> November, 2016 the committee members recommended that a site visit should take place. The site visit took place on the 16<sup>th</sup> November, 2016 and the members are now aware of the site and its settings.

At its meeting held on the 7<sup>th</sup> 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;

- j) 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.

At its meeting that was held on the 4<sup>th</sup> January, 2017, Members were advised that the Welsh Government had issued a holding direction on the application whilst the Welsh Government considered the application and whether they would 'Call-in' the application to determine. The Members were therefore informed that the Planning and Orders Committee had two options, these were;

- i) Defer the application, or,
- ii) Refuse the application

Members resolved to defer the application until the Welsh Government determined whether they would 'Call-in' the application.

## **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 (9<sup>th</sup> 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 (9<sup>th</sup> Edition).

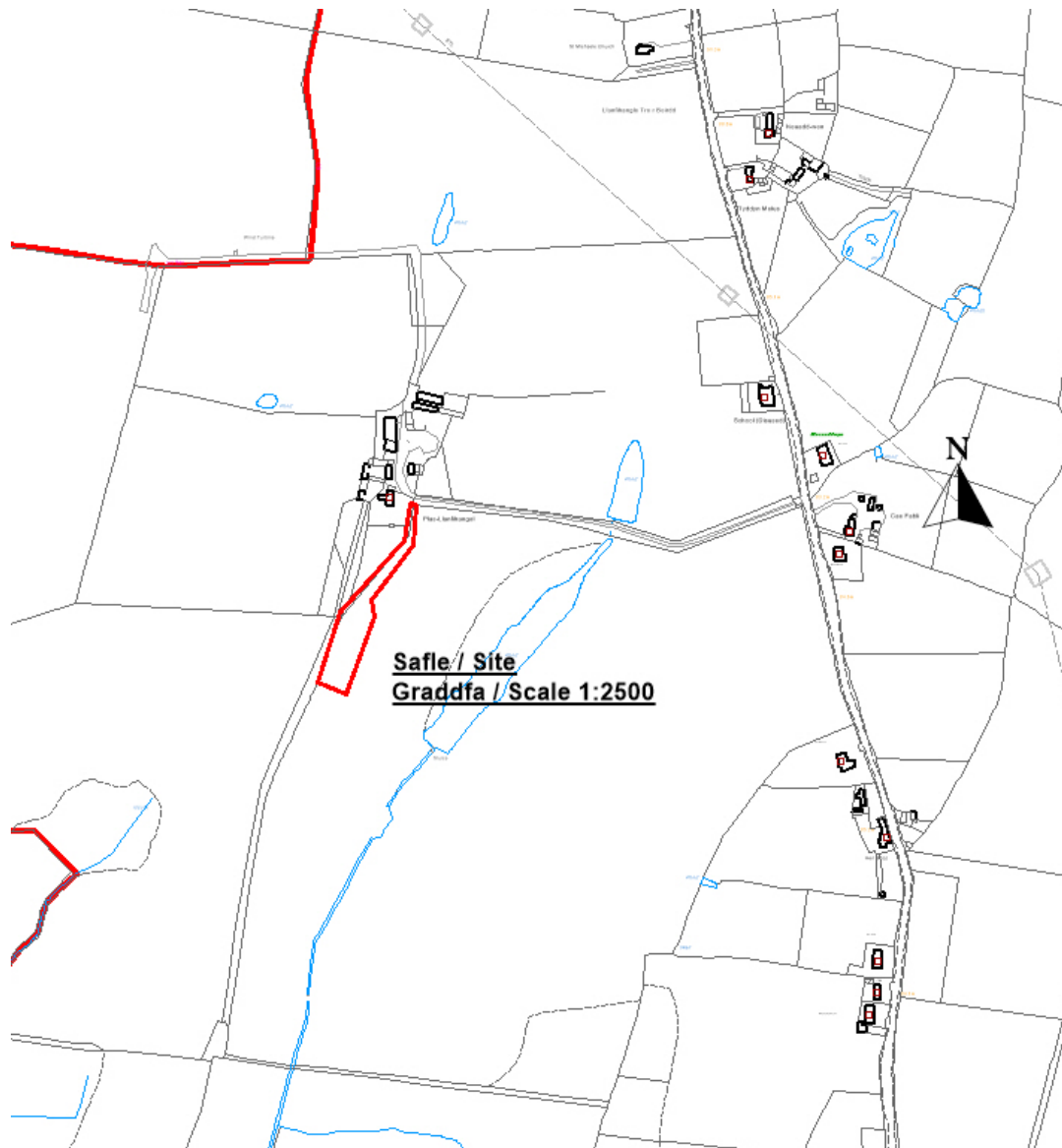
Rhif y Cais: **23C280F** Application Number

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: 01/02/2017**

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

**Recommendation:**

Permit.

**Reason for Reporting to Committee:**

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

At the committee meeting held on the 2<sup>nd</sup> November, 2016, it was resolved that a site visit was required. This took place on the 16<sup>th</sup> November.

Due to additional information being received and the need to re-consult and re-notify neighbouring properties. The application was deferred at the committee meeting of the 4<sup>th</sup> January.

**1. Proposal and Site**

This is a 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

The proposed building is a typical modern agricultural propped portal frame building consisting of blockwork and green profile sheets, walls and green box sheet roof. The shed is designed to provide the cows with adequate space, comfort, and ventilation to meet with international standards of welfare.

The site lies outside the listed settlement of Capel Coch and is therefore considered to be an open countryside location.

**2. Key Issue(s)**

The key issues can be identified as the following:-

Can the principle of the development be supported.

Is the scheme acceptable in landscape terms.

Would there be harm/pollution of the water environment.

Would residential amenity be affected.

**3. Main Policies**

**Gwynedd Structure Plan**

Policy D1 - Environment

Policy D4 – Location, Siting and Design

Policy D29 – Design

Policy D32 - Landscaping

**Ynys Mon Local Plan**

Policy 1 – General Policy

Policy 31 - Landscaping

Policy 42 – Design

**Stopped Unitary Development Plan**

Policy GP1 – Development Control Guidance

Policy GP2 – Design  
Policy EN1 – Special Landscape Area

TAN 5 – Nature Conservation and Planning  
TAN 6 - Planning for Sustainable Rural Communities

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

##### **Consultations**

**Community Council** – Concerns that the development will give rise to smell. It will be seen from the highway. It should be re-located in the existing farm yard.

**Local Member (Cllr Ieuan Williams)** – Requested that the application be presented to the Planning Committee for consideration.

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

**Local Member (Derlwyn Hughes)** – Refusal. Impact on local people and the landscape.

**Highways** – No recommendation to make

**Drainage** – Standard comments

**Gwynedd Archaeological Planning Service** – Conditional Approval. A response received from GAPS states that a watching brief would be required for the initial soil strip of the slurry pit area.

**Welsh Water** – Standard comments

**Environmental Health** – Standard comments

**Natural Resources Wales** – No objection to the proposed development.

In their latest response they state 'Further to our earlier response to this application dated 29th November 2016 we have now received additional details regarding the proposed method of slurry storage (information received 30th November and 7th December 2016). The information received includes details of the location of the proposed pit included on plan reference (02 BP 991514 A3L REV E) and slurry pit calculations. We are satisfied that the information provided has addressed the concerns previously raised in our letter dated 29th November 2016 and has confirmed that the proposed development will meet the requirements set out within the silage, slurry and agricultural fuel oil storage Regulations.

**Footpath** – The development will not affect the public footpath nearby.

**Cadw** – Confirm that the development will be visible from the scheduled monuments but this does not constitute objectionable/negative impact on the setting of the monuments.

##### **Publicity**

The proposal was advertised through the posting of a notice on site together with the distribution of personal letters of notification to the occupiers of neighbouring properties. The latest date for the receipt of representations was the 27th January, 2017. At the time of writing the report 21 letters had been received objecting to the proposal, 2 petitions one containing 8 names and one containing 79 names objecting to the proposal and 1 letter of support was received.

**The main reasons for objecting as follows:-**

The existing outbuildings should be demolished to make way for the new agricultural shed

Impact on traffic

Smell

Not enough people notified of the application

Against policy

Not enough has been submitted to assess the impact on the landscape

Noise

Visual impact from neighbouring properties and highway

Screened bunding will not solve the problem

Unacceptable scale

Potential impact on biodiversity

Shed should be re-located behind backdrop of trees

Overdevelopment of the site

Further development of slurry pits etc.

**One support letter was received the main comments as follows:-**

The farm has not been maintained for a number of years and the proposal would benefit both owners and the staff.

The proposal will create jobs for local people

Without this development the farm will be left to go to ruins

The impact will only be for a short time

**In response to the main reasons for objecting:-**

We must deal with the application as submitted. There was a separate application for the conversion of outbuildings that has now been withdrawn.

The highways department have confirmed that they have no observations to make on the application.

The Environmental Health section have confirmed that they are satisfied with the development provided they comply with CIRIA Document - C650 – Environmental Good Practice On Site (2nd Edition).

Policy considerations will be dealt with under the main considerations

The information submitted with the application enables us to make a recommendation.

Visual impact will be dealt with below.

NRW have made comments on biodiversity issues and the applicant will be required to comply with their standard requirements.

Re-location behind the trees has been investigated, however this is not an option due to a binding contract between the land owner and the Wind Turbine company stating that no building shall be erected within 300 metres of the wind turbines on the site.

It is not considered that the shed will cause overdevelopment of the site

A slurry pit is now part of the proposal. Natural Resources Wales have confirmed they are satisfied with the details.

**5. Relevant Planning History**

23C280/SCO -Scoping Opinion for a windfarm development on land at Capel Coch – Screening Opinion 01/06/09

23C280A - Erection of two 25 metre high wind turbines on land at Plas Llanfihangel Capel Coch - Approved 14/12/2010

23C280B/SCR - Screening opinion for the erection of two 25 metre high wind turbines on land at Plas Llanfihangel Capel Coch - EIA Not Required 10/11/2010

23C280C/DIS - Application to discharge conditions (04) (details of wind turbines), (05) (colour), (07) (Construction Method Statement) and (08) (Vehicular Access detail) from planning permission 23C280A at Plas Llanfihangel Capel Coch Conditions Discharged 09/03/2015

23C280D- Application to determine whether prior approval is required for the erection of a milking parlour on land at Plas Llanfihangel Capel Coch - Withdrawn 17/05/2016

23C280E -Application to determine whether prior approval is required for an agricultural track on land at Plas Llanfihangel Capel Coch Planning not required 03/06/2016

23C280G - Full application for conversion of the outbuildings into 10 dwellings, installation of a package treatment plant together with improvements to the existing access at Plas Llanfihangel, Capel Coch – Withdrawn 02/11/16

## **6. Main Planning Considerations**

Main planning considerations/Key Issue

### **1. Principle of Development**

The principle of development for agricultural purposes is generally supported within local and national planning policy context.

Technical Advice Note 6 states.

The Local Planning Authority should ... promote the expansion of established businesses by setting out in the development plan the criteria against which planning applications for employment uses will be assessed. This should include supporting the expansion of businesses that are currently located in the open countryside provided there are no unacceptable impacts on local amenity.

6.1.1 The Welsh Assembly Government's objective is a sustainable and profitable future for farming families and businesses through the production and processing of farm products while safeguarding the environment, animal health and welfare, adapting to climate change and mitigating its impacts, while contributing to the vitality and prosperity of our rural communities. The planning system can play an important part in supporting the future sustainability of agriculture

Planning Policy Wales (Edition 9) states Local planning authorities should adopt a constructive approach towards agricultural development proposals, especially those which are designed to meet the needs of changing farming practices or are necessary to achieve compliance with new environmental, hygiene or welfare legislation

Plas Llanfihangel is a farm holding with approx. 275 acres of land The proposals consists of shed number 1 which will measure 21m x 9m and will house 40 milking cows, shed number 2 will house 200 cows over the winter months. A slurry pit measuring 60.0m Long x 15.0m Wide x 4m Deep located to the South West of the agricultural shed with a traditional style fence will be erected around the slurry pit. The applicant has confirmed that 'there are currently 240 heifers that have been running with a group of bulls since early May. Most are in calf due to start calving late January 2017. The plan is to have 200 milking next year (some of the 240 won't be in calf, or may have complications at or post calving). They are always kept at Plas Llanfihangel, they are grazed rotationally, which means they are all kept in one big group in the same field for a few days, and then moved on to the next field when they have finished grazing the field they are in.'

The proposals will allow for the practice of modern farming techniques and compliance with welfare requirements.

With the above in mind it is clear that there is a need for the proposals. This along with the general support for agricultural development in policy terms establishes the acceptance of the principle of this development.

**2. Landscape:** The proposed milking parlour, agricultural shed and slurry pit will be located to the South of the existing backdrop of trees.

The proposed building is located away from the existing farm building in an unenclosed location. It would not benefit from the existing tree backdrop, except from views to the South - relevant only to private views from the south of Capel Coch.

The building would be most visible on a 200m stretch of road to the South East from a distance between 350 and 450metres, where there is currently no intermittent screening. Views from the northeast would be interrupted primarily by the trees on the approach to Plas Llanfihangel. More distant views would feature the pylons and turbines and it is not considered that there is any cumulative visual effect with these.

Mitigation from existing tree cover as a backdrop or screening is limited to views from directly south. A low bund and planting is proposed along the eastern, southern and western boundaries and would in the long-term substantially enclosure the area. With the faster growing native species proposed, the screen would begin to take some effect from 7-10 years. Screening effects would be limited in the winter months until the evergreen species and the overall mass of planting take fuller effect.

It is considered that the nature of the change resultant from the construction of a large farm building would be moderate adverse at construction. Associated landscaping to help fit the building into its surroundings would reduce effects to moderate/minor at 7-10 years with minor effects from 15-20 years.

Gwynedd Archaeological Planning Service (GAPS) has provided comments as follows:  
The screening barrier will naturally take some time to become established, resulting in the temporary visibility of the new buildings, and will create a new backdrop to views from Llech Golman standing stone. However, as an extension of the adjacent copse (i.e. an existing natural landscape feature), this 'softer' change to the monument's setting is considered to be more sympathetic than the conspicuously modern utilitarian sheds. I am therefore able to confirm that the proposed screening planting would be adequate and appropriate mitigation of the potential visual impact on the setting of Llech Golman.

With the above matters in mind it is not considered that a refusal on the grounds of harm to the visual appearance of the locality could be substantiated at appeal.

**3. Harm/Pollution of the environment** - Natural Resources Wales has confirmed that they do not object to the proposed development as the amended slurry pit proposals meet the requirements set out within the Silage, Slurry and Agricultural Fuel Oil Storage Regulations. They are satisfied that the slurry pit details provided has addressed the concerns previously raised. The applicant originally only had capacity for 2 days slurry production but this has now been changed to the required 4 months as dictated in the aforementioned regulations.

**4. Amenity** – There are no residential properties in the immediate vicinity of the site. The nearest is 420m away and there are intervening trees and other planting obscuring the site from that



property. It is considered that this distance is adequate to ensure the development does not unduly harm the amenities of those residential occupiers enjoy.

## 7. Conclusion

The principle of development for agricultural purposes is accepted within local and national planning policies. The proposal under consideration along with the mitigation provided will not create unacceptable changes to the landscape additionally they would not have an unacceptable effect on the residential amenities of the neighbouring properties. With the above in mind the proposed development is considered acceptable to the Local Planning Authority.

## 8. Recommendation

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

**(01) The building hereby approved shall be used solely for the purposes of Agriculture, as defined by Section 336(1) of the Town and Country Planning Act 1990 and for no other commercial or business use whatsoever.**

Reason: To ensure that the development will always be in the best interests of the agricultural industry

**(02) (a) No development (including groundworks or site clearance) shall take place until a specification for a programme of archaeological work has been submitted to and approved in writing by the Local Planning Authority on the area of the slurry pit.**

**(b) The development shall be carried out and all archaeological work completed in strict accordance with the details submitted and approved under part (a). This shall include the production of a detailed report on the archaeological work, which shall be submitted to and approved in writing by the Local Planning Authority within six months of completion of the development.**

Reasons: To ensure the implementation of an appropriate programme of archaeological mitigation in accordance with the requirements of Planning Policy Wales 2016 and Welsh Office Circular 60/96 Planning and the Historic Environment: Archaeology.

**(03) The site shall be landscaped and trees and shrubs shall be planted in accordance with drawing numbers 991514/02 Rev H, 991514/04 Rev G and 991514/01 Rev H received on the 12/12/16. The said trees and shrubs shall be maintained for a period of ten years from planting and any trees or shrubs that die, or become severely damaged or seriously diseased during this period shall be replaced in the next planting season with others of similar size and species to those originally required to be planted, unless the local planning authority gives written consent to any variation.**

Reason: In the interests of visual amenity.

**(04) The development permitted by this consent shall be carried out strictly in accordance with the plan(s) submitted under planning application reference 23C280F.**

Location Plan	991514/01 Rev H	12/12/16
Elevations	991514/04 Rev G	12/12/16
Floor Plan	991514/03 Rev E	12/12/16
Block Plan	991514/02 Rev H	12/12/16
Section B-B Slurry Pit	991514/05	12/12/16

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.

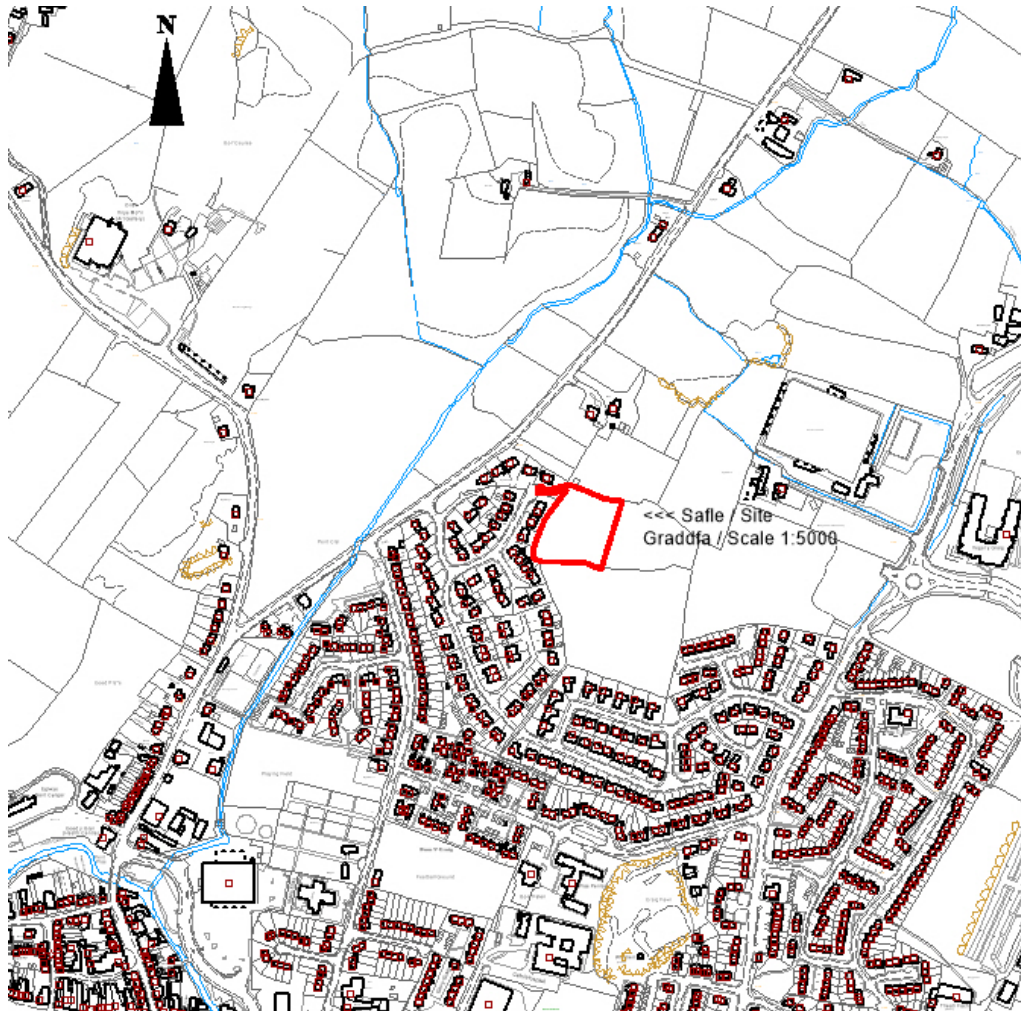
Rhif y Cais: **34C681** Application Number

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: 01/02/2017**

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

**Recommendation:**

Permit.

**Reason for Reporting to Committee:**

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

Members will recall visiting the site on the 21<sup>st</sup> December.

At the Committee meeting of the 4<sup>th</sup> of January it was resolved to refuse the application contrary to the officer's recommendation.

The reasons given to refuse the application include:

1. Level of local objection
2. Location of site outside development boundary
3. Dangerous access
4. Site rejected in the JLDP

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;

1. Level of local objection

This in itself is not a reason for refusal.

2. Location outside of settlement boundary

Whilst the site is located outside the settlement boundary for Llangefni, given the shortfall in the amount of housing land identified in the 2014 Joint Housing Land Availability Study, other sites can be considered acceptable for housing. This approach was outlined in the application when first presented to the Committee.

### 3. Highways dangerous access

The Highways Authority have been consulted in respect of the application and do not object to the scheme.

### 4. Surface water flooding and stability of slope

No object has been received in respect of these technical issues from the relevant consultees and it should be noted that other legislation also covers these items.

### 5. The site has already been rejected as being suitable for development in the emerging JLDP

The site was not submitted to be considered as a candidate site in the lead up to the drafting of the JLDP and remains outside the settlement boundary in that plan.

Following the writing of the report to previous Committee meeting the Highways Authority informed the Local Planning Authority that there were concerns regarding the existing junction serving the site and that the visibility there was substandard due to a section of boundary wall obscuring views. Due to this the Highways Engineers have suggested that a Grampian type condition be imposed requiring that the wall is reduced in height prior to the development of this site commencing. Given that these works are the requirement of a planning permission granted for the land immediately adjacent to the wall and which includes the wall this approach is considered acceptable.

## 8. 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.

**(19) No development shall commence until works at the junction with the B5110 (as identified on the attached plan) have been carried out to achieve unhindered 2.4 by 90.0m visibility in both directions. These works shall be completed 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.

7.5

Gweddill y Ceisiadau

Remainder Applications

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: 01/02/2017**

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

**Recommendation:**

Permit.

**Reason for Reporting to Committee:**

The applicant is related to a Local Member.

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

Members will recall that at the meetings that were held on the 2<sup>nd</sup> November and 7<sup>th</sup> December 2016 and 4<sup>th</sup> January 2017 it was resolved to defer the determining of the application until receipt of amended drawings and additional information. Amended drawings have now been received at the department together with confirmation from the Highway Authority of where the new passing place is required.

**1. Proposal and Site**

The application is a full application for the conversion of the existing outbuilding into a dwelling, together with alterations and extensions thereto and the erection of a detached building for protected species, the construction of a new vehicular access together with the installation of a package treatment plant.

The outbuilding was a former cottage with room in the loft space, and lies with its gable fronting the Class III highway.

**2. Key Issue(s)**

The applications main issues are whether the development complies with current policies and whether the proposal will have an impact on highway safety.

**3. Main Policies**

**Ynys Môn Local Plan**

Policy 1 – General Policy

Policy 31 - Landscape

Policy 55 - Conversions

**Gwynedd Structure Plan**

Policy D4 – Location, Siting and Design

Policy D28 - Design

Policy D29 – Design

**Stopped Unitary Development Plan**

Policy GP1 – Development Control Guidance

Policy GP2 – Design

Policy HP8 – Rural Conversions

Policy EN1 – Landscape Character

**Planning Policy Wales, 2016, 9<sup>th</sup> Edition**

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

### **Technical Advice Note 5 – Nature Conservation and Planning Technical Advice Note 12 – Design**

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

**Local Member, Cllr A Griffith** – No response to date

**Local Member, Cllr P Rogers** – No response to date

**Community Council** – No objection

**Highway Authority** – Requested that a passing place be provided as part of the proposal due to the substandard road network

**Drainage Section** – Standard comments

**Welsh Water** – Standard Comments

**Natural Resource Wales** – Comments

**Gwynedd Archaeological Planning Service** – No significant archaeological implications

#### **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 publicity process was carried out twice following the receipt of the amended scheme. The latest date for the receipt of representations was the 10<sup>th</sup> January 2017 and at the time of writing this report two letters of representation had been received. One letter was in support of the application and questioned why a passing place was required – in response to these comments a passing place has been requested by the Highway Authority due to the substandard road networks to ensure the free flow of two way traffic.

The second letter, although not objecting to the proposal, was to advise the applicant that a commercial kennels was located close to the proposed dwelling. Due to the isolated location the kennels did not cause problems and did not wish there to be any associated problems occurring in the future. A copy of this letter has been forwarded to the applicants agent for information.

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

No previous site history.

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

**Policy Context** - Policy 55 of the Ynys Mon Local Plan and HP8 of the stopped Unitary Development Plan allows for the conversion of existing outbuildings into holiday or residential use provided the criteria of the policies are met.

Planning Policy Wales identifies a preference of the re-use of land in preference to greenfield sites but recognises that 'not all previously developed land is suitable for development'.

An Structural Report has been submitted which confirms that the building is suitable for conversion to a dwelling subject to the front elevation being demolished to window cill level and re-built together with some other localised minor repair works.

The proposal involves the erection of a side and rear extension. Originally, the proposed rear extension was of a scale and design that was considered unacceptable as the extensions was not subservient to the existing building. Following discussions between the agent and department, the scheme has been amended and the scale of the rear extension has been reduced.

The footprint of the existing outbuilding measures 54.5m<sup>2</sup> and the proposed side and rear extensions measure 32m<sup>2</sup>. The new structure proposed as part of the mitigation measures is 12m<sup>2</sup>. The height of the building will also be increased by approximately 350mm.

Excluding the detached structure for protected species the scale of the proposed extensions will result in an increase of 59% of the original footprint.

Policy 55 of the Ynys Mon Local Plan and Policy HP8 of the stopped Unitary Development Plan allow for the conversion of existing buildings to dwellings or holiday accommodation subject to compliance with the listed criteria. The listed criterion requires, amongst other things, that the building is structurally sound and capable of conversion without extensive rebuilding or extension tantamount to the erection of a new dwelling. It also requires that the conversion scheme respects the character, scale and setting of the existing building, and involves only minor external alterations, unless it can be demonstrated that a significant enhancement of the appearance of the building will be secured.

Whilst a 59% increase in the footprint of the existing building is quite high it is considered that the proposal is acceptable due to the fact that the design of the conversion scheme is sympathetic to the existing building and will significantly enhance the appearance of the building. The proposed dwelling retains a traditional cottage appearance.

**Highway Safety** – The Highway Authority have raised concerns regarding the substandard route that serves the site and requested that a passing place be provided as part of the scheme. At the time of writing this report confirmation of the location of the passing place has not been provided by the agent and therefore a Grampian condition will be imposed on the permission requesting full details of the passing place to be submitted and approved by the local planning authority prior to the commencement of works on site.

## **7. Conclusion**

The proposal will significantly enhance the appearance of the existing building and the proposal complies with current local and national policies. The provision of a passing place will ensure that the development will not have a detrimental impact on highway safety. Having considered the above and all other material considerations my recommendation is one of approval subject to conditions.

## **8. Recommendation**

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

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

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

**(02) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Amendment) (Wales) Order 2013 (or any Order revoking or re-enacting that**

**Order), the development permitted by Classes A, B, C, D and E of Part 1 of Schedule 2 are hereby excluded.**

Reason: In the interests of the amenity of the designated landscape.

**(03) The development shall take place in accordance with the 'Mitigation and Compensation' section outlined in the Protected Species Survey that was carried out by Yorke Associates Ecological Consultants and submitted under planning reference 45C468.**

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

**(04) No development shall commence until the receipt of a copy of an European Protected Species Licence that has been issued by Natural Resource Wales pursuant to Regulation 53 of the Conservation of Habitats and Species Regulations (2010) authorizing the specified activity/development to commence, or confirmation that such a licence is not required.**

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

**(05) The removal of the vegetation shall not take place between the 1<sup>st</sup> March and 30<sup>th</sup> August in any year unless the site has been checked for the presence of nesting birds by a suitably qualified ecologist and certified as being free of nesting birds. Should nesting birds be found to be present, no development shall take place until the chicks have fledged.**

Reason: To safeguard any nesting birds which may be present on the site.

**(06) Any further structural alterations which may be required to be carried out to the building, and which would be likely to affect its external appearance, consequent upon the implementation of this permission, shall form the subject of an application which shall be submitted to and approved by the local planning authority before any work is commenced on such alterations.**

Reason: For the avoidance of doubt.

**(07) No other part of the development shall commence until the passing bay has been completed in accordance with the submitted scheme.**

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

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

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

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

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

**(10) The access shall be constructed with 2.0 metre by 43 metre splays on either side. Within the vision splay lines nothing exceeding 1 metre in height above the level of the adjoining carriageway shall be permitted at any time.**

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

**(11) The access shall be completed with a bitumen surface or other suitable surfacing material as may be agreed in writing with the Local Planning Authority for the first 5 metres**

from the nearside edge of the County Highway with the surface water drainage system completed and in working order before the use hereby permitted is commenced.

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

**(12) No surface water from within the curtilage of the site to discharge onto the county highway. No development shall commence until full design details for the drainage of the site have been submitted to and approved by the Local Planning Authority. The dwelling shall not be occupied until the approved scheme has been implemented in full and to the written satisfaction of the Local Planning Authority.**

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

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

Drawing / Document number	Date Received	Plan Description
A.02.2	12/08/16	Existing site plan
A.02.1 – Rev B	25/07/16	Existing plans, elevations and sections
Structural Report	08/11/16	Structural Report
Drainage Details	25/07/16	Drainage Details
Planning Support Statement	25/07/16	Planning Support Statement
“Yorke Associates Ecological Consultants” - Report	25/07/16	Protected Species Survey
A.03.3	25/07/16	Ecology mitigation structure
A.03.2 – Rev A	20/01/17	Location and proposed site plan
A.03.1 – Rev B	08/11/16	Proposed plans, elevations and sections
Kingspan Klargest Report	25/07/16	Details of the package treatment plant

**under planning application reference 45C468.**

Reason: For the avoidance of doubt.

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

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12.1

Gweddill y Ceisiadau

Remainder Applications

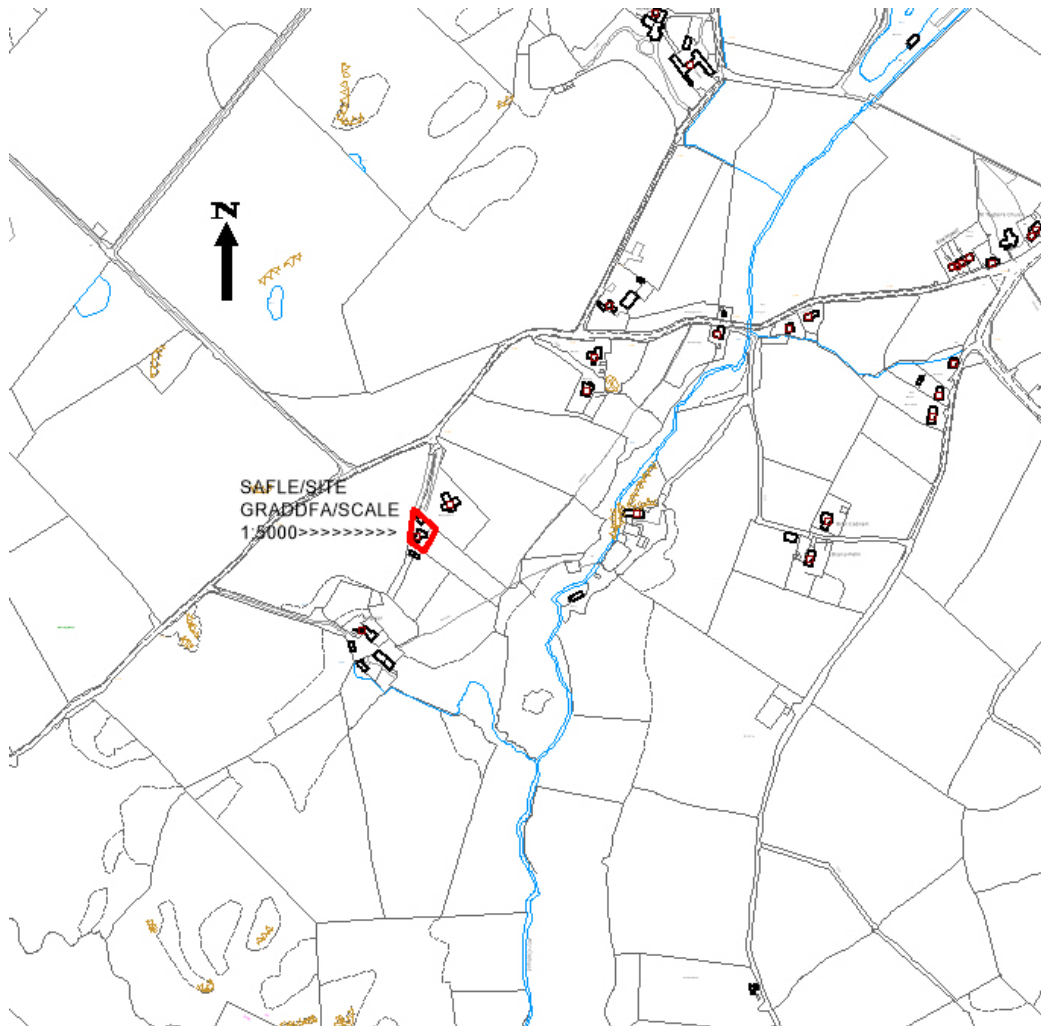
Rhif y Cais: **17C226H** Application Number

Ymgeisydd Applicant

**Mr & Mrs Williams**

**Cais llawn i addasu ac ehangu yn / Full application for alterations and extensions to**

**Gernant, Lôn Ganol, Llandegfan**



**Planning Committee: 01/02/2017**

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

**Recommendation:**

Refuse

**Reason for Reporting to Committee:**

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

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

The application is a full application for alterations and extensions at Ger Nant, Llandegfan.

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

The key issue is whether the proposed scheme is acceptable and complies with policy.

### **3. Main Policies**

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

Policy 1 – General Policy

Policy 31 – Landscape

Policy 42 – Design

Policy 55 – Conversions

Policy 58 - Extensions

#### **Gwynedd Structure Plan**

Policy D4 – Location, Siting and Design

Policy D29 - Design

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

Policy GP1 – General Control Guidance

Policy GP2 – Design

Policy EN1 – Landscape

Policy HP7a – Extensions

Policy HP8- Rural Conversions

**Planning Policy Wales (9<sup>th</sup> Edition), January 2016**

**Technical Advice Note 12 – Design**

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

**Local Member Councillor Lewis Davies** – Call in to the Planning and Orders Committee

**Local Member Councillor Carwyn Jones** – Call in to the Planning and Orders Committee

**Local Member Councillor Alwyn Rowlands** – No response received at the time of writing this report

**Community Council** – Support application



**Public Consultation** – The application was afforded two means of publicity. These were by the placing of a notice near the site and serving of personal notifications on the owners of neighbouring properties. The latest date for the receipt of representations was the 12/01/2017. At the time of writing this report 1 letter of objection was received with the following comments:-

- Overlooking due to window in the gable end.

In response to the objection received.

The applicant has omitted the window in the gable end to alleviate any concerns raised by the neighbour.

It is not considered that the proposal would have a negative impact upon the amenities of adjacent residential properties.

## **5. Relevant Planning History**

17C226 – Erection of a stable block on land at Nant y Wennol, Llandegfan – Approved 7/3/94

17C226A – Conversion of stable block into a dwelling together with alterations and extensions and installation of a new septic tank at Nant y Wennol, Llandegfan – Approved 14/12/04

17C226B – Amended plans to recently approved 17C226A for the conversion of a stable block into a dwelling at Nant y Wennol, Llandegfan – Refused 09/12/05

17C226D – Alterations and extensions together with the formation of a new driveway at Nant y Wennol, Llandegfan – Approved 05/10/06

17C226E – Erection of a detached double garage at Gernant, Llandegfan – Approved 20/12/10

17C226F – Full application for alterations and extensions to Gernant, Llandegfan – Withdrawn 24/3/16.

17C226G - Full application for alterations and extensions – Refused 6/10/16

## **6. Main Planning Considerations**

### **Background to the application site.**

Planning permission was obtained under planning application 17C226A for the conversion of a stable block into a dwelling under the provisions of policy 55 (Conversion) of the Ynys Mon Local Plan.

### **Policy Considerations**

Policy 55 of the Ynys Mon Local Plan states;

The conversion to a dwelling or holiday accommodation of an existing building which is not located within or on the edge of a settlement will only be permitted where:-

- The building is structurally sound and capable of conversion without extensive rebuilding or extension tantamount to the erection of a new dwelling.
- Any inherent characteristics of merit in the building are retained and any features of historical or architectural importance are safeguarded.

iii. The conversion scheme respects the character, scale and setting of the existing building, and involves only minor external alterations, unless it can be demonstrated that significant enhancement of the appearance of the building will be secured.

iv. The proposal, including any associated curtilage and infrastructure, would not result in an undesirable intrusion into the landscape, or harm the amenities of the locality.

v. Satisfactory access, parking, amenity space, and sewerage arrangements are provided.

Policy HP8 of the Stopped Unitary Development Plan states;

The conversion to a dwelling or holiday accommodation of an existing building, which is located in a cluster, hamlet, or in open countryside will be permitted where :

i) the building is structurally sound and capable of conversion without extensive rebuilding or extension which would be equivalent to the erection of a new dwelling; and

ii) any inherent characteristics of merit in the building are retained and any features of historical or architectural importance are safeguarded; and

iii) the scheme of conversion respects the character, scale and setting of the existing building, and involves only minor external alterations, unless it can be demonstrated that significant enhancement of the appearance of the building will be secured; and

iv) the proposal, including any associated curtilage and infrastructure, would not result in an undesirable intrusion into the landscape, or harm the amenities of the locality; and

v) satisfactory access, parking, amenity space, and sewerage arrangements are provided.

The Supplementary Planning Guidance on Rural Conversions states that extensions must be subservient to the original structure and schemes should adopt the principle of adapting to the building rather than radically changing its appearance to suit the new use.

### **Main Planning Considerations.**

The application site is not located within a recognised settlement or boundary and is located in the open countryside.

The original stableblock measured 83.16 square metres and alterations and extensions were later approved under application reference 17C226D which amounted to an extension of 25.65 square metres (equivalent of 30% increase). Another subsequent application was approved for a detached double garage amounting to 92.02 square metres.

### **The Proposal**

This application is for further alterations and extensions to the building amounting to a 92.02 square metres. This would amount to a 111% increase on the original outbuilding located in the open countryside.

The building has already obtained permission for a 25.65 square metre extension under application reference 17C226D, (equivalent of 30%) increase. If this application was approved it would take the overall new extensions to 141% increase on the size of the original outbuilding.

A previous application was refused by the Planning Committee in October for the erection of a 100.94 square metre extension. The current application has only been reduced by 18.92 square metres.

Discussions have taken place between the Local Planning Authority and the Applicant to try to come to a compromise on the size of the extension, however the applicant was not willing to reduce the size of the extension and requested that we deal with the application as submitted.

Whilst accepting that it can be argued that the current proposals do enhance the appearance of the building. It is not considered that this application complies with the spirit of Policy 55 of the Ynys Môn Local Plan and Policy HP8 of the Stopped Unitary Development Plan which seeks to respect the character, scale and setting of the existing building. The policy goes on to state that the building should be capable of conversion without extensive re-building or extension which would be equivalent to the erection of a new dwelling.

## **7. Conclusion**

The application does not comply with Policy 55 of the Ynys Môn Local Plan or Policy HP8 of the Stopped Unitary Development Plan.

The proposal would provide a further 111% increase in floor area, which is over and beyond the criteria of the policies stated above located in an open countryside location. If the application would be approved it would set a precedent for further applications to be approved in the future.

## **8. Recommendation**

### **Refused**

(01) The amount of extension go well beyond what could reasonably be described as minor external alterations. The proposal is therefore contrary to Policy A6 of the Gwynedd Structure Plan, Policy 55 of the Ynys Môn Local Plan, Policy and HP8 of the stopped Unitary Development Plan and advice contained within Planning Policy Wales (9<sup>th</sup> Edition), Technical Advice Note 6: Planning for Sustainable Rural Communities and Supplementary Planning Guidance – Design Guide for the Urban and Rural Environment.

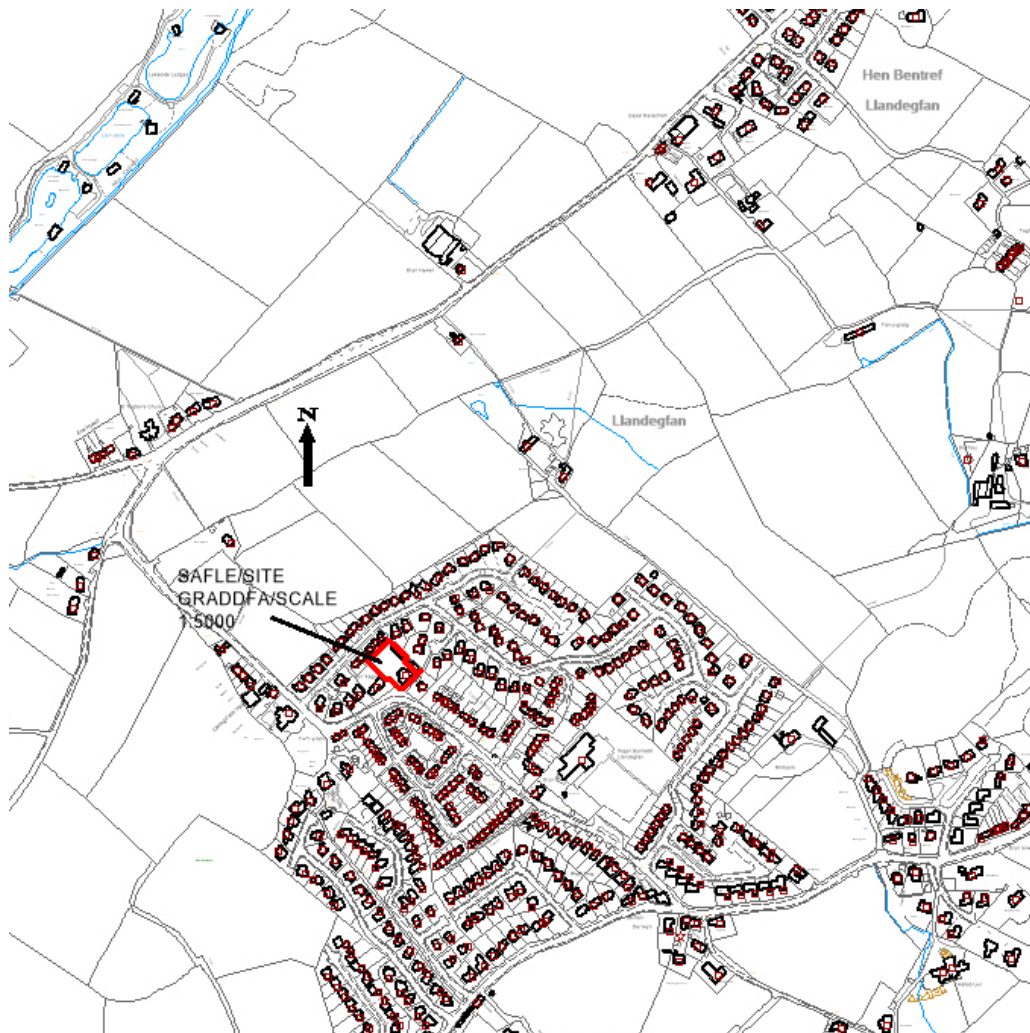
Rhif y Cais: 17C511 Application Number

Ymgeisydd Applicant

Clwyd Alyn Housing Association

Cais llawn i ddymchwel yr ysgol presennol, codi pump annedd newydd ynghyd a gwelliannau i'r mynedfa presennol yn / Full application for the demolition of the existing school, the erection of five dwellings together with improvements to the existing vehicular access at

Hen Ysgol / Former School, Bro Llewelyn, Llandegfan



**Planning Committee: 01/02/2017**

**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 on council owned land.

**1. Proposal and Site**

The application is a full application for the demolition of the existing school, and the erection of 3 semi-detached houses and 2 apartments in lieu together with improvements to the existing vehicular access at Former School, Bro Llewelyn, Llandegfan.

**2. Key Issue(s)**

The key issues can be identified as the following:-

1. Can the development be supported by development plan policies?
2. Highway safety and drainage
3. Would residential amenity be affected
4. Impact on nearby Listed Buildings

**3. Main Policies**

**Ynys Mon Local Plan**

Policy 1 – General Policy  
Policy 31 – Landscape  
Policy 35 – Nature Conservation  
Policy 41 – Conservation of Buildings  
Policy 42 – Design  
Policy 48 - Housing Development Criteria  
Policy 49 – Defined Settlements

**Gwynedd Structure Plan**

Policy A2 – Housing land  
Policy A3 – Scale and Phasing  
Policy D4 – Location, siting and design  
Policy D20 – Sewage disposal  
Policy D29 - Design

**Stopped Unitary Development Plan**

Policy GP1 – Development Control Guidance  
Policy GP2 – Design  
Policy EN4 – Biodiversity  
Policy HP2 – Housing Density  
Policy HP4 – Villages  
Policy EN1 – Landscape Character  
Policy EN13 – Conservation of Buildings

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

**Community Council** – Supportive of revised plan with regards to two apartments and supportive of Built Environment comments regarding the Listed Well House.

**Local Member (Lewis Davies)** – Support the application for 5 affordable dwellings in Llandegfan.

**Local Member (Carwyn Jones)** – Support the application as there is a need for affordable housing. The proposal will improve the site in its present state.

**Local Member (Alwyn Rowlands)** – No objection

**Environmental Health** – Conditional Approval on contaminated land.

**Welsh Water** – Conditional Approval

**Natural Resources Wales** – No objection

**Highways Department** – Conditional Approval

**Drainage Department** – Comments

**Footpath Officer** – Comments

**Gwynedd Archaeological Planning Service** – Conditional Approval

Site notices were placed near the site. The expiry date for receiving representations was the 12/1/17. At the time of writing the report 3 letters of objection was received. The main reasons for objecting as follows:-

- Loss of a listed building
- Adverse affect on the retained Listed Buildings
- Overlooking / Loss of privacy
- Impact on road/highway safety
- Unacceptable density of the development
- Parking
- Drainage problems

In response to the objections raised:-

- The building which is to be demolished is not a listed building
- A Heritage Impact Assessment has been submitted with the application. The Built Environment section of the council has commented that the proposal will not have a negative impact on the setting of nearby listed buildings
- It is not considered that the proposal will cause enough overlooking to warrant refusing the application. The distances between the properties and surrounding dwellings comply with the Supplementary Planning Guidance on proximity of development.
- The highways department has confirmed that they are satisfied with parking and access arrangements.
- Welsh Water and the drainage section of the council are satisfied with the drainage and surface water on the site with appropriate worded conditions.

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

None

## 6. Main Planning Considerations

The application is a full application for the demolition of the existing school, together with the erection of 3 semi-detached dwellings and 2 apartments in lieu, together with improvements to the existing vehicular access at Former School, Bro Llewelyn, Llandegfan

### 1. Can the development be supported by development plan policies?

The site is located within the village of Llandegfan identified as a defined settlement under Policy 49 of the Ynys Mon Local Plan which allows housing within the development boundary. The site is within the development boundary of the village as defined under Policy HP4 of the stopped Unitary Development Plan. This policy allows the development of unlimited plot numbers. The application is to demolish the former school and the erection of 5 dwellings. The site is located amongst existing residential development and the application has been submitted by Clwyd Alun Housing Association.

Affordable Housing – Policy HP7 of the Stopped Unitary Development Plan – Affordable Housing - Housing Need states that in Villages on sites of 5 or more dwellings the development should seek the provision of 30% of the units being for affordable housing. The site would therefore generally be expected to deliver 2 units as its affordable housing contribution. However, it is understood that the application will in fact provide all 5 units as affordable dwellings for local people and a unilateral undertaking will be agreed and signed prior to the permission being released.

### 2. Highway safety and drainage

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. Concerns have been expressed by objectors on the current access and parking, however the Highway Authority raises no objection to the application subject to conditions.

Welsh Water and the drainage section of the council has confirmed that the drainage is acceptable in principle with appropriate worded conditions.

### 3. Would residential amenity be affected

**Design and Privacy Issues:** There are many different types of dwellings in the vicinity of the site. The design of the proposed new dwellings are considered to be sympathetic to the area and will not look out of place. Concerns have been raised that the development will give rise to overlooking to neighbouring properties. It is not considered that the proposed new dwellings would unduly affect existing amenities due to the distances and orientation of the properties. The proposal complies with the distances in the Supplementary Planning Guidance on Urban and Rural Environment.

Plot 3 is located approx 16metres from the side elevation of the community centre to the South West of the site. The SPG guidance states from ground floor main – the side elevation of the neighbouring property a distance of 12m should be achieved.

Plot 1 is located 4.9metres to the boundary of the Carreg Felin estate. The SPG guidance states that side elevations to boundaries should achieve a distance of 2.5 metres

Plots 1, 2, and 3 are at a distance of 9.8metres from the North East boundary of the site. The SPG guidance states that ground floor main to the boundary should achieve a distance of 10.5 metres. However a 1.8metre high fence will be placed on the North East boundary.

The apartments on plots 4 and 5 is located 12metres from Old School Garden. The SPG guidance states that ground floor main to side elevations should achieve a distance of 12 metres.

Apartment 4 and 5 is located a distance of 2.2 metres from the School House. The SPG guidance states that a distance of 3.5metres should be achieved from side-side elevations, however the existing former school was located much closer to the School House (0.9metres), therefore it is considered that the proposal would have less of an impact than that of the original building.

#### **4. Impact on nearby Listed Buildings**

The subject site lies adjacent to two separate grade II listed buildings; Hen Ysgol and Wellhouse. The application was accompanied by a Heritage Impact Assessment.

Policy 41 of the Ynys Mon Local Plan and Policy EN13 of the Stopped Unitary Development Plan states that buildings of special architectural and historic interest and their settings will be protected from unsympathetic development.

Section 66(1) Planning (Listed Buildings and Conservation Areas) Act 1990 states that in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

It is considered that the proposal should not have an impact on the special characteristics of the neighbouring listed buildings as the development has been located an acceptable distance away from the Hen Ysgol and Wellhouse and will therefore not have a negative impact upon the setting of the listed buildings.

**Ecology:** An ecological survey has been carried out on both buildings on the site. The survey indicates that the buildings does not currently support bats. Best practice recommendations are however made.

#### **7. Conclusion**

The scheme is acceptable in policy terms and consultees raise no issues of concern.

#### **8. Recommendation**

To **permit** the application subject to conditions subject to the signing of a unilateral agreement for affordable housing.

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

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

**(02) The car parking 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.

**(03) The Highways Authority would require the following details to be submitted for approval before the works hereby approved are commenced. A full comprehensive and robust 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.**

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

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

**(04) In the event of any contamination being found, a suitable Remediation Strategy should be prepared for the site which should be submitted to the Local Planning Authority for its written approval prior to any other works being carried out.**

Reason: In the interests of public health.

**(05) No development shall commence until a drainage scheme for the site has been submitted to and approved in writing by the local planning authority. The scheme shall provide for the disposal of foul, surface and land water, and include an assessment of the potential to dispose of surface and land water by sustainable means. Thereafter the scheme shall be implemented in accordance with the approved details prior to the occupation of the development and no further foul water, surface water and land drainage shall be allowed to connect directly or indirectly with the public sewerage system.**

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

**(06) A full photographic record of the building must be undertaken in accordance with the Gwynedd Archaeological Planning Service Requirements for General Photographic Surveys of Buildings. The record must be approved by the Local Planning Authority before being deposited with the regional Historic Environment Record.**

Reason: To ensure that an adequate record is made of all structures affected by the proposals and that the record is held within the public domain for future references and research.

**(07) Full details of the method of foul and surface water drainage shall be approved in writing with the Local Planning Authority prior to the commencement of any works.**

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

**(08) 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.

**(09) The development permitted by this consent shall be carried out strictly in accordance with the plans submitted under planning application reference 17C511.**

<b>Location Plan</b>	<b>1.01 Rev B</b>	<b>22/11/16</b>
<b>Proposed Site Plan</b>	<b>1.03 Rev C</b>	<b>09/12/16</b>

<b>Drainage Layout</b>	<b>16254/501</b>	<b>12/01/17</b>
<b>Drainage Scheme</b>		<b>06/01/17</b>
<b>Proposed Elevations and Floorplans Plot 1, 2 + 3</b>	<b>2.01 Rev A</b>	<b>22/11/16</b>
<b>Proposed Elevation and Floorplans Plot 4+5</b>	<b>2.02 Rev B</b>	<b>22/11/16</b>
<b>Protected Species Survey</b>	<b>Ecological Design Consultants</b>	<b>04/11/16</b>

Reason: For the avoidance of doubt.

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

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

Planning Policy Guidance Wales Edition 9 –  
4.11 Promoting sustainability through good design

Technical Advice Note 12: Design

SPG – The Design Guide for the Urban and Rural Environment

Welsh Office Circular 61/96

Section 66(1) Planning (Listed Buildings and Conservation Areas) Act 1990

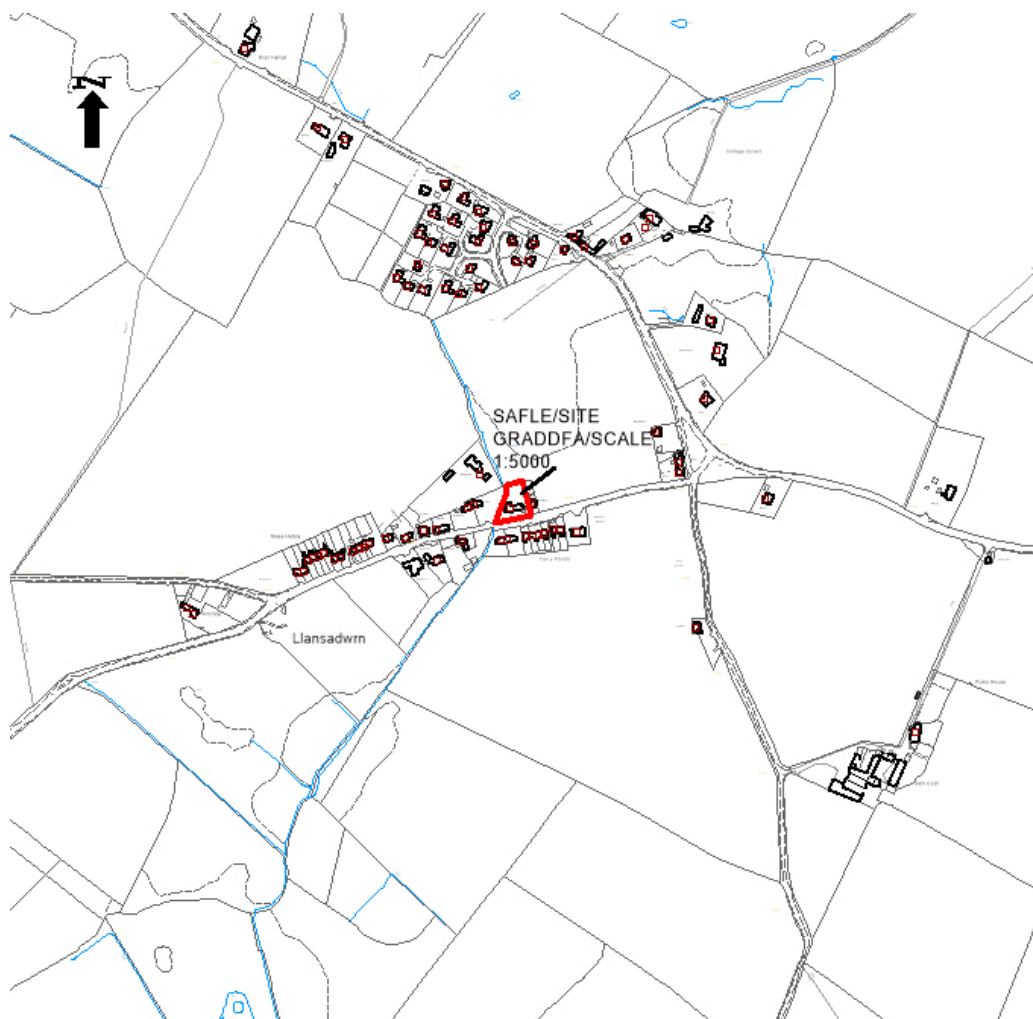
Rhif y Cais: 17C512 Application Number

Ymgeisydd Applicant

Clwyd Alun Housing Association

Cais llawn ar gyfer dymchwel y neuadd gymuned, codi pedwar annedd ynghyd a chreu mynedfa i gerbydau yn / Full application for demolition of the community centre, the erection of four dwellings together with the construction of a vehicular access at

Neuadd Llansadwrn Hall, Llansadwrn



**Planning Committee: 01/02/2017**

**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 on council owned land.

**1. Proposal and Site**

The application is a full application for the demolition of the existing building together with the erection of 4 dwellings at Community Centre, Llansadwrn.

**2. Key Issue(s)**

Compliance with relevant development plan policies; highways safety and drainage; ecological issues, whether the development will have a negative impact upon neighbouring properties.

**3. Main Policies**

**Ynys Mon Local Plan**

Policy 1 – General Policy

Policy 31 – Landscape

Policy 35 – Nature Conservation

Policy 42 – Design

Policy 48 - Housing Development Criteria

Policy 50 – Listed Settlements

**Gwynedd Structure Plan**

Policy A2 – Housing land

Policy A3 – Scale and Phasing

Policy D4 – Location, siting and design

Policy D20 – Sewage disposal

Policy D29 - Design

**Stopped Unitary Development Plan**

Policy GP1 – Development Control Guidance

Policy GP2 – Design

Policy EN4 – Biodiversity

Policy HP5 – Countryside Hamlet and Cluster

Policy EN1 – Landscape Character

**4. Response to Consultation and Publicity**

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

**Local Member (Lewis Davies)** – Support

**Local Member (Carwyn Jones)** – Support

**Local Member (Alwyn Rowlands)** – No response

**Welsh Water** – Conditional Approval

**Natural Resources Wales** – Standard advice

**Highways Department** – Conditional Approval

**Drainage Department** – Conditional Approval

**GAPS** – Conditional Approval

Site notices were placed near the site. The expiry date for receiving representations was the 13/1/17. At the time of writing the report 2 letters of objection was received. The main reasons for objecting as follows:-

- Pavements should be provided at the front of the application site
- A bat survey should be undertaken on the original outbuilding

In response to the objections raised.

- A pavement has now been provided in front of the site.
- A bat survey has been submitted as part of the application. Natural Resources Wales and the Biodiversity Officer of the council are satisfied with the report.

## **5. Relevant Planning History**

17LPA639/CC – Improvements to the existing access at Canolfan Llansadwrn, Llansadwrn.

## **6. Main Planning Considerations**

The application is to demolish the existing building together with the erection of 4 dwellings. The site is located amongst existing residential development and the application has been submitted by Clwyd Alun Housing Association.

**Principle of the development** – Llansadwrn is identified as a listed settlement under Policy 50 of the Ynys Mon Local Plan which normally allows single dwellings to be built within or on the edge of the settlement. The Stopped Unitary Development Plan identifies Llansadwrn as a Hamlet and Cluster area as defined under Policy HP5 which states single dwellings will be permitted on infill sites or other acceptable sites immediately adjacent to the developed part of the settlement.

There is ample room to accommodate 4 dwellings within the plot. The proposal is considered as an infill respecting the pattern of frontage development. Whilst not strictly in compliance with the single plots policy 50 (although it would be had the plots been submitted separately), it is not considered that a material harm will arise in approving the development of 4 dwellings as an infill in this location.

**Highways** - 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 Authority raises no objection to the application subject to conditions. The applicant will provide a 1.8 metre wide footway along the whole length of the application site.

**Drainage** - The drainage section of the council has confirmed that the drainage systems appear to be satisfactory in principle.

**Design and Privacy Issues** - There are many different types of dwellings in the vicinity of the site. The design of the proposed new dwellings are considered to be sympathetic to the area and will not look out of place. It is not considered that the proposed new dwellings would unduly affect existing amenities due to the distances and orientation of the properties.

**Ecology** - An ecological survey has been carried out on the building. The survey indicates that the buildings does not currently support bats. Best practice recommendations are however made.

## **7. Conclusion**

The proposal is considered as an infill site which would respect the pattern of development in the area. Policy 50 states that 'planning permission will normally only be granted for single dwellings', however. it is not considered that the proposal would harm the physical or social character of the area.

## **8. Recommendation**

To **permit** the application subject to conditions

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

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

**(02) The 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 sites boundary with the adjoining highway and nothing exceeding this height erected within 2 metre of the said wall/hedge/fence or any new boundary.**

Reason: In the interest of Highway Safety.

**(05) 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.

**(06) 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.

**(07) The Highways Authority would require the following details to be submitted for approval before the works hereby approved are commenced.**

**A full comprehensive and robust 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.**

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

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

**(08) The estate road 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 interest of Highway Safety

**(09) Within 1 month of the access hereby permitted being first brought into use the existing access serving the site shall be permanently closed and the highway boundary reinstated in accordance with the details to be agreed in writing by the Local Planning Authority.**

Reason: In the interest of Highway Safety

**(10) A 1.8 metre wide pedestrian footway shall be constructed along the whole frontage of the site adjacent the public highway. Details for the design and construction of the footway shall be submitted to and approved in writing by the Local Planning Authority before any other work commences on the remainder of the development. The footway shall be completed as per the approved plans before any dwelling hereby approved is occupied.**

Reason: In the interest of Highway Safety

**(11) No development shall commence until measures are in place to secure the future maintenance of the access and estate roads in accordance with details previously submitted and approved in writing by the local planning authority. The management and maintenance plan shall include the arrangements to secure the operation of the scheme throughout its lifetime.**

Reason: In the interest of Highway Safety

**(12) 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 pollution of or detriment to existing residents or the environment and to Dwr Cymru Welsh Water's assets.

**(13) The proposed development site is crossed by a public sewer with the approximate position being marked on the attached Statutory Public Sewer Record. Under the Water**

**Industry Act 1991 Dŵr Cymru Welsh Water has rights of access to its apparatus at all times. No development (including the raising or lowering of ground levels) will be permitted within 3 metres either side of the centerline of the public sewer.**

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

**(14) The development hereby approved shall not commence until a photographic survey of the buildings has been undertaken in accordance with the Gwynedd Archaeological Planning Service Requirements for General Photographic Surveys of Buildings, and the survey submitted to and approved in writing by the Local Planning Authority.**

Reason: To ensure that an adequate record is made of all structures affected by the proposals and that the record is held within the public domain for future reference and research.

**(15) 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.

**(15) The development permitted by this consent shall be carried out strictly in accordance with the plans submitted under planning application reference 17C512.**

<b>Location Plan</b>	<b>1.01</b>	<b>25/10/16</b>
<b>Proposed Site Plan</b>	<b>103B</b>	<b>16/12/16</b>
<b>Proposed Elevations and Floorplans Plot 3 &amp; 4</b>	<b>2.02D</b>	<b>16/12/16</b>
<b>Proposed Elevations and Floorplans Plot 1 &amp; 2</b>	<b>2.01B</b>	<b>16/12/16</b>
<b>Drainage Scheme</b>		<b>16/12/16</b>

Reason: For the avoidance of doubt

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

## **9. Other Relevant Policies**



Planning Policy Guidance Wales Edition 9 –  
4.11 Promoting sustainability through good design

Technical Advice Note 12: Design

SPG – The Design Guide for the Urban and Rural Environment

12.4

Gweddill y Ceisiadau

Remainder Applications

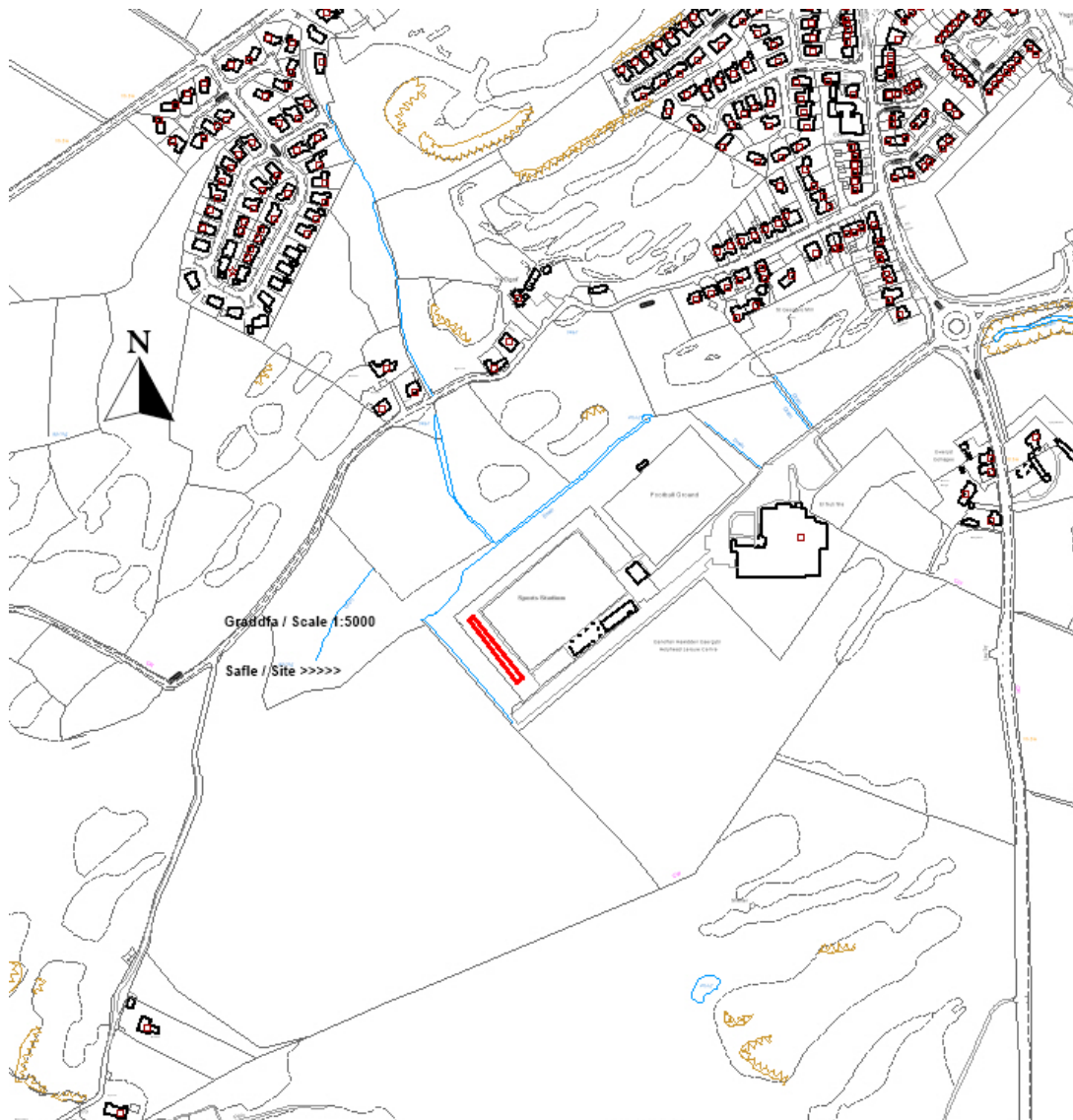
Rhif y Cais: **19C845K** Application Number

Ymgeisydd Applicant

**Richard Parry**

**Cais llawn ar gyfer codi ardal sefyll 65m o hyd wedi'i gysgod i wylwyr yn / Full application for the erection of a 65m covered spectator standing area at**

**Holyhead Hotspur Football Club, Canolfan Hamdden Caergybi/Holyhead Leisure Centre**



**Planning Committee: 01/02/2017**

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

**Recommendation:**

Permit.

**Reason for Reporting to Committee:**

The application is submitted by the Local Authority.

**1. Proposal and Site**

The application site is Holyhead Hotspur football ground adjacent to Holyhead Leisure Centre. The proposal entails the erection of a new covered standing area.

**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 Arwel Roberts** – No response received at the time of writing this report

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

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

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

**Public Consultation** – The application was afforded two means of publicity. These were by the placing of a notice near the site and serving of personal notifications on the owners of neighbouring properties. The latest date for the receipt of representations is the 03/02/2017. At the time of writing this report, no letters of representations had been received.

## 5. Relevant Planning History

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

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

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

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

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

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

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

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

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

## 6. Main Planning Considerations

The proposed entails the erection of a new covered standing area at the southwest end of the football field. The structure will be 65m long and 2.8m high consisting of box profile steel sheeting. 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. Consequently, it is my opinion that the proposal should be permitted subject to conditions. Providing no additional adverse comments are received following publicity.

## 8. Recommendation

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 19/12/2016 under planning application reference 19C845K.**

<b>Drawing number</b>	<b>Date Received</b>	<b>Plan Description</b>
<b>1357-A3-01</b>	<b>19/12/2016</b>	<b>Location and site plan</b>
<b>1357-A1-02</b>	<b>19/12/2016</b>	<b>Proposed elevations</b>

Reason: For the avoidance of doubt.

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

12.5

Gweddill y Ceisiadau

Remainder Applications

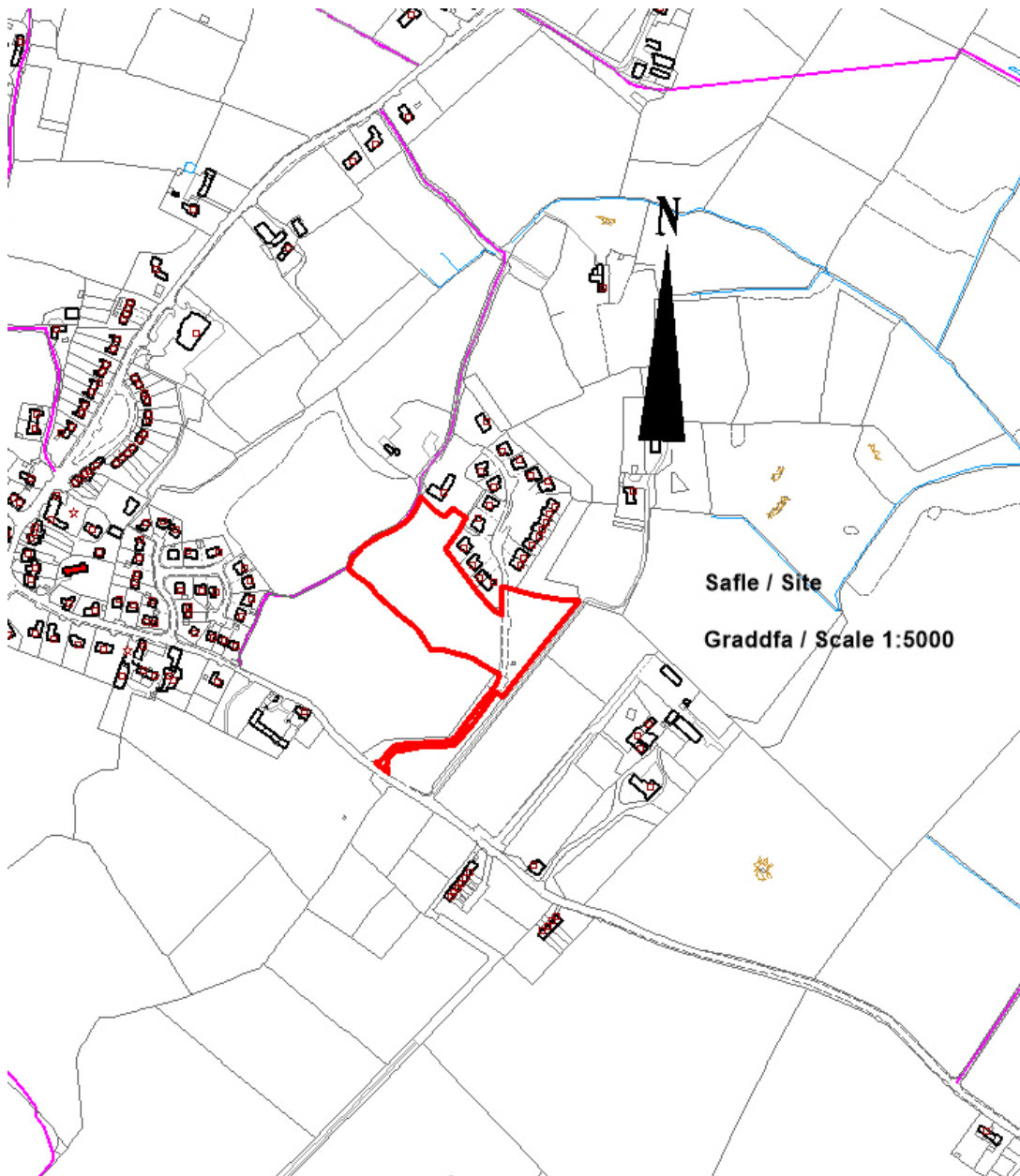
Rhif y Cais: **21C58H** Application Number

Ymgeisydd Applicant

**Mr. Geoff Green**

**Cais llawn ar gyfer codi 10 unedau gwyliau ychwanegol yn / Full application for the erection of 10 additional holiday units at**

**Parc Eurach, Llanddaniel Fab**



**Planning Committee: 01/02/2017**

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

**Recommendation:**

Permit.

**Reason for Reporting to Committee:**

On request of Local Member Hywel E. Jones

**1. Proposal and Site**

It is proposed to construct 10 high quality holiday units plus a lake and associated planting.

The site is located on the outskirts of Llanddaniel alongside the existing Parc Eurach holiday park.

**2. Key Issue(s)**

Principle of development and sustainability credentials

Landscape

Highways

Residential amenities

Technical issues

**3. Main Policies**

**Gwynedd Structure Plan**

Policy B1: Employment Generating Development

Policy CH1 Recreation and Tourism Development

Policy CH2 High Quality Holiday Accommodation

Policy D3 Landscape

Policy D4 Siting and Design

Policy D29 Design

Policy D32 Landscaping

Policy FF12 Parking

**Ynys Mon Local Plan**

Policy 1 General Policy

Policy 2 New Jobs

Policy 8 Holiday Accommodation

Policy 26 Parking Standards

Policy 31 Landscape

Policy 42 Design

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

Policy GP1 Development Control Guidance

Policy GP2 Design

Policy TR10 Parking Standards

Policy TO2 Holiday Accommodation

Policy EN1 Landscape Character

Policy EN4 Biodiversity

Policy SG4 Foul Sewage Disposal

Policy SG6 Surface Water Run Off

## **Planning Policy Wales (Edition 9)**

**TAN 12 Design**  
**TAN 13 Tourism**  
**TAN 18 Transport**

**SPG Holiday Accommodation**  
**SPG Design Guide for the Urban and Rural Environment.**

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

**Local Member H. Jones:** Referred the application to Committee

**Community Council:** Object, do not consider that the existing park has kept to its original conditions

**Highways:** Conditions

**Natural Resources Wales:** Comment requiring clarification

**Welsh Water:** Conditions

The application has been publicised three times.

Following re-consultation when the scheme was amended to 10 units 27 letters have been received, it should be noted that some parties wrote more than once. Points raised include:

- i. Our property is 40m away there will be loss of privacy and also flooding
- ii. The site is outside the village
- iii. The original park seems to be general housing
  
- iv. Would cause traffic problems
- v. Lake is further worry for flooding
- vi. The existing complex is poorly managed
- vii. What assurances are there that these will not be general housing
- viii. The site will not be screened
- ix. Who will repair damage (private matter)
- x. Questions about electrics and pumping station (private matter)
- xi. Concerns regarding proximity of footpath
- xii. Pedestrian crossing and nature walk should be moved
- xiii. Walkers will reduce privacy
- xiv. May be damage to services from roots of trees to be planted
- xv. No children's play area
- xvi. Little demand in Llanddaniel
- xvii. Units not in keeping
- xviii. Sewage pump at full capacity
  
- xix. Will be overlooking
- xx. No pavement to schools etc.

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

The adjacent holiday park was granted consent in 2002.

Most recent application was approved in October 2010 this allowed for the occupation of the units to be year round but still only for holiday purposes and not to be a primary residence.



## **6. Main Planning Considerations**

### **Principle of Development and sustainability credentials**

Development Plan policies allow the creation of holiday accommodation and the enhancement of tourism facilities. Development Plan policies also seek to protect the landscape and local amenities. The proposal must be weighed against all relevant planning policies in order to consider whether it is acceptable and a balanced view must be struck in determining the application.

The site is located in the countryside immediately adjoining the existing Eurach Park Holiday Village complex which comprises 20 units. It is located approximately 80m from the settlement of Llanddaniel and there is a public footpath providing direct off road access.

Llanddaniel itself is well connected to the public transport networks with buses available to other locations such as Bangor, Llangefni and further afield. Furthermore, it is a short journey by bus to Llanfair PG where trains can be accessed on the North Wales train network and beyond.

The site is also in close proximity to an official cycle route.

Clearly the users of the holiday units will not be totally reliant on the private car. Public transport is easily accessed by foot and given the level of public transport on offer the site is considered to be sustainable in transport terms.

### **Landscape**

The site is located immediately adjacent to the existing Holiday Village and will be viewed in conjunction with that and the settlement of Llanddaniel.

Notwithstanding the above, extensive planting is to take place a lake provided and wooded area with nature walk through. It is considered that this will enhance the setting of not only the proposals but will serve to improve the appearance of the existing development and location.

Furthermore, the quality of the build incorporating slate timber and render is considered appropriate in this setting.

### **Highways**

The Highways Authority do not object to the scheme and suggest conditions.

### **Residential Amenity**

Given the distances from nearby residential properties, it is not considered that the proposals will have any negative interaction with the amenities of the occupiers of those properties.

### **Technical issues**

Whilst comments have been originally received regarding flooding and drainage, it is considered that the site can be adequately drained. The applicant has over the years improved the infrastructure to prevent any drainage problems, stating;

*“Surface water. When we purchased the site there was no effective surface water solution to deal with storm surges. (There was a lagoon in the middle of phase one but it wasn't connected and didn't have a restrictor or a swale) We had a system built that restricts the flow and when necessary diverts the excess into the new swale (designed by EWP Colwyn Bay) thus protecting the land*

downhill from saturation. The cost of the scheme including the reconfiguration of the drainage system was circa £41,000.

*Foul: This was and is a pumped system from a tank. When we purchased the original site it did work but not consistently well. To remedy the issues we had it cleaned and replaced the pumps with ones that had a capacity to pump a more than adequate amount of sewage.*

*Going forward: The advice we have had is that the critical factor with the foul sewage system is the capability of the pumps rather than the capacity of the chamber. The other important factor to take account of is that the pumps should be maintained regularly in a preventive regime rather than waiting for them to break down. It is of critical importance that the adjacent watercourse isn't polluted. It would be our intention to put this in place regardless of whether any existing arrangement is in place."*

Welsh Water have suggested standard conditions in respect of the development and NRW comment that there is adequate capacity in the sewage infrastructure on site to accommodate the additional loading and as the site is within a publicly sewered area the connection should be to the main sewerage system

As the principle is accepted it is considered appropriate that a condition be attached to any decision in respect of this as recommended by consultees.

## **7. Conclusion**

It is considered that the development will be located in a sustainable location not totally reliant of the use of private motor vehicles. It will be attached to an existing holiday village and the associated planting will serve to improve the appearance of the location.

The policies of the Development Plan allow for high quality holiday accommodation provided there is no conflict with other policies or advice. The balanced opinion here is that the development can be approved without causing harm to any interests of acknowledged importance and indeed the positive contribution to the islands economy is to be welcomed.

## **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 units hereby approved shall be used for holiday purposes only and not as a primary residence. The owner shall maintain an up to date register of all occupiers of the holiday units.**

Reason: To define the scope of this permission.

**(03) A landscape plan shall be agreed in writing with the Local Planning Authority prior to the commencement of development on the site. The plan shall include a 15 year maintenance programme for the planting, including plant replacement, stake and guard removal, weed control, formative pruning and thinning for a period of 15 years. The scheme shall be implemented in full prior to occupation of any of the units and the Local Planning Authority notified in writing of its completion and thereby commencement of the maintenance programme.**

Reason: In the interests of amenity.

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

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

**(05) 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.

**(06) 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.

**(07) No structure is to be sited within a minimum distance of 3 meters from the centre line of the water main pipe. The pipeline must therefore be located and marked up accurately at an early stage so that the developer or others understand clearly the limits to which they are confined with respect to the Company's apparatus. Arrangements can be made for Company staff to trace and peg out such water mains on request of the developer.**

Reason:

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

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

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

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

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

**(11) Full details of the method of foul and surface water drainage shall be approved in writing with the Local Planning Authority prior to the commencement of any works.**

Reason: To ensure the site is adequately drained.

**12) Details of a suitable management and maintenance plan which secures the operation of the foul and surface water drainage systems for the lifetime of the development shall be agreed in writing with the Local Planning Authority prior to the commencement of works.**

Reason: To ensure the site is adequately drained.

**(13) The development hereby approved shall be carried out in accordance with plans:**

**D117/04/c site plan  
D117/07 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.

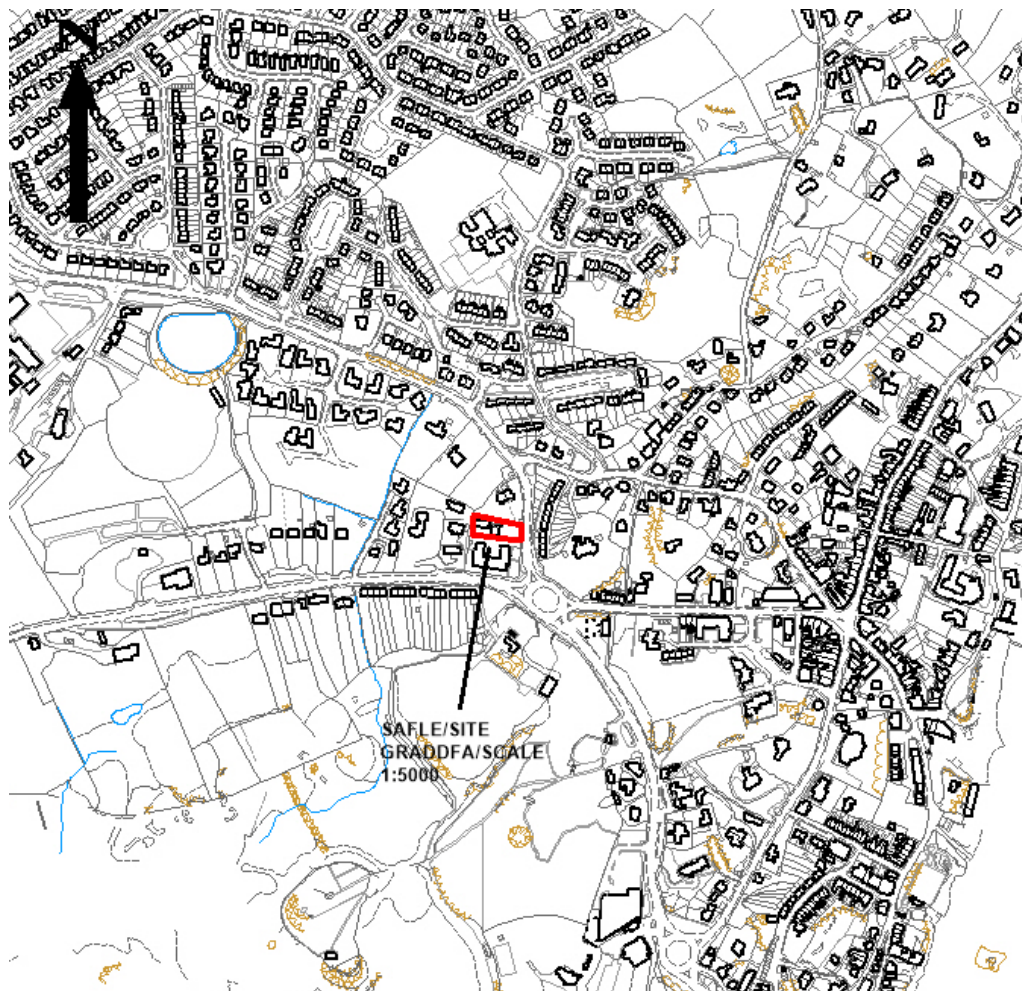
Rhif y Cais: **39LPA1014B/CC** Application Number

Ymgeisydd Applicant

Head of Service (Highways, Waste & Property)

Cais amlinellol ar gyfer codi dau annedd gyda'r holl materion wedi'u gadw'n ôl ar yr hen safe / Outline application for the erection of two dwellings with all matters reserved on land at the former

Ysgol Feithrin/Nursery School, Porthaethwy/Menai Bridge



**Planning Committee: 01/02/2017**

**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 on council owned land.

**1. Proposal and Site**

The application is an outline application for the erection of 2 dwellings with all matters reserved for the erection of semi-detached dwellings at the Former Nursery School, Menai Bridge

**2. Key Issue(s)**

The key issues can be identified as the following:-

1. Does the proposal comply with development plan policies
2. Highway safety and drainage
3. Would residential amenity be affected
4. Impact on nearby Listed Buildings.

**3. Main Policies**

**Gwynedd Structure Plan**

Policy A2 – Housing land  
Policy A3 – Scale and Phasing  
Policy D4 – Location, siting and design  
Policy D29 - Design

**Ynys Mon Local Plan**

Policy 1 – General Policy  
Policy 31 - Landscape  
Policy 41 – Conservation of Buildings  
Policy 42 – Design  
Policy 48 – Housing Development Criteria  
Policy 49 – Defined Settlements

**Stopped Unitary Development Plan**

Policy GP1 – Development Control Guidance  
Policy GP2 – Design  
Policy EN1 – Landscape Character  
Policy EN13 – Conservation of Buildings  
Policy HP3 – Secondary Centre

**4. Response to Consultation and Publicity**

**Local Member (Cllr Alun Mummy)** – No response at the time of writing the report

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

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

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

**Highways Department** – Conditional Approval

**Drainage Section** – Standard Comments

**Welsh Water** – Conditional Approval

**Natural Resources Wales** – Standard Advice

The proposal was advertised through the siting of a notice on site together with the distribution of personal letters of notification to the occupiers of neighbouring properties. The application was also advertised in the local newspaper as the application site is within the setting of a nearby Listed Building. The latest date for the receipt of representations was the 1<sup>st</sup> February 2017. At the time of writing the report no letters were received.

## **5. Relevant Planning History**

39LPA1014/CC – Prior notification of proposed demolition of two buildings at the Old Primary School, Menai Bridge – Withdrawn 25/11/15

39LPA1014A/CC – Application to determine whether prior approval is required for the demolition of buildings on land at the Old Primary School, Menai Bridge – Permitted Development 04/08/16

## **6. Main Planning Considerations**

### **1. Does the proposal comply with development plan policies**

Menai Bridge is identified as a Defined Settlement under Policy 49 of the Ynys Mon Local Plan which allows new houses to be granted within the development boundary. The site is identified as a Secondary Centre Policy HP3 of the stopped Unitary Development Plan.

The proposal is an outline application for the erection of 2 dwellings which will be semi-detached with all matters reserved.

### **2. Highway safety and drainage**

The highways department has confirmed that the development is acceptable with appropriate worded conditions.

Welsh Water does not object to the proposal and has requested that a condition to be placed on the permission in order to provide further foul and surface water details.

### **3. Would residential amenity be affected**

The Supplementary Planning Guidance on Urban and Rural Environment gives guidance on distances between dwellings into private garden areas and to provide an adequate outlook from windows. Due to these distances it is not anticipated that the proposed dwellings will have an adverse impact on neighbouring properties.

The rear elevation of the proposed new dwellings will be located a distance of 13 metres from the rear boundary of the site. The Supplementary Planning Guidance states that development from Ground Floor Main to the boundary should be a distance of 10.5 metres.

There will be a distance of 2 metres from the side elevation to the boundary. The Supplementary Planning Guidance states that 2.5 metres should be achieved from a side elevation to the boundary. However due to the distance to the properties known as Cornelyn and the Old School Site it is not considered that the development will have a negative impact upon the amenity currently enjoyed by those properties.

### **Affect on the nearby Listed Buildings**

The application site is in the setting of a nearby listed building.

Policy 41 of the Ynys Mon Local Plan and Policy EN13 of the Stopped Unitary Development Plan states that buildings of special architectural and historic interest and their settings will be protected from unsympathetic development.

Section 66(1) Planning (Listed Buildings and Conservation Areas) Act 1990 states that in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

It is considered that the proposal should not have an impact on the special characteristics of the neighbouring listed building due to the separation in terms of distance and landscape planting.

### **7. Conclusion**

The proposal is considered acceptable in policy terms. The proposal should not have a negative impact on neighbouring properties or the special characteristics of the neighbouring listed building.

### **8. Recommendation**

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

**(01) The approval of the Council shall be obtained before any development is commenced to the following reserved matters viz. the siting, design, external 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) Natural slates of uniform colour shall be used as the roofing material of the proposed building(s).**

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

**(05) No surface water from within the curtilage of the site to discharge onto the county Highway. No development shall commence until full design details for the drainage of the**



**site have been submitted to and approved by the Local Planning Authority. No dwelling shall be occupied until the approved scheme has been implemented in full and to the written satisfaction of the Local Planning Authority.**

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

**(06) The access shall be laid out and constructed strictly in accordance with the enclosed plan, HMTPA fig, 1 before the use hereby permitted is commenced and thereafter shall be retained and kept free from permanent obstruction and used only for access purposes.**

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

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

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

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

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

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

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

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

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

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

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

**(12) The Highways Authority would require the following details to be submitted for approval before the works hereby approved are commenced. A full comprehensive and robust 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.**

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

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

**(13) No development shall commence until a drainage scheme for the site has been submitted to and approved in writing by the local planning authority. The scheme shall provide for the disposal of foul, surface and land water, and include an assessment of the potential to dispose of surface and land water by sustainable means. Thereafter the scheme shall be implemented in accordance with the approved details prior to the occupation of the development and no further foul water, surface water and land drainage shall be allowed to connect directly or indirectly with the public sewerage system.**

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

**(14) The development permitted by this consent shall be carried out strictly in accordance with the plans under planning application reference 39LPA1014B/CC.**

<b>Proposed Block Plan</b>	<b>15/12/2016</b>
<b>Location Plan</b>	<b>15/12/2016</b>

Rheswm: Er mwyn osgoi unrhyw amheuaeth.

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

**9. Other Relevant Policies**

Planning Policy Guidance Wales Edition 9 –  
4.11 Promoting sustainability through good design  
6.4.9 and 6.5.11

Technical Advice Note 12: Design

SPG – The Design Guide for the Urban and Rural Environment

Welsh Office Circular 61/96

Section 66(1) Planning (Listed Buildings and Conservation Areas) Act 1990

12.7

Gweddill y Ceisiadau

Remainder Applications

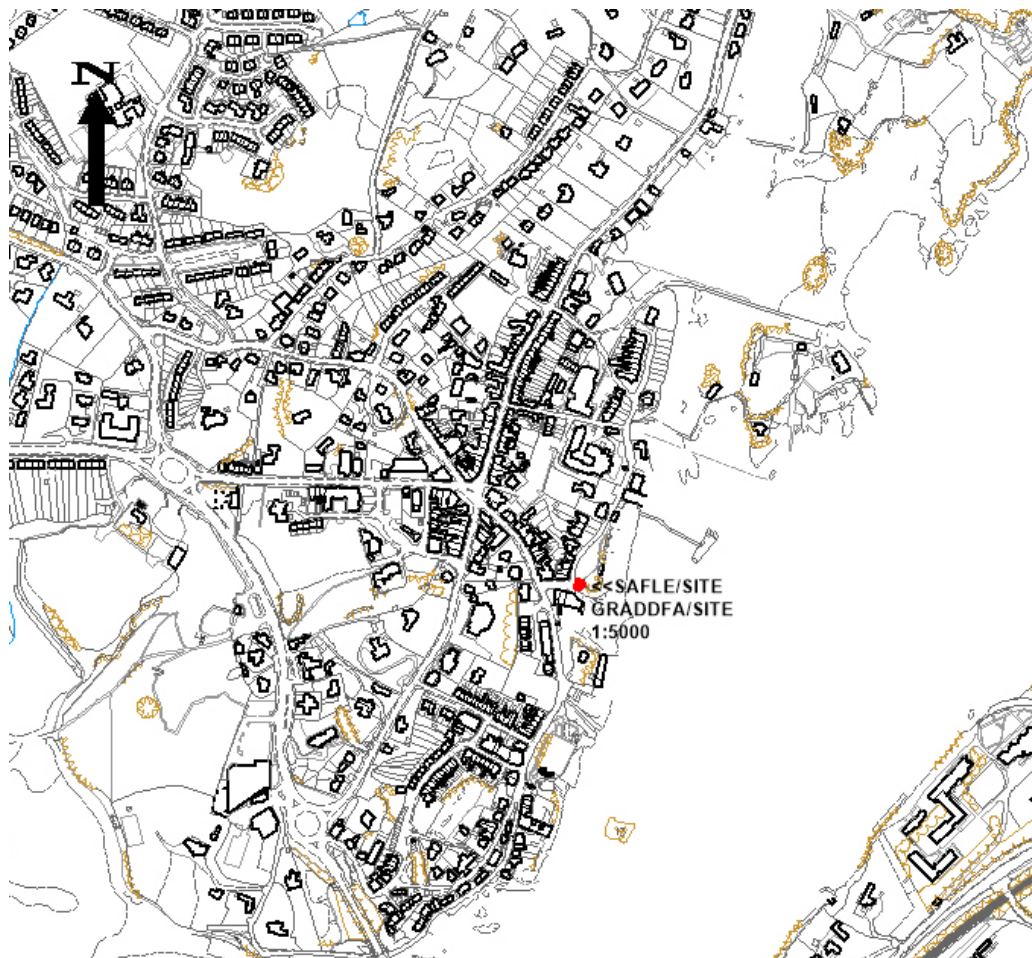
Rhif y Cais: **39C295B/LB** Application Number

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: 01/02/2017**

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

**Recommendation:**

Permit.

**Reason for Reporting to Committee:**

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

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

The application is a listed building consent for repairs to the Pier Booking Office, Menai Bridge.

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

The key issues which need to be considered is the design, together with the impact on the Listed Building (Grade II) and Menai Bridge Conservation area.

### **3. Main Policies**

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

Policy 1 – General Policy

Policy 31 – Landscape

Policy 40 – Conservation of Buildings

Policy 42 – Design

#### **Gwynedd Structure Plan**

Policy D4 – Siting and Design

Policy D29 - Design

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

Policy GP1 – Development Control Guidance

Policy GP2 – Design

Policy EN1 – Landscape Character

Policy EN13 - Conservation of Buildings

### **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

**Built Environment** – Supportive

**The Victorian Society** – No response at the time of writing the report

**The Society for the Protection of Ancient Buildings** - No response at the time of writing the report

**The Council for British Archaeology** - No response at the time of writing the report

**Georgian Group** - No response at the time of writing the report

**The Royal Commission on the Ancient and Historical Monuments of Wales** - No response at the time of writing the report

**The Ancient Monument Society** - No response at the time of writing the report

The proposal was advertised through the placement of a notice on site, distribution of personal letters to nearby occupants, together with the submission of an advert in the local newspaper. The expiry date for receiving representations was the 23/12/2016. At the time of writing the report no letters of objection had been received.

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

39C295/LB - Listed building consent for alterations to The Gate House, St George's Pier, Menai Bridge Approved 12/10/1999

39C295A/LB - Listed Building Consent for the erection of a slate plaque at The Gate House, St George's Pier, Menai Bridge Approved 09/01/2001

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

The application is for repairs to the internal fabric of the building (replacing existing lino flooring with insulated weyroc boards, repairs to windows, in addition to replacing existing internal plasterboard with stone and lime wash white finish) together with the installation of electricity at the Pier Booking Office, Menai Bridge.

The majority of the works are to be carried out to the interior of the building and the Built Environment section do not consider the proposal would result in any harm to the Listed Building nor on the designated area.

Due to the location of the building, it is not considered the proposal would result in any negative impact upon the amenities of neighbouring properties.

### **7. Conclusion**

The proposal is considered acceptable in policy terms as the repairs will enhance the interior of the 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 39C295B/LB.**

<b>Drawing no.</b>	<b>Date received</b>	<b>Plan Description</b>
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<b>428.01</b>	<b>22/11/16</b>	<b>Location Plan</b>
<b>428.03</b>	<b>22/11/16</b>	<b>Elevations existing</b>
<b>428.04</b>	<b>22/11/16</b>	<b>Existing elevations</b>
<b>428.02</b>	<b>22/11/16</b>	<b>Ground floor plan and existing section</b>
<b>428.05</b>	<b>22/11/16</b>	<b>Ground floor plan and proposed section</b>
<b>428.06</b>	<b>22/11/16</b>	<b>Proposed elevations</b>
<b>428.07</b>	<b>22/11/16</b>	<b>Proposed elevations</b>
<b>QAS 229288</b>	<b>22/11/16</b>	<b>Electricity installation plan</b>
	<b>22/11/16</b>	<b>Design and Access Statement</b>

Reason: For the avoidance of doubt.

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

## **9. Other Relevant Policies**

Technical Advice Note 12: Design

Planning Policy Wales 9<sup>th</sup> Edition

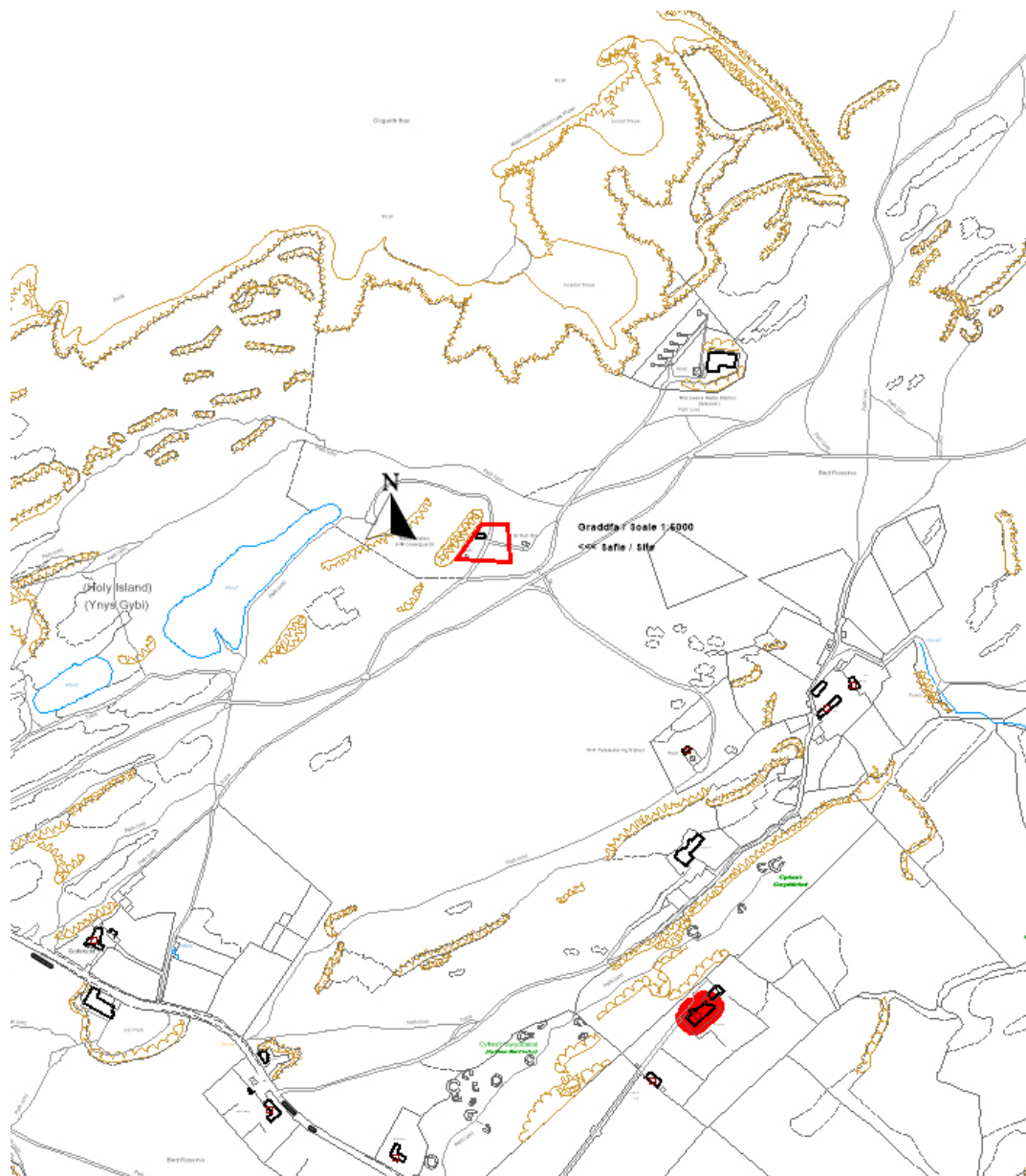
Rhif y Cais: **46C570** Application Number

Ymgeisydd Applicant

**Maritime and Coastguard Agency**

**Cais llawn ar gyfer dymchwel mast presennol a chodi mast newydd 25m ar dir yn / Full application for the demolition of existing mast and erection of new 25m mast on land at**

**Mast Cysylltiadau/Communications Mast, Ynys Lawd/South Stack, Caergybi/Holyhead**



**Planning Committee: 01/02/2017**

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

**Recommendation:**

Permit.

**Reason for Reporting to Committee:**

The application is made on Council owned land.

**1. Proposal and Site**

The application site is located on heathland to the east of South Stack and the site is currently occupied by an existing 22m high mast, hardstandings and ancillary brick built slate roofed building.

The proposal is to erect a new 25m high mast and associated infrastructure for the Maritime and Coastguard Agency on an adjoining site as a replacement for the existing structure. The existing structure will continue to function until the new mast is operational in order to ensure continuous emergency coverage. Once the new mast is operational, the existing one will be dismantled and removed from the site.

**2. Key Issue(s)**

Landscape and visual impact and ecological impacts including consideration of the Conservation (Natural Habitats &c) Regulations 1994.

**3. Main Policies**

**Ynys Mon Local Plan**

Policy 1 – General Policy  
Policy 30 – AONB  
Policy 33 – Landscaping  
Policy 39 - Archaeology  
Policy 46 – Telecommunications

**Gwynedd Structure Plan**

Policy D1 – AONB  
Policy D4 – Location, Siting and Design  
Policy D9 - Environmentally Sensitive Areas  
Policy D15 - Archaeology

**Stopped Unitary Development Plan**

Policy GP1 – General Policy  
Policy GP2 – Design  
Policy EN1 – Landscape Character  
Policy EN2 – AONB  
Policy EN4 – Biodiversity  
Policy EN5 – International Sites  
Policy EN6 – National Sites  
Policy EN12 – Archaeological Sites and the Historic Environment  
Policy EP14 – Telecommunications Infrastructure

**Planning Policy Wales (Edition 9)**



**TAN 5: Nature Conservation and Planning**  
**TAN19: Telecommunications**

**4. Response to Consultation and Publicity**

**Community Council** – No response to consultation

**Cllr T LI Hughes** – Delegated to officers

**Cllr D R Thomas** – No response to consultation

**Cllr J Evans** – No response to consultation

**Ecological and Environmental Advisor** – Further information required in order to undertake HRA screening in relation to chough and in relation to the dismantling of the existing structure to avoid habitat damage; additional details received and significant effects screened out.

**Natural Resources Wales** – Significant concerns and additional details requested; Construction Method Plan requested in order to complete HRA screening; on site meeting undertaken and extent of works and methods agreed.

**Ministry of Defence** – Aviation warning light should be fitted in the interests of aviation safety

**Cadw** – No additional impact on the setting of ancient monuments

**Built Environment and Landscape** - No additional impacts as a result of the replacement

**5. Relevant Planning History**

46GD15 - Erection of a 23m mast at South Stack – no objection 1989.

**6. Main Planning Considerations**

**Habitats Regulations and Ecological Impacts:** The site is within the designated Area of Outstanding Natural Beauty and is also designated a Special Area of Conservation and Special Protection Area.

Under Regulation 48(1), an appropriate assessment needs to be undertaken in respect of any plan or project which:

- a. either alone or in combination with other plans or projects would be likely to have a *significant effect* on a European Site, and
- b. is not directly connected with the management of the site for nature conservation.

Appropriate assessment is required by law for all European Sites (Regulation 48). A European Site is any classified SPA and any SAC from the point where the Commission and the Government agree the site as a Site of Community Importance. Appropriate assessment is also required, as a matter of Government policy, for potential SPAs, candidate SACs and listed Ramsar Sites for the purpose of considering development proposals affecting them.

The applicant was requested to provide additional details and amend the initially proposed scheme in terms of extent of proposed site compounds, concrete base removal works and methods of working and following a screening process, no significant impacts are anticipated on the protected heathland habitat or on choughs. An Appropriate Assessment is not therefore required. However

conditions are proposed to ensure that the method of working on site is in conformity with agreed details to ensure that no impacts arise.

**Landscape and Amenity Impacts:** The site is occupied by an existing mast and associated equipment including a communications building. The proposed new mast will be erected on a new concrete base and will be slightly higher overall (at 25m) than the existing structure (22m). It is not considered that the variation in siting or the overall increase in height of the new structure will add significant landscape or visual impacts to the AONB or wider area such that the development should be refused. Most existing concrete bases (used as anchors for guy ropes currently) will be removed as will the existing mast base once the mast itself is dismantled. The existing ancillary building will be retained as part of the proposal with no additional infrastructure being proposed.

**Amenity Impacts:** The site is located in a rural and isolated location and no additional impacts over and above the existing development are anticipated. No additional impacts on the historic environment are anticipated. The application is supported, as required, by a statement of conformity with International Commission on Non-Ionizing Radiation Protection (ICNIRP) guidelines in terms of exposure to electromagnetic fields.

## 7. Conclusion

Further to receipt of clarification of the scheme and working methods, the need for an Appropriate Assessment under the Habitats Regulations has been screened out but conditions are proposed to ensure that the integrity of the European designated sites are not compromised.

It is not considered that the scheme presents any additional unacceptable landscape or amenity impacts. The safeguarding and improving of communications coverage for the Maritime and Coastguard Agency is considered to be in the wider public interest.

## 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 development shall take place between 1st March and 30th September in any year.**

Reason: To safeguard protected species on the site.

**(03) The development, including dismantling and removal from site of the existing mast, shall take place in full accordance with the Construction Environmental Management Plan submitted under planning reference 46C570.**

Reason: To safeguard protected species and protected habitat.

**(04) No development shall take place until a scheme for the installation of an infrared aviation warning light on the mast has been submitted to and approved in writing by the local Planning authority. The scheme shall include details of the Maintenance of the light for the lifetime of the development. The development shall take place in accordance with the details as approved.**

Reason: in the interests of aviation safety.

**(05) The development shall take place in accordance with the conditions as imposed and with the following documents and plans:**

**ICNIRP Declaration of Conformity  
Maritime and Coastguard Agency South Stacks**

**Anglesey Habitats Regulations Assessment: Screening Stage December 216**

Reason: To define the scope of this permission.

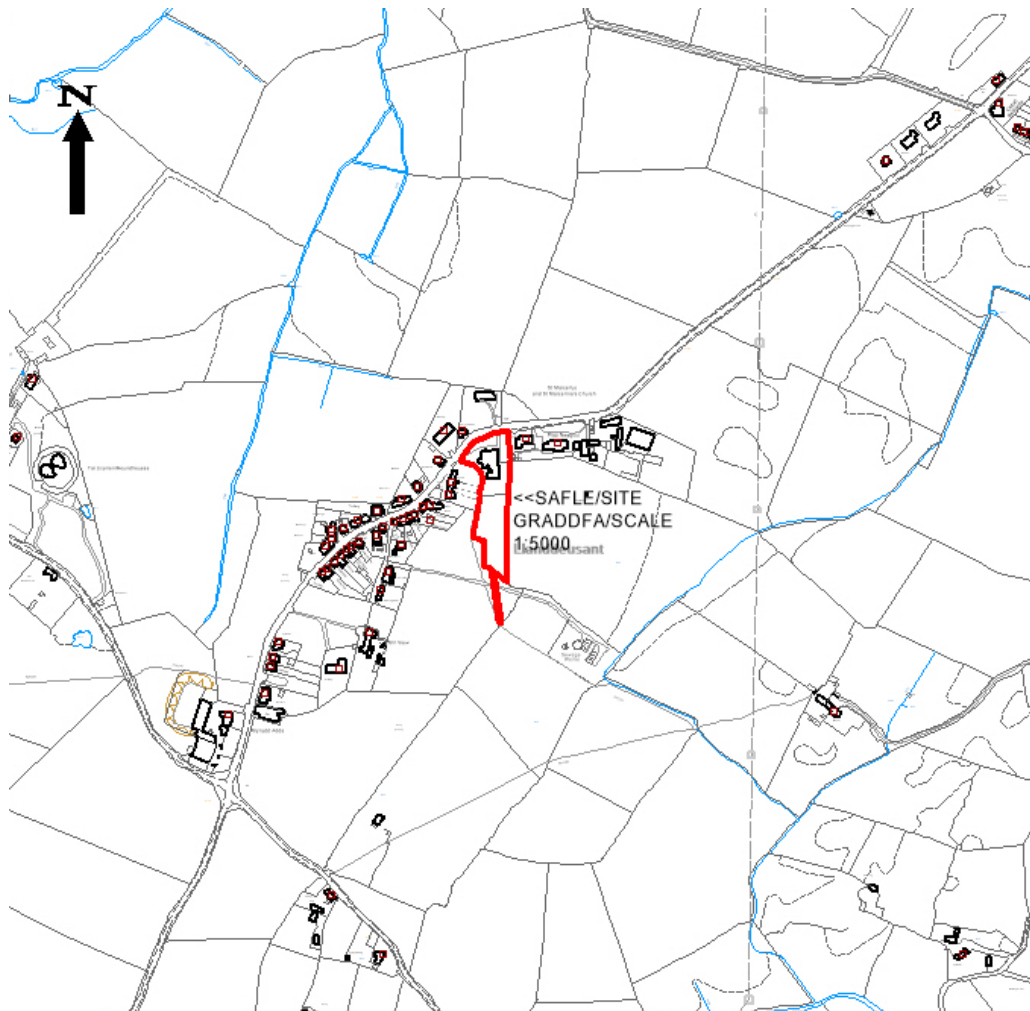
In addition the Head of Service be authorised to add to, remove or amend/vary any condition(s) before the issuing of the planning permission, providing that such changes do not affect the nature or go to the heart of the permission/development.

Rhif y Cais: **47C149** Application Number

Ymgeisydd Applicant

**DU Construction Ltd**

**Cais llawn i ddymchwel rhan o'r ysgol presennol, newid defnydd yr ysgol i swyddfa (Dosbarth B1), codi 10 annedd ynghyd a chreu mynedfa newydd i gerbydau yn / Full application for part demolition of the existing school, change of use of school into an office (Class B1), the erection of 10 dwellings together with the creation of a new vehicular access at**

**Ysgol Gynradd Llanddeusant Primary School, Llanddeusant**

**Planning Committee: 01/02/2017**

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

**Recommendation:**

Permit

**Reason for Reporting to Committee:**

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

**1. Proposal and Site**

The application was originally submitted for demolition of part of the school building and its change of use into an office together with the erection of 12 dwellings on land to the rear and the creation of a new vehicular access.

Further to discussion, the scheme as now presented retains the change of use of the school into an office and new access proposals but has reduced the number of dwellings proposed to 10 and has realigned the dwellings within the site.

**2. Key Issue(s)**

Compliance with relevant development plan policies; highway safety and drainage.

**3. Main Policies**

**Ynys Mon Local Plan**

Policy 1: General Policy

Policy 2: New Jobs

Policy 35: Nature conservation

Policy 48: Housing development criteria

Policy 50: Listed settlements

Policy 51: Large sites

**Gwynedd Structure Plan**

Policy A2: Housing land

Policy A3: Scale and phasing

Policy A9: Affordable Housing

Policy D4: Location, siting and design

Policy D20: Sewage disposal

**Stopped Unitary Development Plan**

Policy GP1: Development control guidance

Policy GP2: Design

Policy EN4: Biodiversity

Policy HP2: Housing Density

Policy HP4: Villages

Policy HP7: Affordable housing

**Planning Policy Wales Edition 9**

**TAN 5: Nature Conservation and Planning**

**TAN 12: Design**

**TAN 20: The Welsh Language – Unitary Development Plans and Planning Control**

**SPG : Affordable Housing**  
**SPG : Design Guide**  
**SPG: Planning and the Welsh Language**

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

**Local Member** – no reply to consultation

**Community Council** – no objection to the part demolition of the school and fully support its change of use to offices.

Objection to the proposed housing development in relation to the number and density of development. Query regarding the size of the site and its ability to accommodate 12 dwellings (stated to be 5.5ha but closer to 0.5ha) and concerns expressed regarding the sustainability of the location. 30% increase in the size of the village. Although there is no objection in principle to the development of houses, the Community Council would recommend a development of no more than 6 – 8 houses on the site.

**Environmental Health Officer** – contaminated land condition suggested

**Footpaths** – the alignment of the public footpath on the definitive map has been incorrectly shown where it traverses the site – the footpath does not cross the site and a Definitive Map Modification Order will be instigated.

**Ecological Advisor** – comments; precautionary approach advised

**Gwynedd Archaeological Planning Service:** condition requiring archaeological works.

**Built Environment and Landscape Section** – the school, like the church opposite, is not a listed building but is nevertheless a building of local architectural / historic interest. Partial demolition of modern additions could be considered to retain the original building and provide some new units to the rear of the site.

No response received at the time of writing to amended scheme.

**Drainage Section** – further clarification of details requested. Details received are satisfactory in principle. Conditions required.

**Highways Section** – Meeting arranged with the applicant to discuss requirements. No response received to amended plans.

**Welsh Water** – Standard condition suggested.

**Joint Planning Policy Unit** – no response to consultation.

**Natural Resources Wales** – no objection

Public response to notification: 4 letters of objection have been received as a result of the publicity undertaken. Objections are based on:

Highways safety at the proposed access and traffic generation;  
Visibility splay crosses third party land and cannot be achieved;  
No need for additional housing – already several houses for sale in the village;  
There are no community facilities in the village to support the development; the site is not served by a good public transport system;

Proposed design does not reflect the character of the village;  
Support for the change of use of the school to office use.

## **5. Relevant Planning History**

47LPA966/CC: Outline application for residential development together with demolition of the former school on land at Ysgol Gynradd Llanddeusant – Approved 03/10/2013

## **6. Main Planning Considerations**

**Principle of the Development** – The site is located within the village of Llanddeusant which is a listed settlement defined under policy 50 of the Ynys Mon Local Plan and which normally allows the development of single plots within or on the edge of the village.

The site (both school building and playing field to the rear of the site) is wholly within the development boundary of the village as defined under Policy HP4 of the stopped UDP. This policy allows the development of unlimited plot numbers.

Llanddeusant is noted as a cluster identified on inset map 137 in the Deposit Joint Local Development Plan and under Policy TAI18 which supports new affordable housing proposals on infill sites or sites immediately adjoining the cluster, subject to criteria.

The JLDP is a material consideration but can be afforded little weight in the determination process at present. The Council will shortly be publishing a Matters Arising Changes Notice which includes a change to Policy TAI18 and the removal of certain clusters, including Llanddeusant, from those identified under the Policy as well as removing a limit on numbers during the plan period (Action point S3 / PG6). This will be subject to further public consultation and examination before the Plan is adopted. Although material, given the changes proposed and further public consultation, little weight can be placed on Policy TAI18 at this juncture.

A further material consideration is the granting of outline planning permission in October 2013 for the demolition of the school and the residential development of the site (which amounted to 8 dwellings with three arranged in a terrace fronting the road and the remainder being 5 detached dwellings on the playing field served by an access road). No reserved matters application has been submitted.

The scheme as originally submitted under the current application was for 12 dwellings arranged as semi-detached pairs fronting an estate road. The scheme has been reduced to 5 pairs of semi-detached units with the furthest units turned to face north.

The 8 dwellings previously approved under the outline consent occupied the whole of the site area after demolition of the school building.

The site area as a whole extends to approximately 0.5ha and some 0.36ha of this whole will accommodate the proposed 10 housing units. The scheme has been reduced from the originally proposed 12 dwellings to a layout of 10 dwellings. Policy HP2 of the stopped UDP suggests an average density of 30 dwellings per hectare which the scheme of 10 dwelling meets. Concern has been expressed by local residents that the scheme will represent a 30% increase in the size of the village and the Community Council expresses similar concerns although it would support a scheme of between 6 and 8 dwellings in addition to the change of use of the school into offices.

The application is supported by a Welsh Language Statement which supports the scheme. In addition, it is understood that a social housing provider has confirmed an intention to develop the site to provide affordable housing. The policy requirement is for 30% of the units to be set aside as affordable units.

The school was the subject of the Council's rationalisation programme and has been vacant since that date. The building, albeit extended with flat roof additions, presents an attractive frontage to the street in this part of the village, complementing the church opposite. The application entails demolition of more modern extension to the school building and its change of use into an office. Policy 2 of the Ynys Mon Local Plan states:

2. The Council will support job creating projects on the sites allocated on the Proposals Map and detailed in Proposals S1 to S35 where they accord with the criteria in Policy 1. Employment creating development on other sites within or on the edge of existing recognised settlements will be permitted where they are of a scale and type compatible with the surrounding area, and accord with other policies of this plan.

The site is located amongst existing residential development in a village setting and given its previous use as a school, the change of use to an office is acceptable in policy and amenity terms.

**Highways and Drainage:** Concerns have been expressed regarding the fact that vehicular access will be taken on a bend in the road where there is considered to be a lack of visibility. The site is fronted by existing pavements and was in use as a small primary school. The proposed offices will utilise the existing vehicular access whilst a new access is proposed to separately serve the housing development.

In relation to drainage, porosity test results indicate that soakaways are inappropriate and the scheme will therefore discharge surface water into the highway drainage system at an attenuated rate with a discharge to a watercourse to the south of the site intended for any storm event exceeding the design capacity. Foul drainage will discharge into the public sewerage system. The Drainage Section requested clarification of the intended systems and the detail is considered acceptable in principle.

**Design and Privacy Issues:** Concerns have been expressed regarding overdevelopment of the site and the design of housing in a small rural village. The scheme has been amended to reduce the number of dwellings and has been designed to reflect social housing space standards. The dwellings will incorporate the use of slate and local stone. The linear nature of the site restricts the ability to create anything other than a linear development but the scheme has been amended to re-orientate the dwellings at the end of the proposed estate road.

No concerns have been raised by neighbouring occupiers regarding overlooking or loss of privacy issues and given distances between properties and boundary treatment, it is not anticipated that the development of the site for residential use would unduly affect existing amenities.

## **7. Conclusion**

The scheme is acceptable in policy terms. Consultees raise no issues of concern.

## **8. Recommendation**

To **permit** the application subject to conditions and a S106 agreement on affordable housing

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

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

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



Reason: To ensure a satisfactory appearance of the development

**(03) Full details of all fencing, walling or other means of enclosure or demarcation shall be submitted to and approved in writing by the local planning authority before their installation.**

Reason: In the interests of amenity.

**(04) No development shall commence until the developer has prepared a scheme for the comprehensive and integrated drainage of the site showing how foul water, surface water and land drainage will be dealt with and this has been approved in writing by the local planning authority. The development shall proceed in accordance with the approved details unless the local planning authority gives its prior written consent to any variation. None of the dwellings hereby approved shall be occupied until the drainage systems for the site have been completed and are operational.**

Reason: In the interests of residential amenity and to ensure that the site is adequately drained.

**(05) No part of the development shall be occupied until the visibility splays shown on drawing EL (92) 02 Revision C submitted under application reference number 47C149 have been provided on both sides of the access and the area contained within the splays shall be kept free of any obstruction exceeding 1.0m in height above the nearside channel level of the carriageway.**

Reason: To provide adequate visibility between the access and the existing public highway for the safety and convenience of users of the highway and access.

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

Reason: To ensure that the site is adequately drained

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

Reason: In the interests of amenity

**(08) No development shall commence until measures are in place to secure the future maintenance of the access and estate roads and the drainage system in accordance with details previously submitted to and approved in writing by the local planning authority. The development shall thereafter proceed in accordance with the agreed details.**

Reason: In the interests of amenity and to ensure a satisfactory form of development.

**(09) No development shall take place until a site investigation of the nature and extent of contamination has been carried out in accordance with a methodology which has previously been submitted to and approved in writing by the local planning authority. The results of the site investigation shall be made available to the local planning authority before any development begins. If any contamination is found during the site investigation, a report specifying the measures to be taken to remediate the site to render it suitable for the development hereby permitted shall be submitted to and approved in writing by the local planning authority. The site shall be remediated in accordance with the approved measures before development begins. If during the course of development, any contamination is**

**found that has not been identified in the site investigation, additional measures for the remediation of this source of contamination shall be submitted to and approved in writing by the local planning authority. The remediation of the site shall incorporate the approved additional measures before the development is occupied.**

Reason: In the interests of amenity.

**(10) No development shall commence until a method statement for the development of the site including tree and hedge works and works for the conversion of the school, including a timetable for the works, has been submitted to and approved in writing by the local planning authority. The development shall thereafter proceed in accordance with the approved details.**

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

**(11) No development (including any groundworks or site clearance) shall take place until a specification for a programme of archaeological work has been submitted to and approved in writing by the local planning authority. The development shall subsequently be carried out and all archaeological work completed in strict accordance with the approved specification. A detailed report on the said archaeological work shall be submitted to and approved in writing by the local planning authority shall be submitted to and approved after the completion of the archaeological field work and before any use is made of the site for holiday purposes.**

Reason: To ensure the implementation of an appropriate programme of archaeological mitigation.

**(12) The development shall take place in accordance with the following documents and plans and in accordance with the conditions as imposed:**

**Design and Access Statement December 2016;  
Language Impact Assessment July 2016;  
Cadarn Drainage Report Revision B July 2016;  
SH1467 A.00.1 Site Location Plan  
EL (2-) 01 School Proposed Floor Plan;  
EL (2-) 02 School Proposed Elevation;  
SH1467 A.00.3 Proposed Site Layout;  
SH1467 A.02.1 531 Houses;  
SH1467 A.03.1 421 Houses;  
2010 Code Shed (4 bike).**

Reason: To define the scope of this permission.

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