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RHYBUDD O GYFARFOD	NOTICE OF MEETING
PWYLLGOR CYNLLUNIO A GORCHMYNION	PLANNING AND ORDERS COMMITTEE
DYDD MERCHER, 5 EBRILL, 2017 ➔ 1.00 o'r gloch yp ←	WEDNESDAY, 5 APRIL 2017 ➔ 1.00 pm ←
SIAMBR Y CYNGOR, SWYDDFEYDD Y CYNGOR, LLANGFNI	COUNCIL CHAMBER, COUNCIL OFFICES, LLANGFNI
Swyddog Pwyllgor	Mrs. Mairwen Hughes 01248 752516/518 Committee Officer

AELODAU / MEMBERS

Cynghorwyr / Councillors:

Lewis Davies
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
Jeffrey M.Evans
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.

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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 - 14)

To submit, for confirmation, the minutes of the Planning and Orders Committee held on 1st March, 2017.

4 SITE VISITS_(Pages 15 - 16)

To present the minutes of the Planning Site Visits held on 15 March, 2017.

5 PUBLIC SPEAKING

6 APPLICATIONS THAT WILL BE DEFERRED_(Pages 17 - 20)

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

6.2 34C304K/1/EIA/ECON – Coleg Menai, College Road, Llangefni

7 APPLICATIONS ARISING_(Pages 21 - 70)

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

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7.7 45C84R/ECON – The Marram Grass Café, White Lodge, Newborough

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7.8 47C153 – Plas Newydd, Llanddeusant

7.9 47C154 – Plas Newydd, Llanddeusant

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_(Pages 71 - 84)

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11.3 47C157 – Plas Newydd, Llanddeusant

12 REMAINDER OF APPLICATIONS_(Pages 85 - 108)

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13 OTHER MATTERS_(Pages 109 - 116)

13.1 21LPA727A/CC – Parc y Bont School, Llanddaniel

13.2 48C202 – Penrallt Bach, Gwalchmai

LATE APPLICATION APPROVED FOR DISCUSSION BY THE CHAIR

Remainder Applications

13.3 10LPA1031/CC – Maes Llewelyn, Aberffraw

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PLANNING AND ORDERS COMMITTEE

Minutes of the meeting held on 1 March, 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
Planning Development Team Leader (MD)
Planning Assistants
Senior Engineer (Highways Development Control) (EDJ)
Highways Officer (JAR)
Committee Officer (ATH)
- Legal Officer (Mr Eric Owen, Barrister)
- APOLOGIES:** Councillors W.T.Hughes, Raymond Jones
- ALSO PRESENT:** Local Members: Councillors Richard Dew (Portfolio Member for
Planning), Aled M. Jones (applications 7.3 and 7.4), H. Eifion Jones
(application 7.5), R. Llewelyn Jones (application 13.1), Carwyn Jones,
Llinos Medi Huws (applications 12.1, 12.7 and 12.8), Peter Rogers,
Ieuan Williams (application 7.6)
-

1. APOLOGIES

As noted above

2. DECLARATION OF INTEREST

Declarations of interest were made as follows:

Councillor John Griffith declared a prejudicial interest with regard to applications 7.2 and 7.6 on the agenda.

Councillor Richard Owain Jones declared a prejudicial interest with regard to application 7.3 on the agenda.

Councillor Jeff Evans declared a prejudicial interest with regard to application 12.2 on the agenda.

Mr J.Alwyn P.Rowlands, Highways Officer declared an interest with regard to application 7.7 on the agenda.

3. MINUTES OF THE 1ST FEBRUARY, 2017 MEETING

The minutes of the previous meeting of the Planning and Orders Committee held on 1st February, 2017 were presented and confirmed as correct.

4. SITE VISITS 15TH FEBRUARY, 2017

The minutes of the site visits undertaken on 15 February, 2017 were presented and confirmed as correct.

5. PUBLIC SPEAKER

The Chair announced that Public Speakers were registered to speak on applications 7.3, 7.4, 7.6, 7.7, 8.1, 12.1 and 12.4 on the agenda.

6. APPLICATIONS THAT WILL BE DEFERRED

6.1 25C242 – Application for the 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.

6.2 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 153 dwellings, a hotel and food beverage facility along with associated car parking and works on land at Coleg Menai, College Road, Llangefni.

It was resolved that a site visit be undertaken in accordance with the Officer's recommendation due to the nature and scale of the application.

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.

Councillor Ann Griffith stood down as Chair of the Committee for the consideration of this application in order to speak as a Local Member. Councillor Richard Owain Jones, Vice-Chair took the Chair for the item.

At its meeting held on 2 November, 2016, the Committee determined that a site visit should take place; the site was subsequently visited on 16th November, 2016. At its meeting held on 7th December, 2016, the Committee resolved to approve the application contrary to the Officer's recommendation on the grounds that it did not consider there to be a flood risk of a level such that the proposal could not be supported nor that the proposal would have a detrimental impact on the ecology of Malltraeth Marsh. At its meeting on 4th January, 2017, the Committee was advised that the Welsh Government had issued a holding direction on the application whilst Welsh Government Ministers considered whether or not they would call-in the application for determination. The Committee was informed at that meeting that it had two options, either to defer the application or to refuse it in accordance with the Officer's recommendation; the Committee resolved to defer the application until Welsh Government Ministers came to a decision on whether or not to call-in the application.

The Chief Planning Officer advised that that remains the position with it being open to the Committee at this meeting to defer the application or to refuse it in accordance with the Officer's recommendation.

Councillor Ann Griffith, speaking as a Local Member asked the Committee to again defer the application pending confirmation by Welsh Ministers as to whether or not they propose to call-in the application.

Councillor Kenneth Hughes proposed that the application be deferred and the proposal was seconded by Councillor John Griffith.

It was resolved to defer the application for the reason given.

7.2 17C226H – Full application for alterations and extensions to Gernant, Lôn Ganol, Llandegfan

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

At its meeting held on 1st February, 2017, the Committee resolved to approve the application contrary to the Officer's recommendation because it deemed the proposal would significantly improve the appearance of the existing dwelling and because it considered that Policy 55 of the Ynys Môn Local Plan supports such proposals.

Having declared a prejudicial interest in this application, Councillor John Griffith withdrew from the meeting during the consideration and determination thereof.

The Chief Planning Officer reported that in response to the reasons cited above for approving the application, it remains the Officer's view that the proposal does not comply with the spirit of Policy 55 of the Ynys Môn Local Plan nor Policy HP8 of the Stopped Unitary Development Plan as the amount of extensions that is proposed goes well beyond what could reasonably be described as minor external alterations as provided for by Policy 55. An extension to the original building has already been granted increasing the footprint up to 30%. The proposed extension amounts to 92.02 square metres. This would amount to a 111% increase on the original outbuilding, taking the overall extensions to 142% which far exceed the minor alterations supported by policy. As such the recommendation continues to be one of refusal.

Councillor Lewis Davies reiterated his support for the application as enhancing the appearance of the existing building, as having no adverse impact on residential amenities and as not being located in the AONB. If there was not a dwelling already in this location then he would not advocate erecting one anew but given there is an existing building on site he saw no reason not to support the proposal. He considered the application worthy of approval and he proposed that the Committee reaffirm its previous decision to approve the application. Councillor Jeff Evans was in concurrence and he seconded the proposal.

Councillor Victor Hughes agreed with the Officer's viewpoint in considering the proposal to be non-compliant with policy and although he sympathised with the applicant's situation, he felt that he could not support the proposal.

Councillor Richard Owain Jones said that he had been persuaded that the extensions as proposed under the application increase the footfall to an unacceptable degree such as to conflict with Policy 55 criteria; if this was an application for a new build then it would be refused. Consequently he thought the application could not be supported. Other similar proposals have been rejected in the past and in order to be fair, he took the Officer line on the application in believing it should not be permitted. He therefore proposed that the application be refused in line with the Officer's recommendation and the proposal was seconded by Councillor Nicola Roberts.

In the ensuing vote, Councillors Lewis Davies, Jeff Evans and Vaughan Hughes voted to reaffirm approval of the application contrary to the Officer's recommendation. Councillors Kenneth Hughes, Richard Owain Jones and Nicola Roberts voted to refuse the application in accordance with the Officer's recommendation. Councillor Victor Hughes abstained from voting. **The application was refused on the casting vote of the Chair.**

It was resolved to refuse the application in accordance with the Officer's recommendation.

7.3 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

The application was reported to the Planning and Orders Committee as it is accompanied by an Environmental Impact Assessment.

Having declared a prejudicial interest in this application, Councillor Richard Owain Jones withdrew from the meeting during the consideration and determination thereof.

Public Speakers

Mr Roger Dobson (**against the proposal**) a resident of Cemaes, spoke on behalf of both the residents living adjacent to the development and also the Anglesey branch of the CPRW. He raised concerns regarding the application on the basis of archaeology, scale, loss of agricultural land, visual impact, impact on tourists, creeping industrialisation, the developer's behaviour and local opposition which he elaborated upon. The development is planned for an area rich in archaeological remains and an officer of Gwynedd Archaeological Planning Service (GAPS) has confirmed in a letter dated November, 2016 that work done to date has illustrated the existence of archaeological remains throughout the application. The development on the scale proposed will

entail the loss of good agricultural land that has been farmed successfully for generations. It would be far better to position solar panels on brownfield sites. Contrary to the applicant's claims, the proposal will have an impact on landscape and visual amenity and will affect nearby residential properties. The development will also be clearly visible from the A5025. It will also impact on important amenities such as footpaths and cycle routes. The creeping industrialisation will damage the environment for those who live in the area and jeopardise the important visitor market. Residents have been unhappy with the behaviour of the developer and consider that he has been insensitive to their needs. A well attended public meeting in Cemaes overwhelmingly opposed the application and this opposition is echoed by the six community councils of North Anglesey. Mr Dobson said that the people of North Anglesey do not want this development.

The Committee questioned Mr Dobson on issues of archaeology and on the developer's approach. The Committee noted that the proposal had received expressions of support including by organisations such as Friends of the Earth, the Farmers' Union of Wales and also by some local residents. Mr Dobson said that his impression of agency endorsement of the application is that it is more a generic support for the principle of solar power rather than particular support for this application. He pointed out that local residents are not themselves opposed to solar power in principle but do not support such a development in this situation or in this location because the effect on the community would be poor making it a negative proposal.

Mr John Dunlop, Managing Partner of Countryside Renewables (North Anglesey) Ltd (**for the proposal**) emphasised the merits of the proposal as one that is supported by the Energy Island Programme which will generate local electricity for local consumption sufficient to power 15,500 homes on the Island annually. The location was chosen because of its high levels of sunlight, nearby grid connection, inconspicuous location and low visual impact. The project will pay £6m in business rates over its lifetime with no financial burden on state funded infrastructure such as schools or health services. The developer has committed to providing voluntary community benefits of £300k to Ysgol Syr Thomas Jones, Amlwch and Ysgol Gynradd Cemaes. The construction of the project will provide local jobs in liaison with the North Wales Economic Ambitions Board. The overall proposal has been reduced in size to overcome landscape and archaeological concerns. Natural Resources Wales has concluded that the effect on the AONB and perceptions of the area's natural beauty would not be significant. In addition screening and planting will take place. The installation will be quiet during operation and any road damage will be made good. Tourism will not be affected and the land will remain in agricultural use for sheep grazing. This renewable energy development is a proposal that is entirely in keeping with national and local planning policies and has been assessed in detail over 12 months by the Council's Planning Officers who recommend approval.

The Committee sought clarification of Mr Dunlop and Mr Ben Lewis, Planning Consultant on a range of matters in connection with the proposed development including the continuation of sheep grazing on site; the developer's intentions as regards mitigating against damage to the highway and/or repairing damage where that has occurred; the extent to which employment opportunities generated by the development would be sourced locally; archaeological concerns and how these would be addressed; the visual impact on residential properties, and the impact on residents of the use of a single lane access route during the construction period which point had been raised in a letter of representation to the Planning Department; and the community benefit deriving from the proposal.

Mr John Dunlop and Mr Ben Lewis responded to the issues raised by the Committee by further clarifying both work to date and work proposed (subject to consent) with reference to the following -

- entering into a Section 59 agreement with the Highways Authority whereby the developer would agree to pay for any highways damage;
- the submission of an Outline Construction Traffic Management Plan - a detailed Plan would be presented and agreed with the Highways Authority if planning consent is given which would confirm traffic movement routes and times and how those will be controlled;
- ongoing dialogue with the Energy Island Programme with a view to working with the North Wales Economic Ambitions Board to ensure that wherever possible local employment opportunities are maximised;

- detailed archaeological evaluation work which was carried out as part of the application process including the submission of an EIA. A Written Scheme of Investigation has also been prepared and would be implemented before any development takes place on site;
- a detailed landscape and visual impact assessment along with a detailed study of potential impact on residential amenity which formed part of the application and as a result of which additional planting is proposed to provide the required screening;
- the developer will follow guidance issued by the National Farmers Union on sheep grazing at solar projects and will use his best efforts to address any issues that may arise on this point;
- the community benefit proposed is three times more than that paid by any other solar project in Wales on a pro rata basis. By giving it directly to the two schools it will give the local community more value than were it to be filtered via a community council.

Councillor Aled Morris Jones speaking as a Local Member said that he wished to ask the Committee to conduct a site visit which he said he had requested before the discussion had commenced. The Chair said that she was not aware of the request. Councillor Jones proceeded to say that while he recognised the Committee had visited the site previously in August, 2016 that visit did not include observing the development site from the property known as Buarth y Foel which is situated approximately a quarter to half a mile distance from the highway. This would afford the Committee a different perspective of the area and would allow Members to better appreciate the proximity of the proposal to the property and the height of the panels at 3m.

Councillor Kenneth Hughes proposed that the Committee re-visit the site given that it has been said at the meeting that the proposal will also use a farm road; it would therefore be appropriate for the Committee to investigate the potential impact on the occupiers of Buarth y Foel. Councillor Jeff Evans seconded the proposal.

The Chief Planning Officer advised the Committee that should it defer determining the application at today's meeting in order to re-visit the site then is it possible that an appeal on grounds of non-determination may be submitted.

The majority of the Committee's Members were in favour of conducting a site visit.

It was resolved that a site visit be carried out in accordance with the request made by the Local Member for the reasons given.

7.4 20C313A – 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

The application has been referred to the Planning and Orders Committee by a Local Member.

Public Speakers

Dr Thomas Conway (**Against the proposal**) expressed concerns regarding the proposed development on the grounds that it is situated the countryside; because of its social and environmental impact and its effect on local services; the potential it creates for further development of adjacent land; inaccuracies in the site layout drawings; flood risk; impact on trees, hedges and biodiversity in the area; the capacity of the Cemaes sewerage processing system to deal with the development; scale and density of the proposal in the context of the field area in which it will be sited; privacy, loss of light and amenity issues with regard to properties on Lôn Ysgubor and Lys Helyg, and the affordability of the so called affordable homes given that the purchase of the land involved an overage charge of 40% over 30 years for any residential development. Dr Conway said that the Community Council voted against the proposal and he suggested that developments of this nature would be better suited to the Island's three main employment areas in Holyhead, Llangefni and Amlwch rather than in a coastal village in the remotest part of Anglesey.

The Committee sought clarification of Dr Conway on the evidence for flooding and sought his view on the need for social housing in the area. The Committee also asked for clarification of what he meant by the overage charge and what it entailed and its implications in terms both of the affordability of the proposed dwellings and also the overall viability of the development.

Mr Rhys Davies (**for the proposal**) outlined the merits of the proposal in providing a much required supply of affordable homes the need for which is supported by a July, 2016 survey which indicated that 24 persons are waiting for rental properties in Cemaes. Although alternative sites have been looked at the proposed site is particularly suitable in planning terms in being adjacent to the settlement boundary of Cemaes and in close proximity to the school. The land has been identified as development land in the Local Plan and as such the developer could have waited until the adoption of the new Plan which might have given the land greater value making a development proposal with only 10% or 20% affordable housing possible. Instead there is firm and full application for 14 affordable units made up of a mix of bungalows and two storey dwellings to meet the requirements of those highlighted by the needs survey. Detailed work has been undertaken to address flood, drainage and surface water issues and improvements will also be made by way of an off-site footway which will provide pedestrian access to the village and school.

Councillor Aled Morris Jones spoke as a Local Member of his concerns regarding the application. While he recognised the need for affordable homes, he believed that the application site was not appropriate for the development as proposed because it lies fairly close to the bend in the road to Llanfechell opposite the school. It would generate additional traffic on what is already a busy road. The flooding risk is attested to and evidenced in the 140 page submission made by Dr Conway; the proposal gives rise to other residential amenity issues in the form of loss of privacy, loss of light and overlooking. The proposal represents overdevelopment and is unsuited to the site on which it is proposed it be located.

The Chief Planning Officer reported that since the publication of the Officer's written report, 6 additional letters of objection have been received giving a total of 15 letters of objection. The Officer's recommendation is to approve the application because the proposal can be supported in policy terms; access and drainage and highway arrangements are acceptable and it is not considered that the layout as proposed would result in undue harm to the amenities of nearby residential occupiers. The application has been accompanied by a Welsh Language Impact Assessment which concludes that there will be no resulting harm to the Welsh language. The proposal is considered acceptable as regards land use and location. Consent would be subject to the signing of a Section 1106 agreement to secure the units as affordable dwellings.

Having regard to the representations made, the Committee was persuaded that the merits of the application particularly in terms of its contribution towards the affordable housing needs of the area outweighed the points of objection raised. The Committee noted that there is policy justification for the development and that technical matters are deemed acceptable by the relevant statutory consultees. Councillor Victor Hughes said that he would like the Officers to consider a condition to provide appropriate screening to secure the privacy of the existing dwellings at the rear of those properties. The Chief Planning Officer confirmed that such a condition would be reasonable.

Councillor Lewis Davies proposed that the application be approved and the proposal was seconded by Councillor Nicola Roberts.

It was resolved to approve the application in accordance with the Officer's recommendation and report subject to the conditions set out therein and the signing of a Section 106 Agreement securing the proposed units as an affordable type.

7.5 21C58H – Full application for the erection of 10 additional holiday units at Parc Eurach, Llanddaniel Fab

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

Councillor H.Eifion Jones, a Local Member summarised the planning history of the application site. The scheme was originally for 20 units but has been reduced to 10 under the current application. The site visit provided Members with the opportunity to see for themselves the narrow road and lack of pavement and bus route from the site to the village. There is a public footpath to the North of the site but this is muddy, narrow and unsuitable. The Community Council considered the application at a meeting last week and reiterated its objections to the proposal on the basis of inadequate infrastructure, additional traffic on the narrow road, lack of a footpath and pavement and because the site is unsustainable. The Community Council has concerns also that the proposal will have the effect of creating a village within a village to the detriment of the community

and will lead to use of the units as general housing. A traffic survey has been undertaken which shows the proposal to be within a 30mph zone, that the average speed is greater with some vehicles travelling at speeds of 50 to 60mph.

The Chief Planning Officer reported that the application was deferred at the previous meeting to allow the site to be visited and a traffic survey to be carried out. The latter has proved acceptable to the Highways Authority. A further letter of objection has been received from the Community Council which refers to the issues as conveyed by the Local Member; two additional letters of objection have been submitted by local residents taking the total to 30. There is also a solicitor's letter challenging the applicant on the use of the access; this is a private rather than a planning matter. Development Plan policies support high quality holiday accommodation provided there is no conflict with other policies or advice. It is the Officer's view that the proposed development will be located in a sustainable location not totally reliant on the use of private motor vehicles. With the improvements proposed by way of extensive planting, the development will be incorporated within the landscape. There are no technical issues outstanding and given the distances from nearby properties it is not considered the proposal will have an undue impact on the residential amenities of the occupiers of those properties. The recommendation is therefore to approve the application.

Some Members of the Committee raised concerns over the proposal which they saw as unacceptable development in the countryside especially as there seems to be general housing use of the original site. They noted the lack of a suitable footpath from the site to the village, and although there is an existing pathway the site visit showed this to be narrow and muddy and not fit for purpose for use with prams or wheelchairs. They further noted the potential effects of the proposal on the surrounding landscape and were concerned by the current sewerage arrangements and the capacity and reliability of the system to accommodate another 10 units. They considered that approving the proposal could also set a precedent for further development within an adjacent field.

Councillor Lewis Daves proposed that the application be refused contrary to the Officer's recommendation on account of the concerns above, and the proposal was seconded by Councillor Victor Hughes. Councillor Kenneth Hughes proposed that the application be approved and the proposal was seconded by Councillor Jeff Evans.

The Legal Officer advised the Committee that Welsh Water has indicated conditional approval and Natural Resources Wales have commented that there is adequate capacity in the sewerage infrastructure to accommodate the additional loading meaning that it is difficult to justify refusal on these grounds.

In the ensuing vote, Councillors Jeff Evans, Kenneth Hughes and Richard Owain Jones voted to approve the application and Councillors Lewis Davies, Victor Hughes, Vaughan Hughes and Nicola Roberts voted to refuse the application contrary to the Officer's recommendation. The vote to refuse the application was therefore carried.

It was resolved to refuse the application contrary to the Officer's recommendation on the basis that it is considered the proposal constitutes overdevelopment in the countryside; due to the lack of a suitable footpath from the site to the village; concerns over potential road safety issues and concerns regarding the capacity of the sewerage infrastructure to accommodate the development.

(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)

7.6 23C280F – Retrospective application for the an agricultural shed and milking parlour together with the construction of a slurry pit, two silos and associated development at Plas Llanfihangel, Capel Coch

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

Having declared a prejudicial interest in this application, Councillor John Griffith withdrew from the meeting during the consideration and determination thereof.

Public Speakers

Mr Doug Sutton (**against the proposal**) spoke of concerns regarding the siting of development on high ground making it clearly visible from the highway and to the majority of properties in Capel Coch; its consequent effect on the landscape and the environment and on residents of the village. The development is even more conspicuous in the evening as a result of the strong lights coming from the shed and yard. He referred to the landscaping and planting scheme being insufficient to screen a development of this size and said that the proposal is contrary to policy which says that developments should be incorporated within the landscape and should not affect the surrounding environment. He said there were also concerns regarding the disposal of slurry and the potential for water pollution.

The Committee questioned Mr Sutton on his views with regard to this type of farming involving commercial milking which require large buildings and on the effects of the shed lights on nearby properties and the village. Mr Sutton said that he was aware that some farmers do support farming of this kind. However the point he was making was that there had been an opportunity to put the shed out of sight from the outset. Those objecting are not against farming; they live in the middle of it. Mr Sutton said that the development where it is situated does have an effect on the properties nearby and with the lights on it looks like a Stena ferry.

Mr Eurig Jones (**for the proposal**) spoke as the joint owner of Plas Llanfihangel Farm which was bought based on a business plan for establishing a milking farm. The milking system which is proposed aims to produce milk of standard in a cost-effective way, with the majority of the milk being produced from pasture. It is simple system which produces very little slurry because the cows are out to pasture for most of the year. New buildings are required because the current farm buildings are over 100 years old and unsuitable to the present needs of farming in terms of animal welfare, workers' health and safety and food hygiene standards. Mr Jones said that the location of the new buildings was restricted by conditions that were in existence prior to the purchase of the farm. A legal deed is in place which prohibits the erection of any new building within 300m of the wind turbines already on the farm. The new buildings are sited as close as possible to the present farm house and yard and as far away as practicably possible from the village of Capel Coch and the ancient church. The applicant has agreed with the Planning Department that a dense soil bund will be built and three rows of trees planted to mitigate the development's visual effects.

The application is supported by the Planning Department and complies with all planning policies; it is also supported by all the relevant statutory bodies. The proposal is in keeping with Welsh Government sustainable development policies in aiming to produce milk efficiently from natural sources with as little as possible use of concentrate; it will be powered by one of the existing wind turbines making it a low carbon development. It will create 3 full time posts. It involves significant investment in the farm which will spent locally on suppliers and contractors and will lead to annual expenditure of over £250k.

The Committee questioned Mr Eurig Jones on his reasons for choosing the present location for building a shed on this scale in the face of local opposition when there was ample room and land available within the farm to build it elsewhere, and for then proceeding irrespective of the planning application process.

Mr Jones clarified that the decision to proceed without permission was not taken lightly but was made in consideration of the animals' welfare. The November meeting of the Planning Committee was led to believe that a commercial agreement between the applicant and the owners of the wind turbines made it possible to negotiate to relocate the shed when that cannot be done because of a legal deed signed by the previous owner of the farm which is set in stone. Mr Jones said that the shed had been sited as close as possible to the yard so that when the new trees are planted they will combine with existing trees to mitigate the visual effects.

Councillor Ieuan Williams, a Local Member emphasised the importance of protecting the landscape and the environment and said that although the community understands the need for a shed for farming needs, the building needs to be in a place that does not affect the landscape. Agriculture is important to the local economy but so is protecting and preserving the landscape and the environment. He referred to the planning policies which he believed provided justification for refusing the application and he quoted in detail therefrom. A fundamental principle of planning policies is that a development should either seek to preserve the landscape and environment or else to improve them; the development in question does neither. There are more suitable and sensible sites on the farm on which the development could have been located and had the applicant discussed these with the owner of the wind turbine company, a solution might have been

reached. Councillor Williams said he thought that the fact the applicant has proceeded with the development contrary to policy and without permission could set a very dangerous precedent.

The Chief Planning Officer reported that since the publication of the report, Natural Resources Wales, CADW and GAPS have confirmed that they have no objections to the development. The Community Council opposes the development because it is visible in the landscape. Forty letters of objection have been received and the proposal has proved contentious locally. The application has to be considered on its individual merits and on the basis of land use; in light of this the Officer concludes that is acceptable. The principle of development for agricultural purposes is accepted within local and national planning policies. Although visible, it is the Officer's opinion that the development's visual effects will reduce over time and given the mitigation provided it will not create unacceptable changes to the landscape. The development is situated at sufficient distance from the nearest properties so as not to affect residential amenities and the arrangements for storing slurry meets the relevant requirements. On balance the development is considered acceptable to the Local Planning Authority.

There was difference of opinion among the Committee's Members with regard to the application. Those Members who opposed the development acknowledged agriculture as an important industry within the local economy but were concerned that the appropriate processes had been disregarded in this instance. They were of the view that the development in its current location does have a harmful effect on the landscape and on the visual appearance of the locality and surrounding environment; that the development could give rise to light pollution thereby affecting the amenities of others and that there is a potential for water pollution from the disposal of slurry.

Members who supported the application indicated that they appreciated that the needs of the animals had to be met in this instance which is why the applicant had acted as he did especially as he was aware that Planning Officers were minded to recommend approval of the application. They noted that structures such as this are a part of farming, there are larger structures in the countryside and mitigating measures are proposed to reduce the visual effects in this case.

Councillor Lewis Davies proposed that the application be refused contrary to the Officer's recommendation and the proposal was seconded by Councillor Victor Hughes. Councillor Kenneth Hughes proposed that the application be approved and the proposal was seconded by Councillor Jeff Evans. In the ensuing vote, Councillors Jeff Evans, Kenneth Hughes and Richard Owain Jones voted to approve the application. Councillors Lewis Davies, Vaughan Hughes, Victor Hughes and Nicola Roberts voted to refuse the application contrary to the Officer's recommendation. The vote to refuse the application was therefore carried.

It was resolved to refuse the application contrary to the Officer's recommendation due to concerns about the proposal's effect on the landscape and surrounding environment, light pollution, effects on amenities and the risk of water pollution.

(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)

*The Legal Officer advised at this juncture that as the Committee had now been in session for three hours (Applications 7.3, 7.4, 7.6, 7.7 and 12.4, on the agenda having been considered under Item 5 – Public Speaking and application 13.1 having been brought forward in the order of business), under the provisions of paragraph 4.1.10 of the Council's Constitution, a resolution was required by the majority of those Members of the Committee present to agree to continue with the meeting. **It was resolved that the meeting should continue.***

7.7 47C149 – 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, Llanddeusant

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

Having declared an interest in the application, the Highways Officer withdrew from the meeting during the discussion and determination thereof.

Public Speaker

Mr Rhys Davies) (**for the proposal**) said that the scheme has been amended from 12 to 10 dwellings; since the last meeting, the applicant and Grwp Cynefin have met with the Community Council to discuss its concerns. An outline application for 8 dwellings exists on the site under which it was proposed the school building be demolished; this was a cause of concern for the Community Council as the building was considered to be a building of character within the village. Under the current scheme the school building would be retained and converted into an office for a local company while the more modern extensions to it would be demolished. It is understood that the Community Council does not object to the principle of 10 dwellings on the site. Highways Officers have looked closely at the proposed access regarding which the Community Council has raised questions and the scheme of access has been changed to overcome concerns. The applicant had given assurance to the Community Council that a green plot between the access road and the property next door will be landscaped to minimise any impact on the amenity of the occupiers of the property. Local concerns have been listened to and addressed; the proposal will bring some jobs to the area within the school building which will be preserved as well as providing affordable housing on a site where the principle of housing development is already clearly established.

The Committee questioned Mr Davies on the affordable housing commitment, and on access and landscaping issues.

Mr Davies confirmed that although Planning Policy requires that 30% of the units should be affordable housing and a Section 106 agreement will reflect this; all the 10 units proposed will be affordable properties. With regard to the access, the applicant has looked at where the public highway ends and has considered the condition proposed by Highways Officers and is confident that the necessary visibility splay can be achieved without encroaching on the garden of the next door property. As regards the properties whose gardens back onto the site at the other boundary, there is sufficient space within the gardens to safeguard privacy and the boundary with the development site will be fenced off.

The Chief Planning Officer reported that the Committee deferred determining the application at its February, 2017 meeting to obtain the further views of the Community Council on the need for housing in the village. The Community Council whose letter of representation forms part of the letters documentation to the Committee now accepts the part demolition of the school; it welcomes the proposed change of use of the school to an office; it conditionally accepts the proposal for 10 dwellings but has a query regarding the access as referred to above; it also requests that the site be landscaped prior to occupation. This can be satisfied by a condition on the planning consent. The Community Council confirms that it does not object to the development as long as these matters receive attention. The Officer's recommendation is one of approval subject to the signing of a Section 106 agreement which under current planning policy is only able to stipulate that 30% of the development be set aside for affordable housing. If the applicant is ready to offer a greater percentage or the whole of the development as affordable housing, then that is an additional benefit.

Councillor Kenneth Hughes proposed that the application be approved in accordance with the Officer's recommendation and the proposal was seconded by Councillor Lewis Davies.

It was resolved to approve the application in accordance with the Officer's report and recommendation subject to the conditions therein and a Section 106 agreement on affordable housing.

8. 45C84R/ECON – Full Application for the erection of a fridge building, function building and seminar building together with the construction of a vehicular access with customer parking, community parking, recreational space and demolition of outbuilding on land adjacent to The Marram Grass Café, White Lodge, Newborough

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

Councillor Ann Griffith stood down as Chair of the Committee for the consideration of this application in order to speak as a Local Member. Councillor Richard Owain Jones, Vice-Chair took the Chair for the item.

Councillor Ann Griffith requested that the Committee undertake a site visit as she particularly wished Members to view the application site because it bridges the AONB and a special landscape area and because she wished them to see for themselves the potentially urbanising effect the proposal could have on the surrounding landscape as well as its possible impact on the character and appearance of the area and on residential amenities.

Councillor Lewis Davies proposed that the Committee visit the site and the proposal was seconded by Councillor John Griffith.

It was resolved to undertake a site visit in accordance with the Local Member's request for the reasons given.

9. AFFORDABLE HOUSING APPLICATIONS

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

10. DEPARTURE APPLICATIONS

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

11. DEVELOPMENT PROPOSALS SUBMITTED BY COUNCILLORS AND OFFICERS

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

12. REMAINDER OF APPLICATIONS

12.1 18C225B – Full application for the erection of a dwelling, the creation of an access together with the installation of a package treatment plant on land adjacent to Bron Castell, Llanfairynghornwy

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

Councillor Llinos Medi Huws, a Local Member asked the Committee to carry out a site visit so that Members arrive at a better understanding of the application site within its context and relative to the village.

Councillor Kenneth Hughes proposed that the Committee visit the site and the proposal was seconded by Councillor John Griffith.

It was resolved to undertake a site visit in accordance with the Local Member's request for the reason given.

12.2 19C1198 – Full application for change of use of building from a pavilion into a café at Holyhead Park Pavilion, Holyhead

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

Councillor Jeff Evans declared a prejudicial interest in the application; he remained at the meeting.

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

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

12.3 29LPA1008F/CC/VAR – Application under Section 73 for the variation of condition (10) of planning permission reference 29LPA1008A/CC (erection of a new primary school) so as to allow some light from the site to spill over its boundary at Ysgol Rhyd y Llan, Llanfaethlu

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

The Chief Planning Officer reported that original condition (10) on the consent for the new school stipulated that any lighting scheme should be designed so that no light spillage occurs beyond the

boundaries of the site. However, it has not been possible to design a scheme that meets lighting safety requirements but which does not present some overspill into neighbouring land. A new lighting scheme has been designed which meets with the requirements of Environmental Health Officers but which does entail some overspill into nearby residential properties. The Environmental Health Officers have confirmed that the light levels are such that they will not create a nuisance within the area; in addition a strict management plan is proposed which will govern when the lights are in use and ensure that that is only when required. There are safety benefits to the light and the Officers are satisfied that the effects are not so great as to warrant refusal.

Councillor Lewis Davies proposed that the application be approved and the proposal was seconded by Councillor Nicola Roberts.

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

12.4 38C324 – Outline application for the erection of a dwelling with all matters reserved on land at Alma Hall, Carreglefn

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

The Chief Planning Officer drew the Committee's attention to the fact that the scheme drawing published as part of the agenda for the meeting was inaccurate. The Committee was shown a drawing of the correct scheme.

Public Speaker

Mr Sion Jones (**for the proposal**) spoke of his reasons for making the application as a local person born and raised in Carreglefn who had sought to gain a foothold on the property ladder but had failed because of property prices. His children had been re-located to Ysgol Rhosybol because the family now rents a property in the Amlwch area there being nothing suitable available in Carreglefn. The plot presents an opportunity to build anew which would enable the children to return to the local school and to family connections and support in Carreglefn. The proposal is a modest one being for a three bedroom cottage. Two letters of support have been sent from those residents likely to be most affected by the development with the only point raised being that of access on what is a private road.

Councillor Lewis Davies proposed that the site be visited by the Committee so that Members can view the proposal within its context and assess the development's proximity to other properties in the immediate vicinity and the possible impact that could result therefrom. The proposal was seconded by Councillor Nicola Roberts.

It was resolved to undertake a site visit for the reasons given.

12.5 46C582/AD – Full application for the erection of an information sign at The Range Car Park, Penrhos Feilw, Holyhead

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 Nicola Roberts.

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

12.6 46C583/AD – Full application for the erection of an information board at Fishermen's Car Park, Penrhos Feilw, Holyhead

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 Nicola Roberts.

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

12.7 47C153 – Outline application for the erection of a dwelling with full details of the vehicular access and the installation of a package treatment plant together with the extension of the existing cemetery on land opposite Plas Newydd, Llanddeusant

The application was presented to the Planning and Orders Committee as it has been called in for a Committee decision by a Local Member.

Councillor Llinos Medi Huws, a Local Member asked that the Committee visit the site so that Members can better assess the proposed development within its context and in relation to the cemetery and village.

Councillor Lewis Davies proposed that the site be visited and the proposal was seconded by Councillor John Griffith.

It was resolved to resolved to undertake a site visit in accordance with the Local Member's request for the reason given.

12.8 47C154 – Outline application for the erection of a dwelling together with full details of the new vehicular access together with the installation of a package treatment plant on land opposite Plas Newydd, Llanddeusant.

The application was presented to the Planning and Orders Committee as it has been called in for a Committee decision by a Local Member.

Councillor Llinos Medi Huws asked the Committee to visit the site so that Members can better assess the proposed development within its context and in relation to the cemetery and village. She said that additionally there is potential community benefit in the intention to offer land to improve the road and it would be advantageous for Members to see the road and the benefit that might derive from improving it.

Councillor Kenneth Hughes proposed that the site be visited and the proposal was seconded by Councillor John Griffith.

It was resolved to resolved to undertake a site visit in accordance with the Local Member's request for the reasons given.

12.9 48C202 – Full application for the erection of a dwelling together with the construction of a vehicular access on land at Penrallt Bach, Gwalchmai

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

Councillor Nicola Roberts proposed that the Committee visit the site to better assess the proposal and the access within context as well as its potential effects on the residential amenities of occupiers of nearby properties. The proposal was seconded by Councillor John Griffith.

It was resolved to undertake a site visit for the reasons given.

13. OTHER MATTERS

13.1 GTP/TVG01/2014 – Application to register land as a Town or Village Green (TVG) at Newry Beach and Greens, Holyhead

The matter was reported to the Planning and Orders Committee as the Isle of Anglesey County Council is the Registration Authority for its area for the purposes of the Commons Act 2006. The Registration Authority is responsible for determining applications to register land as new town or village green (TVG) under the Act. Under the Council's Constitution, full Council has allocated the responsibility to determine TVG applications to the Planning and Orders Committee

The Legal Officer reported that the history of the application and how it has been dealt with is summarised in the Officer's report. As the law of TVG is specialised and complicated, Officers of the Isle of Anglesey County Council as the Registration Authority took advice from Mr Jeremy Pike, a barrister with expertise in the subject. On 31 March, 2016, Mr Pike provided written advice to the Registration Authority on the application, the objections made to it and the further

submissions received from the Applicant (the Waterfront Action Group) and principal objectors (Stena Line Ports Ltd. and Conygar Stena Line Limited). Mr Pike advised that the application did not make a prima facie case for registration. Mr Pike also advised that the Registration Authority should not determine the application until evidence and arguments had been heard on certain matters as detailed in his advice. In accepting the advice, Officers of the Registration Authority instructed Mr Pike to act as inspector at a non-statutory public inquiry into the application and then to prepare a report in light of the evidence presented with a recommendation as to how the Registration Authority should determine the application. The report by Mr Pike included as an appendix to the Head of Function's report, sets out the evidence presented at the public inquiry which was held between 3 and 7 October, 2016 at Holyhead Town Hall.

The report by Mr Pike concludes at paragraph 296 that "use of the land was "by right" and not "as of right" for the whole of the Relevant Period because the Council held it and made it available for such use, and because until 2007 the whole of the land was subject to Byelaws, which either caused any sports and pastimes on the Land to be unlawful rather than lawful, or alternatively when considered in conjunction with the lease to the Council gave rise to the grant of permission to the public use to the land." His recommendation therefore is that the land cannot be registered at this time and that the application must be rejected. The Officer recommends that Mr Pike's recommendation and conclusions should be accepted and that the Registration Authority should reject the application.

The Legal Officer informed the Committee that following the receipt of Mr Pike's report by the Council, Professor Emeritus Terence Looker on behalf of the Waterfront Action Group sent an e-mail on 23 February, 2017 to the Council's Legal Services Manager which included a statement for inclusion with the agenda papers for this meeting. On the same day, the Legal Services Manager distributed that report to Members of the Committee. The statement was also sent to the Solicitors for Conygar Stena Line Ltd; they confirmed in an e-mail dated 23 February that they had no comments to make other than to note that the statement by Professor Looker contained nothing relevant to the Council's consideration of the report resulting from the Public Inquiry. On 23 February also, the Legal Services Manager sent a copy of the statement from the Waterfront Action Group to Mr Jeremy Pike with the request that he let it be known if he considered that the statement in any way affected his report and recommendation. Mr Pike confirmed on the 28 February, 2017 that having considered the representation made along with the e-mail from the Objector's Solicitor, the applicant's further statement does not touch upon any matter within his report or its recommendation, and that there was nothing therefore that he needed to add to what is said in the report.

The Committee is invited to agree with the recommendation of the Officer's report for the reasons set out in the report to the Council by Mr Jeremy Pike, Barrister.

Councillor R. Llewelyn Jones spoke as a Local Member. He thanked the Council for holding the Public Inquiry which afforded the residents of the locality the opportunity to make known their sentiments with regard to the matter. The Inquiry demonstrated that Newry Beach and Greens are sacrosanct to the local community. Although disappointed with the outcome, the people of Holyhead look forward to working constructively with Conygar Stena Line Limited to improve the area and hope they will be have regard to local concerns.

It was resolved that the Planning and Orders Committee acting on behalf of the Council as Registration Authority rejects application GTP/TVG/01/2014 to register land at Newry Beach and Greens, Holyhead in accordance with the Officer's recommendation for the reasons set out in the report by Mr Jeremy Pike, Barrister. (Councillor John Griffith abstained from voting)

**Councillor Ann Griffith
Chair**

PLANNING SITE VISITS

Minutes of the meeting held on 15 March, 2017

- PRESENT:** Councillor Ann Griffith – Chair
- Councillors Lewis Davies, Jeffrey M. Evans, John Griffith, K.P. Hughes, T. Victor Hughes, Vaughan Hughes, R.O. Jones.
- IN ATTENDANCE:** Planning Officer (MD),
Planning Officer (JBR) (application 8 only),
Highways Officer (JAR) (application 8 only).
- APOLOGIES:** None
- ALSO PRESENT:** Councillor Aled M. Jones (application 2),
Councillor Dylan Rees (application 7),
Councillor Peter Rogers (application 8).
-

1 38C324 – OUTLINE APPLICATION FOR THE ERECTION OF A DWELLING WITH ALL MATTERS RESERVED ON LAND AT ALMA HALL, CARREGLEFN

The members visited the site and the Planning Officer explained the proposals and identified the site.

2 30C310B/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

The Planning Officer explained the proposals. The members viewed the position of the neighbouring property Buarth y Foel and viewed the access route and noting the position of the proposed solar array farm.

3 18C225B – FULL APPLICATION FOR THE ERECTION OF A DWELLING, THE CREATION OF AN ACCESS TOGETHER WITH THE INSTALLATION OF A PACKAGE TREATMENT PLANT ON LAND ADJACENT TO BRON CASTELL, LLANFAIRYNGHORNWY

The members visited the site and the Planning Officer described the proposal and identified the site.

4 47C153 – PLOT 1 – OUTLINE APPLICATION FOR THE ERECTION OF A DWELLING WITH FULL DETAILS OF THE VEHICULAR ACCESS AND THE INSTALLATION OF A PACKAGE TREATMENT PLANT TOGETHER WITH THE EXTENSION OF THE EXISTING CEMETERY ON LAND OPPOSITE AT PLAS NEWYDD, LLANDDEUSANT

The members visited the site and the Planning Officer described the proposal and identified the site.

5 47C154 – PLOT 2 – OUTLINE APPLICATION FOR THE ERECTION OF A DWELLING TOGETHER WITH FULL DETAILS OF THE NEW VEHICULAR ACCESS TOGETHER WITH THE INSTALLATION OF A PACKAGE TREATMENT PLANT ON LAND OPPOSITE PLAS NEWYDD, LLANDDEUSANT

The members visited the site and the Planning Officer described the proposal and identified the site.

6 48C202 – FULL APPLICATION FOR THE ERECTION OF A DWELLING TOGETHER WITH THE CONSTRUCTION OF A VEHICULAR ACCESS ON LAND AT PENRALLT BACH, GWALCHMAI

The members visited the site and the Planning Officer described the proposal and identified the site.

7 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 members visited the site and the Planning Officer described the proposals with regard to the application.

8 45C84R/ECON – FULL APPLICATION FOR THE ERECTION OF A FRIDGE BUILDING, FUNCTION BUILDING AND SEMINAR BUILDING TOGETHER WITH THE CONSTRUCTION OF A VEHICULAR ACCESS WITH CUSTOMER PARKING, COMMUNITY PARKING, RECREATIONAL SPACE AND DEMOLITION OF OUTBUILDING ON LAND AT AND ADJACENT TO MARRAM GRASS CAFÉ, WHITE LODGE, NEWBOROUGH

The member visited the site and the Planning Officer described the proposal and identified the site. Questions were raised with regard to lighting and drainage matters.

**COUNCILLOR ANN GRIFFITH
CHAIR**

6.1

Gweddill y Ceisiadau

Remainder Applications

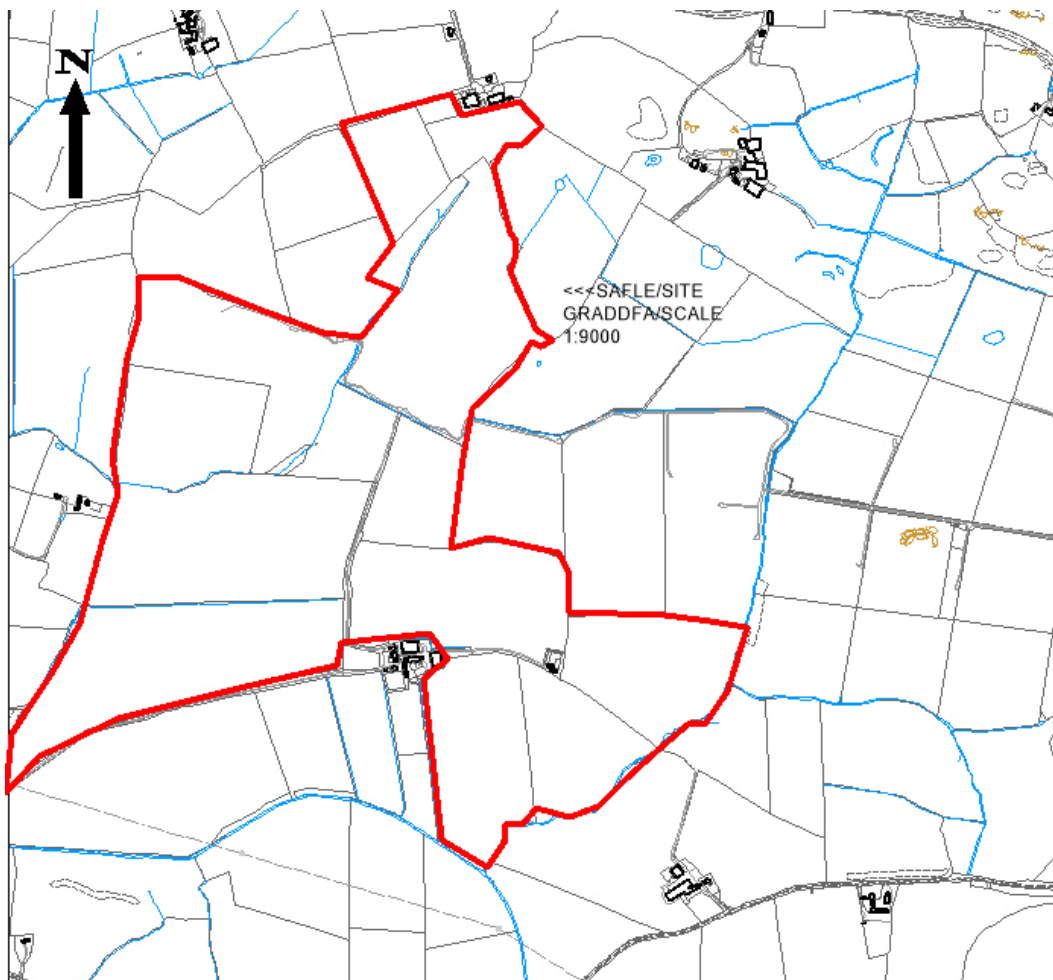
Rhif y Cais: 20C310B/EIA/RE Application Number

Ymgeisydd Applicant

Countryside Renewables (North Anglesey) Ltd

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

Rhyd y Groes, Rhosgoch



Planning Committee: 05/04/2017

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

Recommendation:

Defer.

As from 21st March the election period ahead of the Council elections will begin and, in accordance with national guidance, the reporting, consideration and determination of contentious matters should be avoided. As this can be regarded as a contentious and unusual application then it has been decided to defer further consideration until after the local government elections in early May.

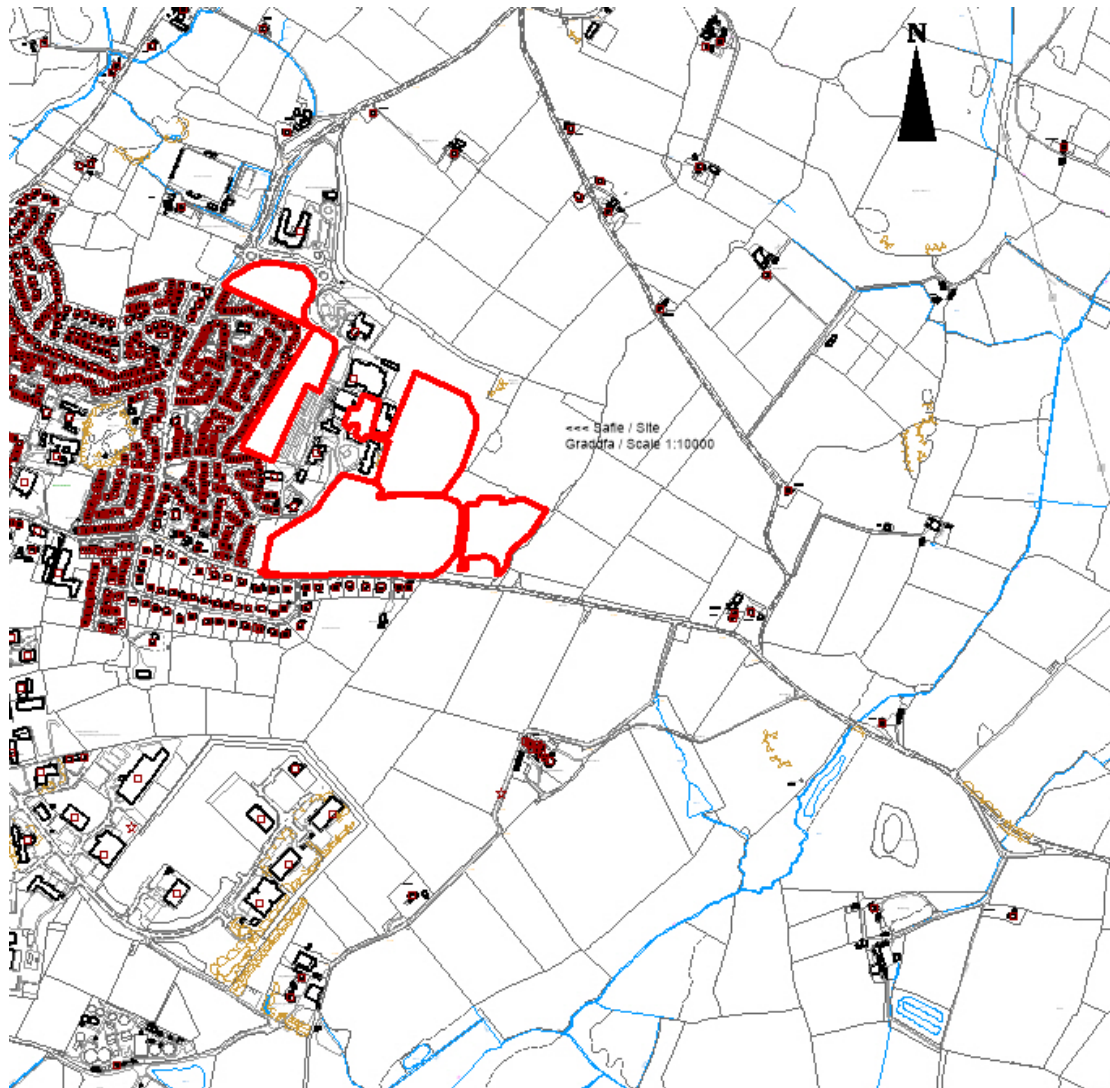
Rhif y Cais: **34C304K/1/EIA/ECON** Application Number

Ymgeisydd Applicant

Director of Strategic Projects & Funding

Cais hybrid am ganiatâd cynllunio llawn i greu canolfan beirianeg newydd, maes parcio, lle chwarae i blant a gwaith cysylltiedig a chais am ganiatâd cynllunio amlinellol gyda rhai materion wedi eu cadw'n ôl ar gyfer datblygiad preswyl o 153 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 153 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: 05/04/2017

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

Recommendation:

Defer.

Members visited the site on the 15th March. The application will be reported to the committee on the meeting of the 26th April following assessment of all representations received.

7.1

Gweddill y Ceisiadau

Remainder Applications

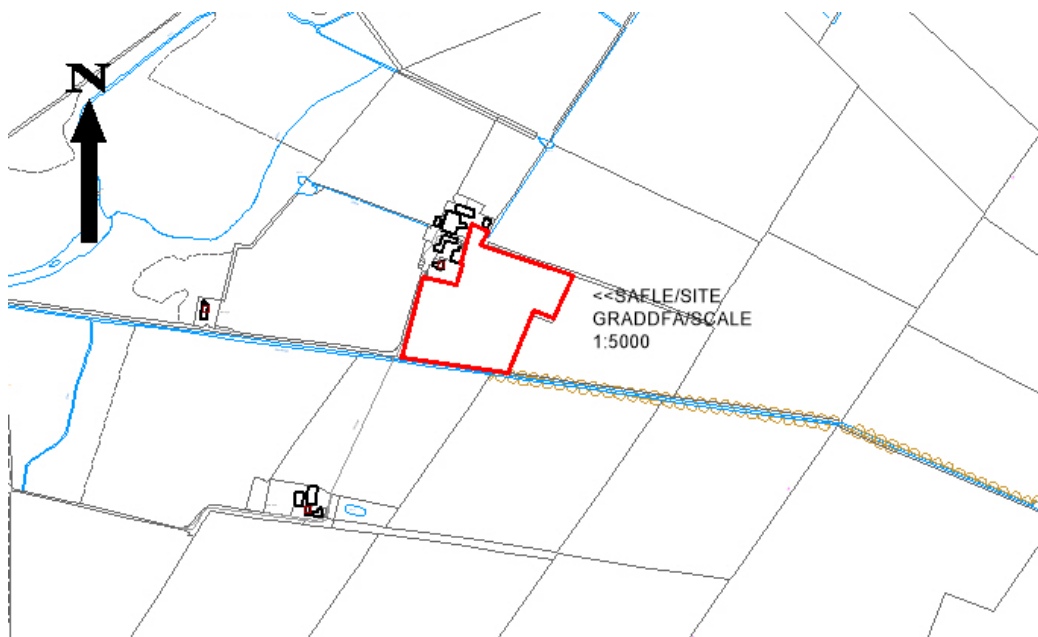
Rhif y Cais: **15C30H/FR** Application Number

Ymgeisydd Applicant

Mr Jeff Hughes

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

Pen y Bont Farm Touring & Camping, Malltraeth



Planning Committee: 05/04/2017

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

Recommendation:

Refuse.

Reason for Reporting to Committee:

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

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

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

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

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

Paragraph 4.6.12.2 requires that;

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

This report will therefore give consideration to these matters;

- 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 4th 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 (9th Edition) and Technical Advice Note 15 – Development and Flood Risk (July 2004).

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

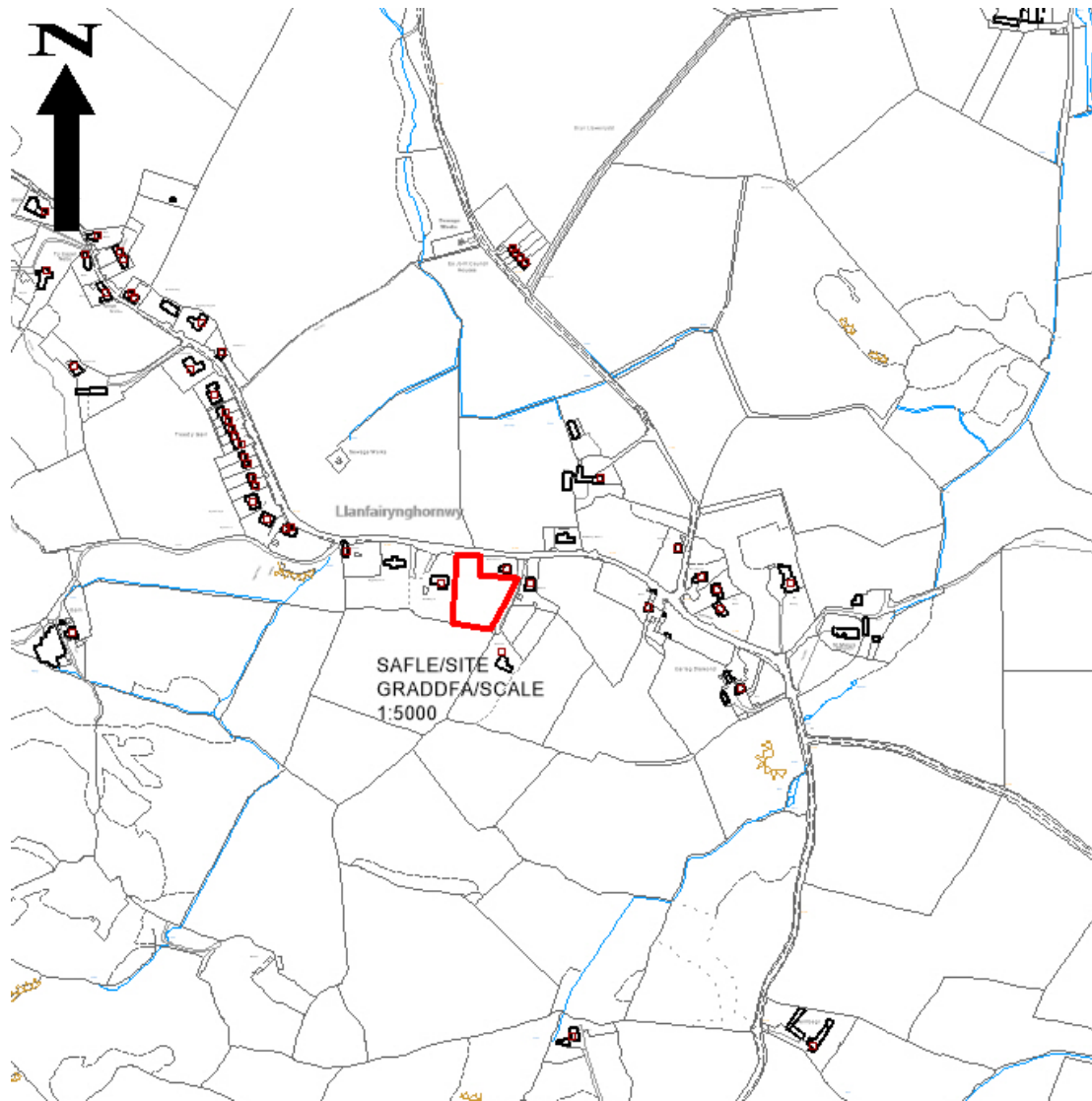
Rhif y Cais: **18C225B** Application Number

Ymgeisydd Applicant

B & E Pritchard

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

Bron Castell, Llanfairynghornwy



Planning Committee: 05/04/2017

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

Recommendation:

Refuse

Reason for Reporting to Committee:

At the request of the Local Member.

At its meeting held on the 1st March, 2017 committee members recommended that a site visit should take place.

The site visit took place on the 15th March and the members are now aware of the site and its settings.

1. Proposal and Site

The application site is situated in an elevated position on the outskirts of the settlement of Llanfairynghornwy and lies within the designated Area of Outstanding Natural Beauty. A public footpath runs along the eastern and southern boundaries of the site. The site is afforded access off the Class III highway.

The application is a full application for the erection of a two storey dwelling and detached garage together with the construction of a new vehicular access and the installation of a package treatment plant.

2. Key Issue(s)

The applications main issues are whether the development complies with current policies, the affect of the development on neighbouring properties and on the locality which is designated as an Area of Outstanding Natural Beauty and whether the development will affect road safety.

3. Main Policies

Gwynedd Structure Plan

Policy D1 - Landscape

Policy D4 – Location, Siting and Design

Policy D29 – Design

Ynys Môn Local Plan

Policy 1 – General Policy

Policy 30 – Landscape

Policy 32 - Landscape

Policy 42 – Design

Policy 48 – Housing Development Criteria

Policy 50 – Listed Settlement

Stopped Unitary Development Plan

Policy GP1 – Development Control Guidance

Policy GP2 – Design

Policy HP5 – Countryside Hamlets and Clusters

Policy EN2 – Area of Outstanding Natural Beauty

Policy EN14 – Tree Preservation Orders and Hedgerows

Policy EN16 – Landscape features of major importance for flora and fauna

Deposit Joint Local Development Plan

Policy TAI18 – Housing in Clusters

Strategic Policy PS15 – Settlement Strategy

Planning Policy Wales, 2016, 9th Edition

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

Technical Advice Note 12 – Design

4. Response to Consultation and Publicity

Community Council – No objection

Local Member Cllr LI M Huws – Call-in and requested a site visit

Local Member Cllr J Griffith – No response to date

Local Member Cllr K P Hughes – No response to date

Highway Authority – Recommended conditional approval

Drainage Section – Details are acceptable.

Natural Resource Wales – Comments

Welsh Water – No comments

Response from members of the public

The proposal was advertised through the posting of a notice on site and the distribution of personal letters of notification to the occupiers of neighbouring properties. The latest date for the receipt of representations was the 8th March 2017 and at the time of writing this report one letter of objection had been received at the department. The main issues can be summarised as follows;

- i) Highway Safety
- ii) Visual Impact on Area of Outstanding Natural Beauty

5. Relevant Planning History

18C225 - Full application for the erection of a dwelling, the creation of an access together with the installation of a package treatment plant on land adjacent to Bron Castell, Llanfairynghornwy – Refused 07/10/2016

18C215A/SCR – Screening opinion application for the erection of a dwelling, the creation of an access together with the installation of a package treatment plant on land adjacent to Bron Castell, Llanfairynghornwy - EIA not required 30/09/2016

18C225C/SCR - Screening opinion for the erection of a dwelling, the creation of an access together with the installation of a package treatment plan on land adjacent to Bron Castell, Llanfairynghornwy. – EIA not required 06/01/2017

6. Main Planning Considerations

Policy Context – Llanfairynghornwy is defined as a Listed Settlement under policy 50 of the Ynys Mon Local Plan and as a Countryside Hamlets and Cluster under Policy HP5 of the stopped Unitary Development Plan. Policy 50 supports residential developments that lie within or form a reasonable minor extension to the existing developed part of the settlement and would not constitute an undesirable intrusion into the landscape or harm the character and amenities of the locality.

Policy HP5 of the stopped Unitary Development Plan is a similar criteria based policy. In order to assist with the determining of planning applications an indicative frame has been created in order to identify the location of the settlement. However, this frame is not a development boundary and any application will have to satisfy the criteria listed within the policy. Policy HP5 supports applications for single dwellings on infill sites, or other acceptable sites that are immediately adjacent to the developed part of the rural hamlets and clusters, provided that the development will not cause undue harm to the character of the group or any harmful visual intrusion into the surrounding landscape.

The built up form of the village lies to the west of the application site and therefore this site is not considered as an acceptable infill development or an acceptable extension to the village.

Llanfairynghornwy had been identified as a Cluster under Policy TAI18 of the draft JLDP. The Council has recently published a Matters Arising Changes Notice which includes a change to Policy TAI18 and the removal of certain clusters, including Llanfairynghornwy from those identified under the Policy as well as removing a limit on numbers during the plan period (Action point S3 / PG6). The proposed changes is now 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.

Effect on neighbouring properties – There is a distance of 30 metres between the proposed dwelling and neighbouring property known as Bron Castell and 16.5 metres between the proposed garage and Bron Castell. Due to the distances between the existing and proposed dwellings it is not considered that the proposal will have a detrimental impact on the amenities currently enjoyed by the occupants of the neighbouring property.

There is a distance of 13.5 metres between the side elevation of the proposed unit and the existing property known as Cae Gwyrdd. Cae Gwyrdd has openings within the side elevation and the proposed dwelling has openings in the staircase, wc and utility room. Due to the distances between the existing and proposed dwelling and the proposed use of the rooms where the openings are located it is not considered that the erection of a dwelling in this location will harm the amenities currently enjoyed by the occupants of the neighbouring property.

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

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

Policy 30 of the Ynys Mon Local Plan states that within the Area of Outstanding Natural Beauty, the Council will give priority to the protection and enhancement of the landscape when considering planning applications. Policy EN2 of the stopped Unitary Development Plan states that within the Area of Outstanding Natural Beauty, the Council will give priority to the conservation and enhancement of the landscape. The acceptability of development proposals will be evaluated in terms of

- i) Intrusive impact on the landscape character and visual qualities of designated areas and,
- ii) The effectiveness of any mitigation measures that are proposed and,
- iii) The necessity of the development and the availability of alternative locations outside the designated area.

The proposal is a full application for the erection of a large two storey dwelling with a ridge height of 9.1 metres, and a length of 16.7 metres and width of 13.6 metres. The ridge height of the proposed dwelling will be 13.8 metres above the level of the adjoining highway. Therefore the erection of a dwelling of this scale and in this location will have a detrimental visual impact on the surrounding landscape.

The boundary of the site with the adjoining highway is formed of a stone wall and hedge and in order to provide the necessary visibility splay the planting and wall height will need to be reduced to 1 metre high. At present, due to the landscaping on both sides of the highway the site is similar to what is found down country lanes and the removal of the stone wall and hedge will have an urbanising effect on the surrounding area.

Both sides of the hedge's location have been removed as part of neighbouring developments with poor boundary treatment a feature of both sides. The removal of this section of hedging in order to provide a 2.4 x 43 m visibility splay will have further adverse visual effect.

Policy 32 of the Ynys Mon Local Plan states that the Council will refuse application which result I the loss of trees, hedgerows, stone walls, 'cloddiau' and other traditional features unless acceptable proposals are included for their replacement. Policy EN14 of the stopped Unitary Development Plan states that hedgerows will be protected from inappropriate developments.

It is considered that the removal of the stone wall and hedgerow along the front boundary of the site, adjoining the highway, will have a detrimental impact on the character of the landscape and of the designated Area of Outstanding Natural Beauty.

Whilst it is acknowledged that there are properties located on both sides of the application site these differ to the current application by way of the dwelling to the east of the application site (Bron Castell) which is a two storey dwelling lies immediately fronting the highway. The dwelling to the west of the application (Cae Gwyrdd) is situated along the same building line as the proposed dwelling and lies in an elevated position similar to the proposed dwelling however the existing dwelling is of a single storey construction.

Due to the position, scale and loss of boundary treatment I conclude that the proposal would be harmful to the character and appearance of the area and would not be in accord with the relevant Policy 1, 30, 32 and 50 of the Ynys Mon Local Plan.

Highway Safety – The Highway Authority have raised no objection to the proposal subject to the inclusion of standard highway conditions.

7. Conclusion

The proposal cannot be supported as the development would extend beyond the built form of the settlement and is not an acceptable infill or edge of settlement development. Due to the scale of the proposal and its elevated position the erection of a dwelling in this location would constitute a harmful visual intrusion into the landscape which is designated as an Area of Outstanding Natural Beauty under Policy 30 of the Ynys Mon Local Plan and policy EN2 of the stopped Unitary Development Plan. The proposal would result in the extension of the built form into the countryside and is contrary to both Local and Structure Plan Policy and the advice contained in Planning Policy Wales.

8. Recommendation

Refuse

(01) The Local Planning Authority considers that the proposal would extend the built form into the open countryside and due to its scale and position would result in a harmful visual intrusion into the landscape which is designated as an Area of Outstanding Natural Beauty. The proposal is therefore contrary to Policy A2, A3, D1, D4 and D29 of the Gwynedd Structure Plan, Policies 1, 30, 32, 42, 48 and 50 of the Ynys Môn Local Plan, Policies GP1, GP2, EN2, EN14, EN16 and HP5 of the Stopped Unitary Development Plan and the guidance contained within Planning Policy Wales (9th Edition).

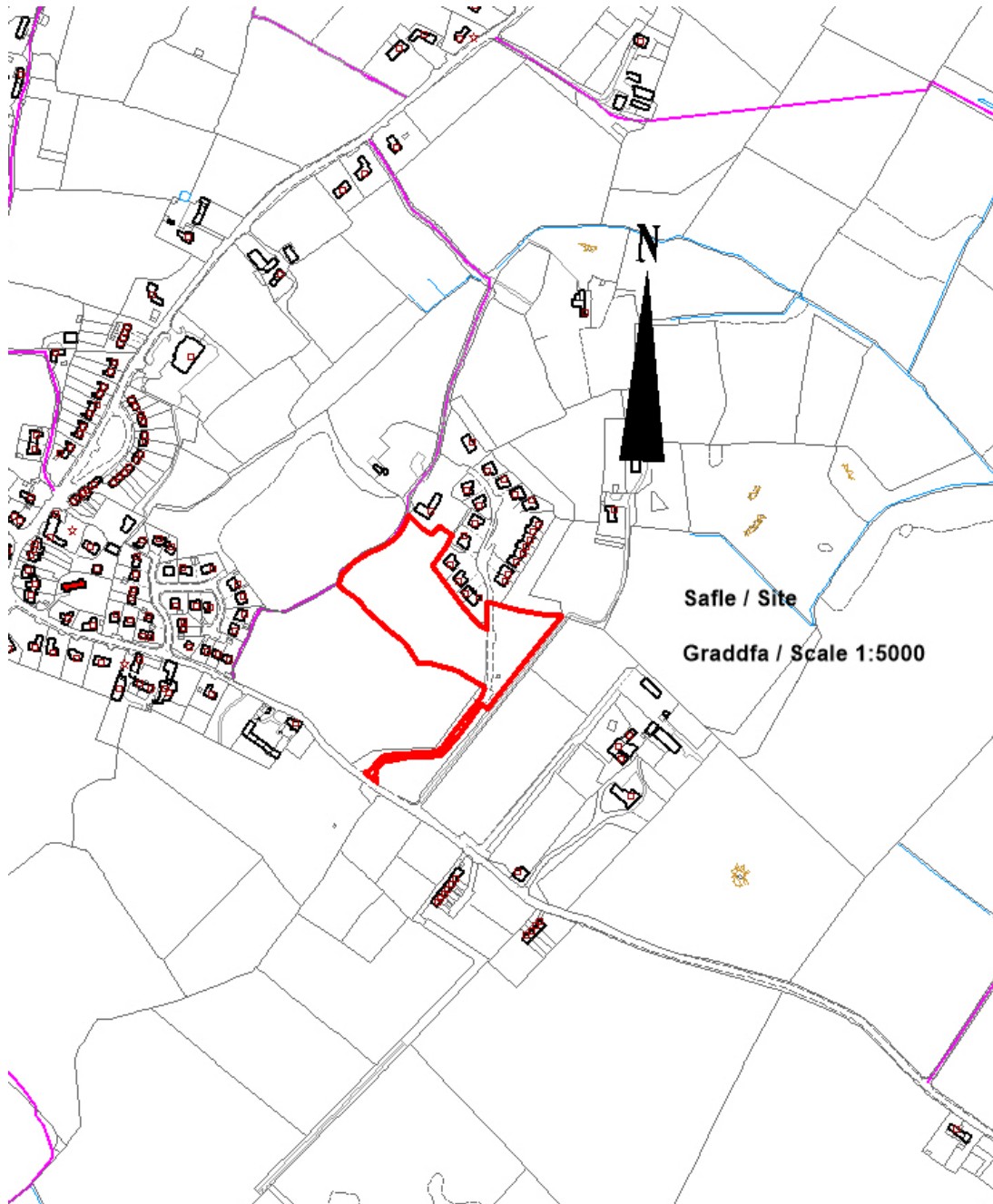
Rhif y Cais: **21C58H** Application Number

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: 05/04/2017

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

Recommendation:

Permit.

Reason for Reporting to Committee:

Originally on request of Local Member H Jones. Following the meeting of the 1st February Members resolved to defer the application to allow a site visit to take place and a traffic count/survey to be carried out.

Members visited the site on the 15th February.

At the meeting of the 1st March, 2017 members resolved to refuse the application.

The Community Councils last comments have been produced below for the sake of clarity;

Letter from: Llanddaniel Fab Community Council

A meeting of the Llanddaniel Community Council was held on Monday evening 20 February 2017 and one of the matters discussed in the meeting was the application for the erection of 10 additional dwellings at Parc Eurach, which is in the village. We have received complaints from members of the public regarding this application. It was explained that this application had been submitted in 2008 and that the Community Council had objected at that time. It was assumed that the application had been refused since we heard nothing about the matter after that. Another application was submitted in 2014 and the Community Council objected to that as well. Now, in 2017, we hear that this application is back on the agenda and is being discussed, some years after the original application and following objections by a number of people. This is not satisfactory and several years delay makes the matter even more unsatisfactory.

Therefore, Llanddaniel Community Council is once again objecting to this application. We are asking you to read this letter in the meeting on 1 March 2017 since we are eager for our opinion, which is representative of the local community, to be heard.

We have several reasons for objecting to this application:

- The required infrastructure and internal network is not in place to support this application to erect more houses in Parc Eurach. There have already been complaints regarding the sewerage problems on the site. Building more houses on the site would add to this problem and it is not something that would be ideal for the current residents or the wider community. People living locally are very concerned about the surface water problem which would be exacerbated should more houses be approved.
- There are transport problems in the area. Tyddyn Llywarch, which is opposite this development, has now been developed; and Bryn Celli Ddu Farm which is down the road, has also been developed. Traffic is already very heavy in the area, particularly at certain times, e.g. in the mornings, school run. 10 additional houses in Parc Eurach will make this problem much worse.
- The development is supposed to be sustainable but there is no public transport close to Parc Eurach. There is no bus stop and buses do not go past the site. There is no pavement on the highway, therefore it is not possible to walk or cycle from the site. In view of the traffic problems in the vicinity of the site and the additional problems which would be caused by the approval of this development, it could lead to terrible problems.
- The development would have a very negative effect on the community of Llanddaniel. No efforts have been made by the current Parc Eurach to blend into the local community. The signs to the Parc are in English only and local people are not permitted on the site – there

are several (English) signs prohibiting access and marking the site as private. The Community Council has complained in the past regarding this aspect but nothing has changed. In addition, an undertaking was made that resources would be provided for the local community but nothing has materialised and even if the resources were available, there is no permission to enter the site anyway.

- People are living on the site permanently. This was not the original agreement, but even so, the County Council has not done anything to prevent this and it is contrary to the original agreement. Promises by the owners are not enough to convince the Community Council that Parc Eurach would not become another housing estate in the village (which would be contrary to the regulations and would have been refused had the original intention been stated). This is not a holiday village, but a permanent development. This would be at the expense of local resources and would happen through the back door.

Therefore, as a Community Council, we are speaking on behalf of the local community and urge you to refuse this application. It would be of no benefit to the local community or to us as a Community Council and indeed, the current development in Parc Eurach proves that the rules have not been adhered to and that it is possible to disregard legislation and regulations, whatever is agreed with the County Council. We urge you to give our comments your serious consideration.

The recorded reasons to refuse include;

- 1) Overdevelopment in the countryside
- 2) Insufficient capacity for sewerage in event of breakdown
- 3) No footway to village

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."

In accordance with the above each given reason for refusal shall be dealt with here;

1) Overdevelopment in the countryside

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.

Whilst the site lies in a countryside location it is immediately adjoining, an existing holiday complex and will be screened in such a way as to ensure that the development does not harm the appearance of the location. The addition of this development to that existing is not considered here to unduly harm the appearance or character of the location.

The proposed development will have a density of approx. 11 units per hectare which is well below the 30 as suggested in plan policy.

It is not a prerequisite that such holiday accommodation is located within settlement boundaries.

What must be ascertained however is whether the development is within a sustainable location. The site 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 onto 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.

It is considered that the proposed units comply with Development Plan policies and it is further considered that the proposals are compliant with the recommendations and reasoning given in recent appeal decisions for holiday developments elsewhere.

With the above in mind it is not considered that a refusal on the grounds of overdevelopment in the countryside could be sustained.

2) Insufficient storage capacity for sewerage in the event of a breakdown.

It should be noted that the Councils Drainage Engineers do not object to the scheme nor do Natural Resources Wales.

Following the last Committee meeting the applicant has responded in respect of this matter;

“The requirement for sewage storage tanks that are part of a pumped system is that there is sufficient spare capacity to cater for a 24 hour breakdown. Our application includes the fitting of a new and separate sewage treatment plant which has a capacity to contain noxious waste for two weeks in the event of a breakdown. Our plans significantly exceed the requirements”

Furthermore, it should be noted, that if it is considered that the scheme for drainage is not acceptable a condition could be attached to any permission requiring details of a more robust scheme to be incorporated are submitted for the LPA's written approval. Such a scheme could be completed prior to any other development taking place.

3) No footway along highway to village

Whilst it is acknowledged that there is no footway along the highway, there is a public footpath directly from the site to the village and this leads onto a footpath along the road. This provides easy safe access to Llanddaniel.

However, the applicant has indicated that if this is a contentious point then he would be willing to provide a footpath and as such a condition could be added to any permission requiring this.

2. Conclusions and analysis

The reasons for refusal given by Members at the last committee are considered to be material considerations. However, what must be determined is how much weight can be given to those considerations when formulating a recommendation and determining the application.

It has been shown above that the three reasons for refusal given by members are not clear cut and cannot be weighted to such an extent that a refusal of this application could be soundly defended at an appeal. The reasons in outline being;

1) Land use/overdevelopment in countryside

The development of the site for the use proposed can be supported in policy terms and there will not be undue harm to visual amenity.

2) Drainage

Whereas the existing arrangements are acceptable if considered not then a suitable condition could be added to any consent notice requiring a different arrangement.

3) Footpath along highway

A public footpath exists which could be used by visitors to the site to gain safe and easy access to the village. If this is not considered acceptable then a condition could again require that a footpath is provided along the highway.

On this basis it is considered that the reasons for refusal proposed are not based on solid planning grounds and would not stand up to further scrutiny.

3. 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 occupied for holiday purposes only; the holiday units shall not be occupied as a persons sole, or main residence; the owners/operators shall maintain an up to date register of the names of all occupiers of individual units on the site and of their main addresses and shall make this information available at all reasonable times to the Local Planning Authority.

Reason: To define the scope of this permission and ensure the units are occupied as holiday accommodation.

(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.

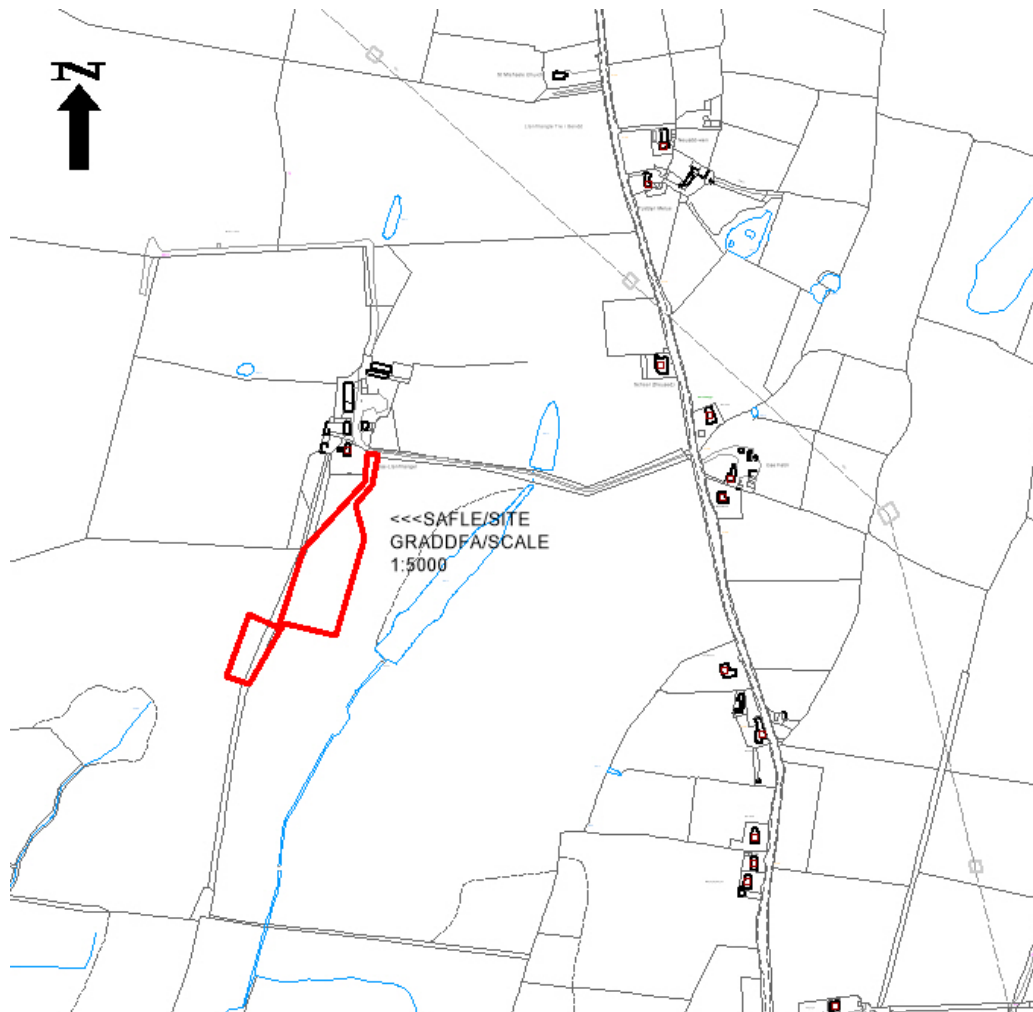
Rhif y Cais: **23C280F** Application Number

Ymgeisydd Applicant

Mr Eurig Jones & Mr Owen Rowlands

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

Plas Llanfihangel, Capel Coch



Planning Committee: 05/04/2017

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

Recommendation:

Permit.

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 1st March 2017 the Committee resolved to refuse the application contrary to officer recommendation. The recorded reasons being as follows:

- Detrimental impact on local residents.
- Pollution: artificial light and waste water.
- Detrimental landscape impacts.

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;

Detrimental impact on local residents.

The site has been visited and the impact of the building on nearby dwellings assessed. The nearest dwelling is approx. 420m away and given the orientation of the dwelling and intervening planting it is considered that the impact is not unduly harmful to amenity

The unit is visible at a significant distance but restricted to some aspects/directions from some properties, the views of the building are not over dominant and do not totally occupy the outlook from those properties nearby.

Such an impact is not in itself considered to be so detrimental to local residential occupiers so as to detract from the current standard of living they enjoy in their home.

Additionally, in terms of the use and potential harm from the activity the Councils Environmental health section who consider statutory nuisances have commented that they do not object to the scheme provided there is compliance with CIRIA Document - C650 – Environmental Good Practice On Site (2nd Edition).

If a complaint is received from a local resident then there is separate legislation to enforce against a statutory nuisance.

Members must identify the specific harm the building causes and to what properties if a refusal on this ground is to be substantiated.

Pollution: artificial light and waste water.

Pollution and waste water

The details received with the application satisfies the requirements of Natural Resources Wales with regards to pollution and waste water. Whilst previously quoted in the initial report to committee their comments below clarify the situation;

‘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.’

Given that the regulatory body has commented in detail in respect of these matters it is considered that a refusal on these grounds would be difficult to substantiate.

Furthermore if this ground for refusal were to remain members should be firm that there is evidence to the contrary showing that the required conditions could not be achieved.

Artificial light pollution

There is no control over what lighting can take place within the building. However, externally it is reasonable for the LPA to determine what type and level of lighting would be suitable and acceptable.

The Authority has produced Supplementary Planning Guidance on external lighting. This takes into account light pollution and types of lighting systems which can reduce harm and which can be acceptable in certain circumstances.

It is acknowledged that if the external lighting is not controlled then the building’s impact at night could be significant and dominated the landscape from certain viewpoints.

With this in mind a condition will be placed on the permission in order to provide details of proposed lighting to ensure that no light from the site spills over its boundaries or into the night sky so as to ensure any impacts in this respect are within parameters which are considered acceptable in terms of harm to local amenities and also ensuring that the building will not be lit in such a way as to be visible at night from a wide area.

The development shall thereafter proceed in accordance with the approved details.

If this consideration were to remain as a reason for refusal then members should be clear that this cannot be achieved and have evidence to support this.

Detrimental landscape impacts

It is not disputed that the building is visible. This in itself is not a justifiable reason for refusal.

The planning system upholds the principle that the countryside should be preserved for its own sake, but acknowledges that agricultural uses and buildings can in certain circumstances be located in such locations.

It is the considered opinion of Officers that the appearance of the barn in this location will not have such an impact as to warrant a refusal, Whilst the building is large it will only be seen from certain views and not from a wide area. The inclusion of this building into the rural landscape is not considered to be an unacceptable intrusion but a form of development which is commonplace in countryside areas as its function necessitates such a location.

Furthermore, the addition of landscaping will, with the passage of time, assist in blending the building into the landscape reducing its impact further.

If a refused on this ground Members must be clear that the impact is significantly and unduly detrimental to the appearance of the location. The harm must be identified and its significance in terms of unacceptable impact articulated if this is to be a justifiable reason for refusal.

1. Conclusions

The reasons for refusal given by Members at the last committee are considered to be material planning considerations. However, what must be determined is how much weight can be given to those considerations when formulating a recommendation and determining the application.

It has been shown above that the reasons for refusal given my members are not clear cut and cannot be weighted to such an extent that a refusal of this application could be soundly defended at an appeal.

2. Recommendation

To **permit** the development 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 I, 991514/04 Rev H and 991514/01 Rev I received on the 31/01/17. 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) Details of external lighting shall be submitted to and approved in writing by the local planning authority within 1 month of the date of this permission. The development shall thereafter proceed in accordance with the approved details.

Reason: In the interests of amenity.

(05) 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 I	31/01/17
Elevations	991514/04 Rev H	31/01/17
Floor Plan	991514/03 Rev F	31/01/17
Block Plan	991514/02 Rev I	31/01/17
Section B-B Slurry Pit	991514/05 Rev A	31/01/17

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.

7.5

Gweddill y Ceisiadau

Remainder Applications

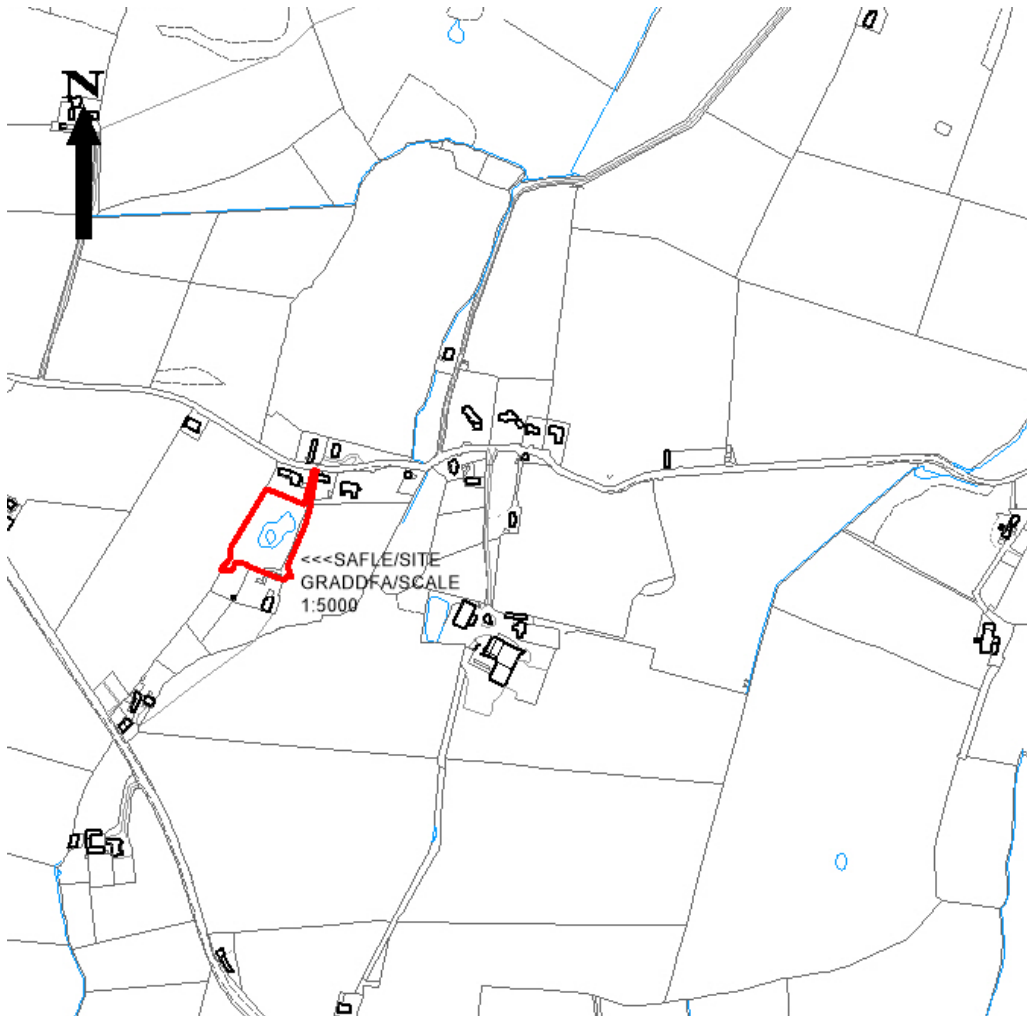
Rhif y Cais: **25C242** Application Number

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: 05/04/2017

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

Recommendation:

Permit.

Reason for Reporting to Committee:

At the request of the Local Member – Councillor Kenneth P Hughes

At its meeting held on the 2nd November, 2016 the Members resolved to undertake a site visit prior determining the application. The site was visited on the 16th November, 2016 and the Members will now be familiar with the site and its setting.

As Members are aware, the application has since been deferred at the subsequent Planning and Orders Committee meetings to await further supporting details. A hydrogeological has now been submitted as part of the application.

1. Proposal and Site

The proposal is for the retention of a pond and associated drainage works. Since work has been carried out at the site the application is submitted as a retrospective application.

The application site is situated in a rural location at Coedana, Llanerchymedd. The development has been carried out on agricultural land, outside the curtilage of Tyn Cae, Llanerchymedd. The site is bounded by hedgerows together with a timber fence erected at the northern boundary.

The pond is a man-made feature which is approximately 46 metres in length, 24 metres wide, has a surface area of approximately 760 square metres and a maximum depth of approximately 0.45 metres.

2. Key Issue(s)

The key issues are whether or not the development is acceptable in terms of its impact upon the amenities of the area, neighbouring properties and upon the character and appearance of the area.

3. Main Policies

Ynys Môn Local Plan

Policy 1 – General Policy

Policy 31 – Landscape

Policy 42 – Design

Gwynedd Structure Plan

Policy D4 - Environment

Stopped Unitary Development Plan

Policy GP1 – Development Control Guidance

Policy GP2 – Design

Policy EN1 - Landscape

4. Response to Consultation and Publicity

Councillor Kenneth P Hughes – Request that the application be referred to the Planning Committee for determination. Concerns regarding the risk of flooding to neighbouring properties.

Councillor John Griffith - No response at time of writing report.

Councillor Llinos Medi Huws - No response at time of writing report.

Community Council – Object to the application for the following reasons:

- i. Development is carried out prior obtaining planning permission.
- ii. Pond is large in scale.
- iii. Concerns that the pond will overflow and flood neighbouring properties.
- iv. Pond omits bad odour.

Ecological and Environmental Advisor – Concerns regarding protected species and the presence of crested newts. However, the development will have wildlife and local ecological diversity benefits.

Environmental Health – Further to the initial consultation responses, the department raised concerns regarding the flow of groundwater in the area and whether or not the proposal is adversely affecting the water levels beneath the site and having a detrimental effect upon the operation of the septic tanks in the area.

The applicant was therefore requested to submit a hydrogeological assessment which was received by the department on the 22nd February, 2017.

The hydrogeological report concluded that there is no significant water flow from the pond. Following assessing the hydrogeological report, Environmental Health have subsequently raised no further concerns. It is considered that the proposal is not having a significant impact on the hydrogeology in the surrounding area.

Natural Resources for Wales – No concerns raised regarding flooding. No response following the Local Planning Authority providing further details concerning protected species.

Drainage – Proposal appears satisfactory in principle. Pond is constructed below finished ground level with no evidence of inlets from existing watercourses or land drainage ditches. The water level in the pond seemingly indicative of the current ground water table level, with the only external inflow being overland pluvial run off from the adjacent high ground; which is managed via filter drains and the pond and subsequently directed to a suitable discharge point.

Footpath Officer – No observations

Local Highways Authority – No comments to make as there is no additional use proposed from the site onto the public highway.

Response to Publicity

The proposal was advertised with the posting of notifications to adjacent properties. A site notice was also displayed near the application site together with an advert within the local newspaper. The publicity process was undertaken on several occasions following the submission of amended plans / further information.

Several letters of representations were received as a result of the publicity afforded to the application. The most recent notification period will expire on the 29th March, 2017.

During the time of writing the report, the main points raised following each notification period are summarised below:

- Pond large in scale and is having an adverse effect on nearby cess pits and septic tanks.
- Development could have an impact upon insurance premiums of nearby properties.
- The need for such a large pond has not been demonstrated.
- Nearby dwellinghouses are at risk of flooding due to the pond.
- Land levels have been raised.

- Pond overflows into the local drainage system which is unable to manage with the excess water. The increase flow of water flows down the main road down towards residential properties, causing danger to motorists and pedestrians.
- Fence is large in scale.
- Pond is not a natural feature in the land and serves no purpose. Furthermore, the pond neither conserve nor enhances the character, amenity or wildlife of the local land and watercourse.
- Concerns that the pond could pose a health and safety risk to local residents and walkers on a nearby public footpath.
- The area of land in which the pond is situated was previously a field.
- The pond has been constructed over a period of years.
- No issues of surface water prior to the construction of the pond.
- Other alternatives available to deal with surface water other than construction of a pond.
- Drawings do not specify any method of reducing / stopping the flow of water into the pond raising concerns of flooding.
- No dimensions or calculations are submitted with the drawings which demonstrate that the water surface water system can handle the excess water.
- Pond omits bad odour.
- Concerns that the pond will be used for commercial purposes.
- The proposal is not a natural but rather than a manmade pond / lake.
- The pond is at a higher level than nearby residential properties.
- Since the construction of the pond, nearby land has become much more saturated for longer periods of time. In addition, water takes longer to drain.
- Concerns if drains become blocked or the manmade banks surrounding the pond collapses.

5. Relevant Planning History

None

6. Main Planning Considerations

The impact the development might have upon the residential amenity of the area and neighbouring properties is a key issue in the determination of the current proposal.

In addition, it is necessary to consider whether or not the development would have an unacceptable effect upon the landscape.

The details as originally submitted were not considered acceptable. Further plans and details have been received and it is considered they are adequate to determine the application. These details relating to drainage specifications have been the subject of re-consultation which has subsequently delayed the determination of the application.

The applicant claims that the pond was not created as a water feature but acts as an attenuation pond which contains water discharging onto the land. Water will then dissipate through the process of evaporation and infiltration.

It is considered that the site can comfortably accommodate the development. Its siting, design and scale are considered acceptable and will not impinge upon the amenities of the area or residential properties in the locality.

The screening provided between the development and the nearest dwellinghouse provides means of mitigation. The screening includes existing hedgerows together with an existing timber fence. Although this fence does not form part of the application, details of its construction have been provided as part the application and therefore an assessment of its impact and siting has been made as part of the determination process.

It is considered that the approximately 2 metre high fence does not have a detrimental impact upon the area or the amenity of neighbouring properties. In fact as previously stated, the fence acts as a mitigation measure between the development and neighbouring properties.

In addition, hedge improvements to the northern boundary have been proposed as part the application.

It is not considered that the pond, by virtue of its size and countryside location has a detrimental impact upon the landscape.

Due to its method of construction being below ground level, it is considered the pond is not visible in the landscape and therefore does not have a detrimental effect upon the character and appearance of Special Landscape Area.

It is noted from the content of the correspondence received from the publicity afforded to the application that significant concerns have been raised with respect to flooding.

As part of determination process, Natural Resources for Wales together with the Authority's drainage section have been consulted throughout the application and made aware of the objectors concerns.

During the time of heavy rainfall and an increase in water level, an overflow filter drain allows water to discharge from the point into the existing watercourse towards the north east part of the pond. The existing watercourse thereafter discharged into the exiting main surface water drain.

Bunds have been constructed in order to re-direct the surface water into the existing watercourse. Furthermore, the applicant has also stated that he intends on constructing a bund at the northern boundary between the pond and the neighbouring property to ensure that any excess water will be directed into the existing watercourse.

Natural Resources for Wales have confirmed that they do not wish to comment and have raised no concerns with respect to flooding. Furthermore, the drainage department have concluded that the 'proposal appears satisfactory in principle. Pond is constructed below finished ground level with no evident of inlets from existing watercourses or land drainage ditches. The water level in the pond seemingly indicative of the current ground water table level, with the only external inflow being overland pluvial run off from the adjacent high ground; which is managed via filter drains and the pond and subsequently directed to a suitable discharge point'.

A hydrogeological report was submitted to the Local Planning Authority on the 22nd February, 2017. The assessment included a site walkover and supervision of the excavation of an observation hole down – gradient of the pond. This undertaking provided information regarding the geological and hydrogeology regimes and was used to develop an outline hydrogeological conceptual model of the proposed pond, identifying potential pathways for water migration to neighbouring properties.

The conclusion and recommendations of the report states:

A site walkover, supervision during excavation of an observation hole and subsequent check of the hole after 24 hours were conducted to create a conceptual model of the pond at Ty'n Cae and the surrounding area.

The observation hole intercepted dry clay to below the greatest demonstrated depth of the pond, which remained dry after 24 hours confirming that no significant lateral pathways of water flow were encountered downgradient of the pond.

The observations were consistent with there being no significant leakage through the base of the pond as there was no discernible drop in the levels of the pond below the inlet level of the overflow channel.

Following assessing the hydrogeological report, Environmental Health have subsequently raised no further concerns. It is therefore considered that the proposal is not having a significant impact on the hydrogeology in the area surrounding the site.

It must be highlighted that issues relating to property damage is a civil matter detached from the planning regime. In addition, whether or not septic tanks and cess pits are affected by the development is again a matter outside the regime.

The Local Highways Authority have stated that they do not wish to comment upon the application as there is no additional use proposed from the site onto the public highway. In addition, the footpath officer has also confirmed he has no observations regarding the application.

It is noted that no protected species survey has been submitted as part of the application. Nevertheless, the Council's Ecological and Environmental Advisor has stated the development 'will have wildlife and local ecological diversity benefits'. It is considered that the development will therefore encourage biodiversity and provide enhanced wildlife benefits. Any harm to protected species shall be pursued under the relevant legislation.

The application is submitted at the request of the Local Planning Authority and in accordance with Welsh Government advice contained in Technical Advice Note 9: Enforcement of Planning Control following an enforcement investigation into the matter.

The advice provided under paragraph 9 within Technical Advice Note (Wales) 9: Enforcement of Planning Control on such matters states

'Where the Local Planning Authority's assessment is that it is likely that unconditional planning permission would be granted for development which has already taken place, the correct approach is to suggest to the person responsible for the unauthorized development that they should promptly submit a retrospective application for planning permission.'

Whether or not the unauthorised development was carried out intentionally or not is a moot point. In any event it is not a criminal offence to carry out development without first obtaining any necessary planning permission. There are provisions within the Act to allow for permission to be applied for retrospectively.

It is not considered expedient nor in the wider public interest for the Local Planning Authority to take formal planning enforcement action in this case irrespective of the motive, whether intentional or otherwise.

Whilst any development could be argued to have a potential impact upon the amenities of neighboring properties or the character of the locality, the question which needs to be asked is whether or not the impact is so adverse that it warrants refusing the application. On balance however it is not considered the unauthorised development is so adverse that it should warrant refusing the application. Moreover, it is not considered that any refusal issued could be substantiated on appeal.

The application presently under consideration has been considered in light of the advice provided within Technical Advice Note (Wales) 9: Enforcement of Planning Control together with all other material planning considerations. In accordance with the advice contained within the aforementioned document

'Enforcement action should be commensurate with the breach of planning control to which it relates; it is usually inappropriate to take formal action against a trivial or technical breach of control which causes no harm to public amenity. The intention should be to remedy the effect of the breach of planning control, not to punish the person(s) carrying out the breach. Nor should enforcement action be taken simply to regularise development for which permission had not been sought, but otherwise acceptable'

7. Conclusion

The application site is within a countryside location where such development is considered acceptable. The amenities of nearby residential occupiers have been taken into account, however it is not considered that the application could be refused and an appeal sustained. Drainage and flooding considerations have been assessed by Natural Resources for Wales together with the Drainage department who have not raised any objection to the scheme.

Following assessing the hydrogeological report, Environmental Health have subsequently raised no further concerns. It is considered that the proposal is not having a significant impact on the hydrogeology in the surrounding area.

Having regard to planning policy, all material facts and planning considerations; subject to the receipt of additional comments received from members of the public it is my recommendation that the application be approved.

8. Recommendation

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

(01) The development permitted by this consent shall be carried out strictly in accordance with the plan(s) submitted below under planning application reference 25C242

Drawing/ Document Number	Date Received	Plan Description
2204:14:3a	01/02/2016	Proposed Site Plan
2204:1:3	01/02/2016	Proposed Site Plan
2204:14:1	01/02/2016	Location Plan
2204:14:2	01/02/2016	Site Plan Prior Construction
2204:14:2	01/02/2016	Flood Path Route Prior Construction Plan
2992-CAU-XX-XX-RP-V-0300	29/03/2017	Hydrogeological Report

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

9. Other Relevant Policies

Planning Policy Wales (Edition 9)

Technical Advice Note 5: Nature, Conservation and Planning
Technical Advice Note 9: Enforcement of Planning Control

SPG: Design Guide for the Urban and Rural Environment

7.6

Gweddill y Ceisiadau

Remainder Applications

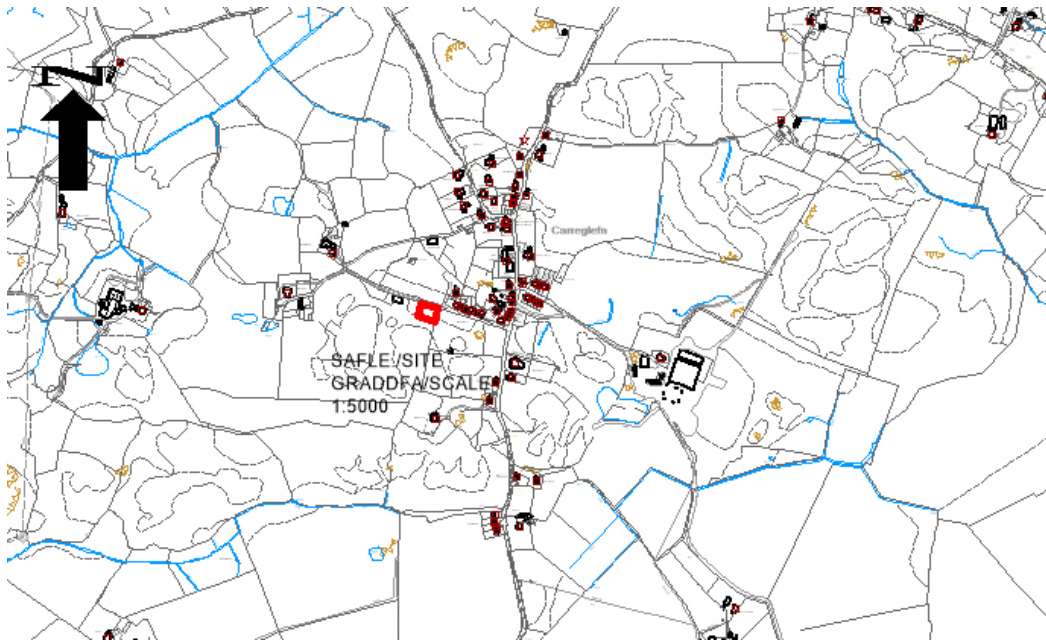
Rhif y Cais: **38C324** Application Number

Ymgeisydd Applicant

Mr Sion Jones

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

Alma Hall, Carreglefn



Planning Committee: 05/04/2017

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

Recommendation:

Refuse.

Reason for Reporting to Committee:

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

At its meeting held on the 1st March, 2017 committee members recommended that a site visit should take place. The site visit took place on the 15th March and the members are now familiar with the site and its settings.

1. Proposal and Site

The proposal is for outline planning for the erection of a dwelling with all matters reserved on land at Alma Hall, Carreglefn.

2. Key Issue(s)

The key issue is whether the proposal complies with current policies and the emerging Local Development Plan, and whether the proposal will affect the amenities of the surrounding properties.

3. Main Policies

Ynys Mon Local Plan

Policy 1 – General Policy
Policy 31 - Landscape
Policy 42 – Design
Policy 48 – Housing Development Criteria
Policy 50 – Listed Settlement
Policy 53 – Housing in the open countryside

Gwynedd Structure Plan

Policy A2 – Housing
Policy A3 - Housing
Policy D4 – Location, Siting and Design
Policy D29 - Design

Stopped Unitary Development Plan

Policy GP1 – Development Control Guidance
Policy GP2 – Design
Policy HP5 – Countryside Hamlet and Cluster
Policy HP6 – Dwelling in the Open Countryside
Policy EN1 – Landscape

Deposit Joint Local Development Plan

Policy TAI 17 – Housing in Local, Rural and Coastal Villages
Strategic Policy PS15 - Settlement Strategy

4. Response to Consultation and Publicity

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

Local Member (Cllr Ken Hughes) – Requested that the application be presented to the Planning and Orders Committee for consideration.

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

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

Highways Authority – Conditional approval

Drainage Section – Standard comments

Welsh Water – Conditional approval

The proposal was advertised through the posting of a notice on site together with the distribution of personal letters of notification to the occupiers of neighbouring properties. The latest date for the receipt of representations was the 17th February, 2017. At the time of writing the report 1 letter had been received expressing concern. The main concerns being as follows:-

- The access track should not be blocked
- Sharing of cost of access track maintenance
- Create a precedent for further development

5. Relevant Planning History

None.

6. Main Planning Considerations

Policy

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

Single plot applications within or on the edge of a settlement are considered acceptable under Policy 50 of the Ynys Mon Local Plan.

Policy HP5 of the Stopped Unitary Development Plan states that single dwellings will be permitted on 'infill' sites, or other acceptable sites that are immediately adjacent to the developed part of the rural hamlet and clusters, provided that the development will not cause undue harm to the character of the group or any harmful visual intrusion into the surrounding landscape.

Policy A2 of the Gwynedd Structure Plan states that new housing should be located within or on the edge of settlements at a scale which reflects the settlements existing population at a proportion of the total population of the relevant district.

Paragraph 9.3.3 states that insensitive infilling, or cumulative effects of development or redevelopment, should not be allowed to damage an area's character or amenity

Paragraph 9.3.4 states that in determining applications for new housing, local planning authorities should ensure that the proposed development does not damage an area's character and amenity.

Policy TAI 17 of the Local Development plan identifies Carreglefn as a coastal Rural Village. The policy states that housing in Carreglefn should only be approved for community need and affordable housing.

Main planning considerations

The application site is not considered to be immediately on the edge of the settlement of Carreglefn. The application site consists of uneven land that would require substantial removal of land. The dwelling will be located on agricultural land with no properties on either side of the proposed plot.

The proposal would be harmful to the character and appearance of the area and would not accord with Policy 50 of the Ynys Mon Local Plan. The erection of a dwelling on this site could also possibly result in future residential development on the land.

The application does not comply with Policy 50 by virtue of the fact that it would extend the built form further into the landscape which would harm the character and amenities of the locality.

The JLDP is a material consideration that can be afforded weight in the determination process at present. The Council will shortly be publishing a Minor Matters Arising Changes Notice which includes a change to Policy TAI17. This will be subject to further public consultation and examination before the Plan is adopted.

Effect on the amenities of adjacent residential properties

It is not considered that the dwelling would have an adverse effect on the amenities currently enjoyed by the occupants of the neighbouring properties due to the distance from existing residential properties.

Highways

The Highways Department has confirmed they are satisfied with the appropriate worded conditions.

7. Conclusion

It is not considered that the erection of a dwelling in this location would be acceptable, and it would result in development into the open countryside contrary to Policy 53 of the Ynys Mon Local Plan and Policy HP6 of the Stopped Unitary Development Plan.

8. Recommendation

Refuse

(01) The Local Planning Authority consider that the proposal would amount to the erection of a new dwelling in the countryside for which no long term need is known to exist for the purposes of a rural enterprise; the development would therefore be contrary to the approved Policy A6 of the Gwynedd Structure Plan, Policy 53 of the Ynys Mon Local Plan, Policy HP6 of the Unitary Development Plan (Stopped 2005) and the advice contained within Planning Policy Wales.

(02) The Local Planning Authority considers that the proposal would be harmful to the character and appearance of the area bringing about the unacceptable erosion of an attractive rural field in this Special Landscape Area and would therefore be contrary to Policy A2, A3 and D4 of the Gwynedd Structure Plan, policies 1, 31, 42, 48 and 50 of the Ynys Môn Local Plan, policies GP1, GP2, EN1 and HP5 of the stopped Unitary Development Plan and the provisions of Planning Policy Wales (Edition 9, 2017).

9. Other Relevant Policies

Technical Advice Note 12 – Design

SPG – Urban and Rural Environment

Planning Policy Wales 9th Edition

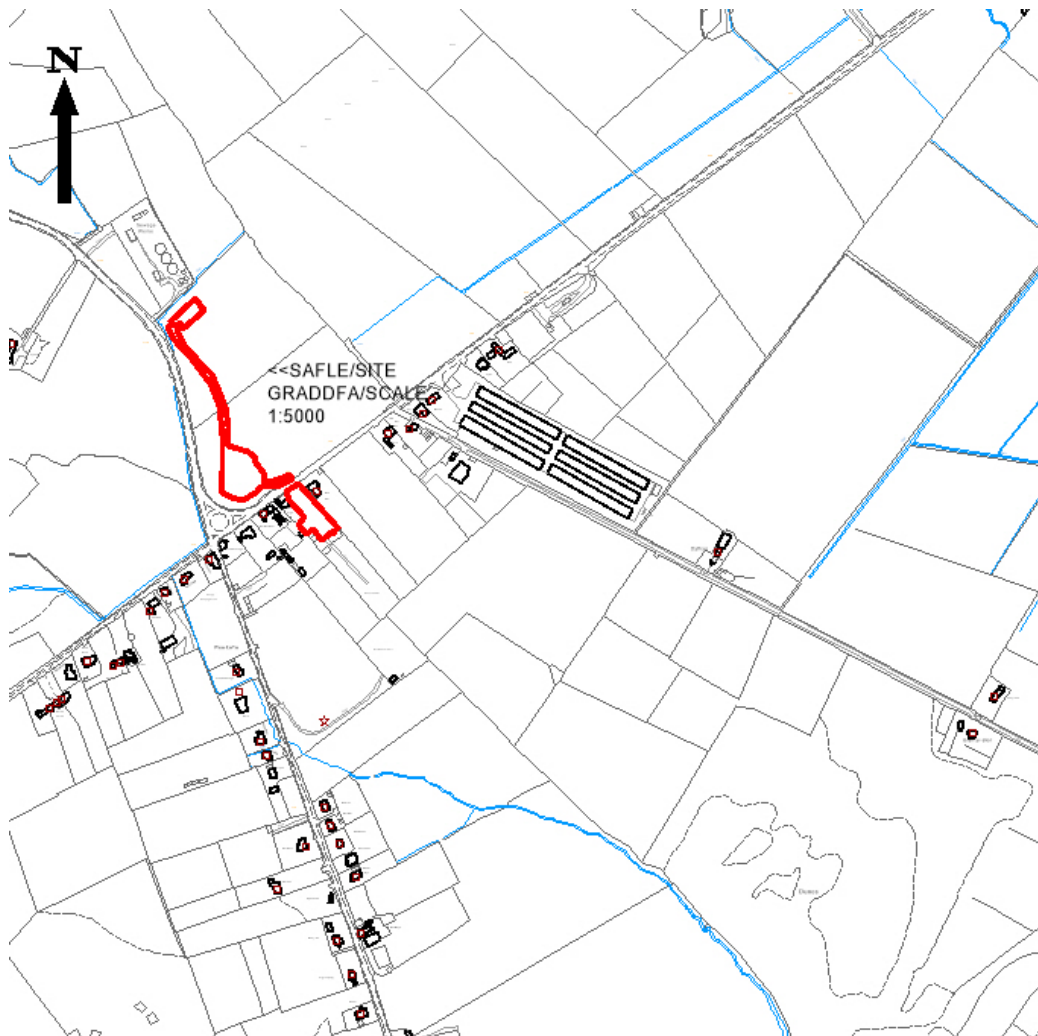
Rhif y Cais: **45C84R/ECON** Application Number

Ymgeisydd Applicant

Mr Liam Barrie

Cais llawn ar gyfer codi adeilad oergell, adeilad achlysur, ac adeilad seminar ynghyd a chreu mynedfa i gerbydau gyda maes parcio i gwsmeriaid, maes parcio cymunedol ac ardal hamdden a dymchwel adeilad allanol ar dir yn a gyferbyn a / Full application for the erection of a fridge building, function building and seminar building together with the construction of a vehicular access with customer parking, community parking, recreational space and demolition of outbuilding on land at and adjacent to

The Marram Grass Cafe, White Lodge, Niwbwrch/Newborough



Planning Committee: 05/04/2017

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

Recommendation:

Permit.

Reason for Reporting to Committee:

At the request of the Local Member, Cllr A Griffith

At its meeting held on the 1st March, 2017 committee members recommended that a site visit should take place.

The site visit took place on the 15th March and the members will now be familiar with the site and its settings.

1. Proposal and Site

The proposal involves the erection of three new buildings on the site comprising of a detached function building, seminar/demonstration building and external fridge store, re-configuration within the site to improve the parking facilities within the existing site together with the provision of a new car park on land opposite the Marram Grass which will be located close to the roundabout.

The site lies fronting the A4080, along the road known as Lon Filltir, in the settlement of Penlon. The existing café/restaurant building is of a single storey construction clad in timber. The Marram Grass is located within the designated Area of Outstanding Natural Beauty and lies on land to the front of the White Lodge touring caravan site. The properties that lie immediately next to the application site are single storey residential units.

The land where the proposed new car park is located lies outside the Area of Outstanding Natural Beauty however lies within the Special Landscape Area. The vehicular access which was approved under the planning application reference 45C84M/ENF for the retention of the playing fields will serve the new car park. A new track will be laid to connect the car park in the playing field and the proposed new car park.

The parking that lies within the playing field will be available to the local community and tourists.

2. Key Issue(s)

The applications main issues are whether the proposal complies with current policies, whether the proposal will harm the amenities of the neighbouring properties or have a detrimental impact on the surrounding area which is designated as an Area of Outstanding Natural Beauty and whether the proposal will detrimentally affect highway safety.

3. Main Policies

Gwynedd Structure Plan

- Policy B1 - Employment generating developments
- Policy B7 - Locational requirements
- Policy B9 - Expanding employment opportunities in the rural economy
- Policy CH1 - Recreation and tourist development
- Policy D1 - Landscape
- Policy D4 - Location, siting and design
- Policy D7 - Agricultural land
- Policy D29 - Standard of design
- Policy D32 - Site configuration and landscaping
- Policy FF12 - Parking standards

Ynys Mon Local Plan

Policy 1 - General Policy

Policy 2 - New jobs

Policy 5 - Design

Policy 26 - Parking standards

Policy 30 – Landscape

Policy 31 - Landscape

Stopped Unitary Development Plan

Policy EP4 - Other employment opportunities and rural diversification

Policy EN1 – Special Landscape Character

Policy EN2 – Area Of Outstanding Natural Beauty

Policy SG7 - Noise

Planning Policy Wales (9th Edition)

Technical Advice Note 6 – Planning for Sustainable Rural Communities

Technical Advice Note 11 – Noise

Technical Advice Note 12 – Design

Joint Local Development Plan

Policy PCYFF1 – Development Criteria

Policy PCYFF2- Design and Shaping

Policy CYFF3 – Design and Landscaping

Strategic Policy PS10 – Providing opportunity for a flourishing economy

Policy ISA2 – Community Facilities

Policy TRA2 – Parking Standards

Policy TRA4 – Management Transport Impacts

4. Response to Consultation and Publicity

Community Council – Object due to possible overdevelopment of the site, increase in traffic problems, site lies within the AONB and privacy problems to neighbours due to increase in activity and noise

Local Member, Cllr A Griffith – Call-in due to impact on the landscape, highways safety, effect on amenities of neighbouring properties, objection from Community Council and scale of concern from the residents of Penlon

Local Member, Cllr P Rogers – No response at the time of writing this report

Highway Authority – Recommend conditional approval

Drainage Section – Requested further information

Natural Resource Wales – No objection

Environmental Health – Requested a noise assessment – at the time of writing this report the additional details have not been received

Response from members of the public

The proposal was advertised through the posting of a notice on site, publication of a notice in the local press together with the distribution of personal letters of notification to the occupiers of neighbouring properties. The latest date for the receipt of representations is the 3rd March, 2017 and at the time of writing this report 53 letters of objection, 4 letters of support together with a petition containing 1170 names and 488 comments in support of the application had been received.

The main issues raised can be summarised as follows;

- i) Out of character, large development for a small site and visual impact in surrounding area which is designated Area of Outstanding Natural Beauty. Previous application for the car park was refused due to landscape impact. Proposal proposes parking facilities for 69 vehicles on agricultural land.
- ii) Noise and light pollution – will lighting be required within the site
- iii) Parking should be provided within the site
- iv) Highway Safety - Is track which connects the playing field car park and proposed new car park safe, is it safe for pedestrians to walk between the car parking area and restaurant? . Is the proposed parking facilities adequate for the development
- v) Flood risk – has a Flood assessment been carried out and has an Environmental Impact Assessment been submitted as part of the application.
- vi) The applicant stated during the course of determining the application for the playing field that the proposal was not linked to the Marram Grass. Playing field has not been used since planning permission was granted.
- vii) Planning has not been granted for the change of use of the land from agricultural to horticultural use.
- viii) Proposal involves the change of use of the touring site into function/bar/seminar.
- ix) Applicants states that the proposal involves the creation of a butchery – this will create another business and generate additional traffic.
- x) Loss of light and privacy
- xi) Impact on wildlife
- xii) Football field should not be included as part of the current application as objectors were not allowed to discuss the café during the course of determining the application for the football field
- xiii) A stone which is considered to be Ancient Monument is located within the application site

Other issues were also raised in regards to the naming of the site as Gardd Rhosyr which gives the impression that another business will be run from the site.

In response to these comments I would comment as follows;

i) There is ample space within the site to accommodate the proposed buildings and due to the site being an existing commercial enterprise with the café/restaurant at the front of the site and touring caravan site at the rear it is considered that the proposal is acceptable in this location and will not have a detrimental impact on the Area of Outstanding Natural Beauty. The comments in regards to the car park has been addressed in the Main Planning Considerations section below.

ii) Further information has been requested in regards to the noise generated by the proposed external fridge building and at the time of writing this report we are still awaiting receipt of the assessment.

During the course of determining the previous application for the function building and demo/seminar building the Environmental Health Section confirmed that the erection of a 3m high acoustic fence along the boundary between the proposed buildings and Glan Aber and the amended design which included the removal of the openings in the proposed buildings their original concerns had been addressed and raised no objection to the erection the buildings on the site.

iii) During the course of determining the previous application the applicant was advised that a scheme for the provision of additional car parking within the existing site was considered to be the

best solution. The applicant has confirmed that the land that lies to the rear of the site (touring caravan site) is not within their ownership and there is not enough space within the café/restaurant curtilage to provide the necessary parking spaces thus the need for the proposed parking to be located on land opposite the Marram Grass.

iv) The proposal for additional parking spaces will ensure that no parking take place on the public highway. The Highway Authority have raised no objection to the proposal and have recommended a conditional approval.

v) The site does not lie within a Flood Zone and therefore a flood risk assessment is not necessary as part of the application. As part of the application site lies within the designated Area of Outstanding Natural Beauty a screening application was registered. Due to the scale of the development it was determined that an Environmental Impact Assessment was not required.

vi) I am unable to comment on what was stated during the course of determining the previous application. The application as submitted involves land within the approved playing field and will provide additional parking for Marram Grass customers and members of the local community and visitors to the area which will reduce the on street parking that currently takes place in Newborough.

vii) The Enforcement Officer has confirmed that complaints have previously been received at the department in regards to the possible change of use of the land and the matter was investigated. The activities that had taken place on the site i.e. keeping of pigs, tree planting and vegetable growing are agricultural activities and do not therefore constitute development requiring planning permission.

viii) The proposal does not involves the change of use of the touring caravan site at the rear of the site. The proposal involves the front of the site only where the Marram Grass is located.

ix) Agent has confirmed in an e-mail dated 24th February, 2017 that the fridge building will be used to support the kitchen at The Marram Grass Café and that there is no intention for the refrigerator to be used as a butcher.

x) There is a distance of 25 metres between the proposed car park and adjoining properties. Screening is proposed as part of the development along the boundary of the proposed car park. Due to the proposed screening, distances between the car park and adjoining properties it is not considered that the proposal will have a detrimental impact on the amenities of the surrounding properties to such a degree as to warrant the refusal of the application.

xi) A Great Crested Newt Habitat Assessment has been received which stated that the ponds were a poor suitability for GCN. A letter of the objection and the Habitat Assessment has been forwarded to Natural Resource Wales and they have confirmed that they have no objection to the scheme.

xii) The current application as submitted includes the football field parking area.

xiii) A copy of the letter and site plan has been forwarded to CADW and GAPS and the response received from GAPS is that this is not considered to be a prehistoric monument due to its scale and most likely to be a rubbing stone for livestock.

The fact that the applicant refers to the site as Gardd Rhosyr is not a land use planning matter. If another venture is proposed from the site which would require planning permission this will be dealt with at that time.

5. Relevant Planning History

45C84 - Change of use of outbuilding into a tearoom at White Lodge, Penlon, Newborough. – REFUSED 14/06/1988

45C84A/AD - Erection of two non-illuminated signs at White Lodge, Penlon, Newborough. REFUSED 19/09/1988

45C84B - Improvements to the access at White Lodge, Penlon, Newborough. APPROVED 18/04/1989

45C84C/AD - Erection of a non-illuminated sign at White Lodge, Penlon, Newborough. APPROVED 21/04/1989

45C84D - Extension to existing garage for storage purposes at White Lodge Nursery, Penlon, Newborough. - APPROVED 14/11/1995

45C84E - Certificate of lawfulness for the existing use of land as a caravan and camping site and café at White Lodge, Penlon, Newborough. LAWFUL USE APPROVED 29/01/2010

45C84F - Full application to increase the number of touring caravans from 10 up to 30, together with extend the opening system from Easter-September to all year round (12 month) at White Lodge, Penlon - RETURNED TO APPLICANT 24/06/2014

45C84G - Full application for alterations and extensions at White Lodge, Penlon GRANTED 24/02/2015

45C84H - Full application for demolition of the existing outbuildings together with the erection of a new building to accommodate a function space including bar, toilet facilities and office at white Lodge, Pen Lon APPLCIATION WITHDRAWN 07/04/2015

45C84I - Full application for the construction of a vehicular access and car park on land adjacent to White Lodge, Penlon Refused 03/12/2015

This application was refused as it proposed a parking area for 49 vehicles on land immediately opposite the Marram Grass and involved the laying of an approximately 100 metre access track and it was considered that this would have a detrimental impact on the surrounding landscape

45C84J - Full application for demolition of the existing outbuilding together with the erection of a new barn comprising of function room, bar, demonstration/seminar room, toilets and office at The Marram Grass Cafe, White Lodge, Penlon, Newborough Refused 03/12/2015

This application was refused due to the lack of parking on the site to cater for the additional traffic generated by the proposal

45C84K/SCR Screening Opinion for demolition of the existing outbuilding together with the erection of a new barn comprising of function room, bar, demonstration\seminar room, toilets and office at The Marram Grass, White Lodge, Penlon, Newborough EIA Not Required 27/10/2015

45C84M/ENF Retrospective application for the change of use of land into a playing field together with the construction of a new access at Pendref, Penlon, Niwbwrch / Newborough – Approved 02/11/2015

45C84N – Full application for extending the number of caravans from 10 to 30 with extension of opening season to all year round. White Lodge, Pen Lon, Niwbwrch – Returned to Applicant 24/10/2016

45C84P/ENF – / Application for retention of a pond on land adjacent to White Lodge, Penlon – Approved 17/08/2016

45C84Q/AD/ENF – Retrospective application for two illuminated signs. Granted 25/08/2016

6. Main Planning Considerations

Policy Context – Policy B1 of the Gwynedd Structure Plan states that employment generating developments which increase employment opportunities, which do not create unacceptable changes to the environment, and are acceptable to the local planning authority in terms of location, siting, scale, design, access and landscaping will be permitted. Policy 2 of the Ynys Mon Local Plan states that the Council will support job creating projects on allocated sites and sites within or on the edge of existing settlements. On sites outside existing settlements, the Council will permit employment developments only in exceptional circumstances where the applicant has been able to demonstrate specific locational requirements and economic benefits which would justify allowing the proposal.

Policy 2 of the Ynys Mon Local Plan states thatEmployment 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.

On sites outside existing settlements, the Council will permit employment developments only in exceptional circumstances whether the applicant has been able to demonstrate specific locations requirements and economic benefits which would justify allowing the proposal.

Policy EP4 of the stopped Unitary Development Plan states that proposal which increase or diversify the range of employment opportunities, including rural diversification, will be permitted where they are of a scale and type compatible with the surrounding area or do not cause significant harm...

The applicant anticipates that the development of the site will increase the current team of 14 employees to 35 and the existing number of full time employees will rise from 4 to 29.

The Joint Local Development Plan has now reached a stage in its preparation where it can now be given consideration as a material planning consideration.

Policy PS10 of the Joint Local Development Plan states that whilst seeking to protect and enhance the natural and built environment, the Council will facilitate economic growth in accordance with the spatial strategy....

Policy CYFF3 of the Joint Local Development Plan states that all proposals should integrate into their surroundings. Proposal that fail to show (in a manner to the nature, scale and location of the proposed development) how landscaping has been considered from the outset as part of the design should be refused....

Policy ISA2 of the Joint Local Development Plan states that the plan will help sustain and enhance community facilities by granting the development of new community facilities, provided that; and lists the criteria which must be met.

The JLDP is now 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 CYFF3 and PS10 at this juncture.

As the site lies within an established commercial site the proposal is considered acceptable in principle.

Effect on surrounding properties – During the course of determining the previous application 45C84H for the erection of the function room the scheme was considered unacceptable due to the number of openings in both sections of the building and the proposed use of the intervening section as an open courtyard area for customer use. Noise nuisance to the detriment of the amenities currently enjoyed by the occupants of the neighbouring property was likely to occur. The current scheme has been amended and there are no openable windows or doors located on three of the four facades of the building. The boundary between both sections of the building is shown as being screened by a 3m high acoustic fence. Therefore the concerns raised during the course of determining the previous application have been addressed and it is not considered that the development will have a detrimental impact on the amenities of the neighbouring properties to such a degree as to warrant the refusal of the application.

As part of the current scheme a new external fridge is proposed between the existing building and neighbouring property known as Glan Aber. The Environmental Health Section have requested that a noise assessment be submitted in support of the application to assess whether the development would cause a nuisance to the surrounding properties. At the time of writing this report we are still awaiting receipt of the noise assessment.

The proposed car park will be located opposite the residential properties known as Lantern House and Pen Wal Bach. These properties are single storey properties and Lantern House has an earth bund within their curtilage which separated the dwelling and the highway. Pen Wal Bach is situated on a lower ground level than the highway and proposed car park. There is a distance of 25 metres between the proposed car park and adjoining properties. Screening is proposed as part of the development along the boundary of the proposed car park. Due to the proposed screening, distances between the car park and adjoining properties and due to the properties being located on a busy road network it is not considered that the proposal will have a detrimental impact on the amenities of the surrounding properties to such a degree as to warrant the refusal of the application.

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

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

The site is situated within an existing commercial site, set amongst existing built development and given this, and the scale and design of the proposed buildings, the scheme is not considered to have a detrimental impact on the surrounding landscape.

The proposal also includes the provision of a new car park for 39 vehicles on land located opposite the Marram Grass and lies close to the roundabout and next to the playing field. Landscaping has been proposed as part of the development and whilst the proposed landscaping outlined as part of the application will assist in reducing the impact of the development on the surrounding area it is not considered adequate and further landscaping of the site has been requested and agreed. The provision of further landscaping along the boundary of the site will mitigate against the visual impact of the proposed car park.

Highway Safety – The Highway Authority have raised no objection to the proposal and have recommended a conditional approval. The Highway Authority have also confirmed that there would be no objection to additional screening being planted along the boundary of the site.

7. Conclusion

The previous application for the creation of a car park for 49 vehicles on land immediately opposite the Marram Grass with an access track running along the whole of the site for approximately 100 metres was refused due to its impact on the surrounding area and on balance it was considered that the landscape impact outweighed the economic benefits of the proposal.

The car park has now been re-located and is situated on the neighbouring field to the west of the previous application site. Screening has previously been planted along the boundary of the current application site which will screen the site from the public vista. The number of parking spaces has been reduced from 49 to 39 on this parcel of land, however additional parking spaces are also proposed at the rear of the playing field where parking was granted under planning application 49C84M/ENF for the retention of the playing field.

The additional parking within the playing field area will be available to the local community and visitors to the area.

Further landscaping than that shown on the proposed plan will be necessary as part of the proposal and a condition requesting further landscaping details together with a timetable for their planting will be imposed on the permission. This will build in further mitigation and ensure that the development will not have a detrimental impact on the surrounding landscape.

Due to the above it is considered that on balance that the economic benefits carry significant weight and although not being decisive in their own right help tip the balance in favour of the development.

Consequently, having considered the above it is considered that the development complies with current policy, will not detrimentally affect the amenities of the neighbouring properties or surrounding landscape and will not have a detrimental impact on highway safety.

Subject to the receipt of a satisfactory noise assessment and drainage details it is my recommendation that the application be approved.

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 commence until full details for the pedestrian access and crossing point has been submitted to and agreed in writing by the local planning authority. The pedestrian access and crossing point must be completed in accordance with the approved plans before the use hereby approved is commenced.

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

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

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

(04) The premises shall only be open for business between the hours of 8.00am and 12.00 midnight Monday to Saturday and 8.00 and 11.00pm Sunday and Bank Holidays.

Reason: To safeguard the amenities of occupants of the surrounding properties.

(05) No customers shall be permitted to make use of the outside dining and seating area as shown on drawing AL.1.2 between the hours of 10.00pm and 8.00am.

Reason: To protect the amenities of nearby residential occupiers.

(06) Notwithstanding the details contained on drawing number AL.0.3 (proposed site plan that was received on the 24/02/2017), details of the proposed landscaping, (including a timetable for their planting) shall be submitted to and approved in writing by the local planning authority prior to the use of the car park hereby approved being commenced. The said trees and shrubs shall be maintained for a period of five years from planting and any trees or shrubs that die, or become severely damaged or seriously diseased during this period shall be replaced in the next planting season with others of similar size and species to those originally required to be planted, unless the local planning authority gives written consent to any variation.

Reason: In the interest of visual and residential amenity.

(07) 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
AL.0.1	13/01/2017	Location plan
AL.1.1	13/01/2017	Existing Site Plan
AL.0.2	13/01/2017	Site Topographical Survey
AL.2.3	13/01/2017	Proposed Plans and Elevations
AL.1.5	13/01/2017	Site Plan and Fridge Building
AL.1.2	13/01/2017	Site Plan
AL.0.5	13/01/2017	Revised Overall Site Layout
AL.0.4	13/01/2017	Access Road Detail
Planning Statement	03/02/2017	Planning Statement

under planning application reference 45C84R/ECON.

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.

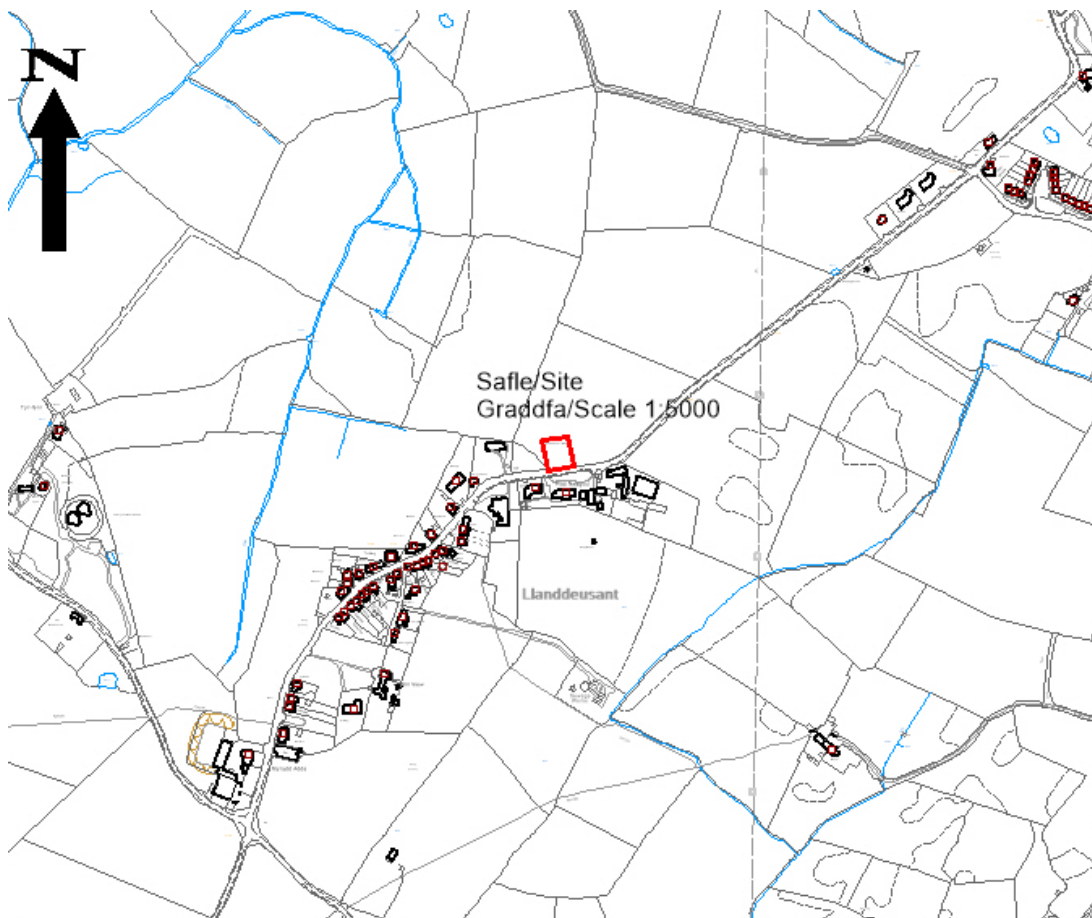
Rhif y Cais: **47C153** Application Number

Ymgeisydd Applicant

Mr Owain Samuel Owen

Cais amlinellol ar gyfer codi annedd sydd yn cynnwys manylion llawn am yr fynedfa ynghyd a chreu estyniad i'r fynwent presennol ar dir gyferbyn a / Outline application for the erection of a dwelling with full details of the vehicular access together with the extension of the existing cemetery on land opposite

Plas Newydd, Llanddeusant



Planning Committee: 05/04/2017

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

Recommendation:

Refusal

Reason for Reporting to Committee:

The application has been call-in by Cllr Llinos Medi for a Committee decision.

At the meeting Members resolved to visit the site.

The site visit took place on the 15/03/2017 and Members will now be familiar with the site.

1. Proposal and Site

The application is in outline form for the erection of a dwelling with all matters reserved apart from access to the site. As part of the application the applicant offers land to be used for the extension of the adjoining cemetery.

The site lies on the Northern side of Llanddeusant village, to the North of the church and its cemetery. The site comprises a corner plot of a large agricultural field which is within the applicants' family ownership.

2. Key Issue(s)

Compliance with Policy 50 of the Ynys Môn Local Plan, and landscape and visual impact.

3. Main Policies

Ynys Môn Local Plan

Policy 1 – General Design

Policy 31 – Landscape

Policy 42 – Design

Policy 48 – Housing Development Criteria

Policy 50 – Listed Settlement

Gwynedd Structure Plan

Policy A2 – Housing

Policy A3 – Housing

Policy D4 – Location, Siting and Design

Stopped Unitary Development Plan

Policy GP1 – Development Control Guidance

Policy GP2 – Design

Policy HP4 – Villages

Policy EN1 – Landscape Character

Anglesey and Gwynedd Joint Local Development Plan

Policy TAI 18 – Housing in Clusters

Policy PS15 – Settlement Strategy

Planning Policy Wales – 9th Edition, 2016

Technical Advice Note 12 – Design

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

4. Response to Consultation and Publicity

Local Member (Cllr Llinos Medi) – Call in

Local Member (John Griffith) – No response to date

Local Member (Kenneth Hughes) – No response to date

Community Council – No response to date

Highways – Recommended conditional approval

Drainage – Comments

Welsh Water – Standard comments

GAPS – No comments

Response to publicity – the application has been publicised by personal notification and site notice with an expiry date for receipt of representations of 15/02/2017. At the time of writing, no letters of representations had been received.

5. Relevant Planning History

None

6. Main Planning Considerations

Principle of the Development: Llanddeusant is defined as a Listed Settlement under Policy 50 of the Ynys Môn Local Plan and as a village under Policy HP4 of the stopped Unitary Development Plan. The proposed plot is located outside the defined UDP boundary.

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 Council has published a Matters Arising Changes Note which includes certain changes to Policy TAI18 and the removal of certain clusters, including Llanddeusant, from those identified under Policy as well as removing a limit on numbers during the plan period. 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.

Notwithstanding the above, single plot applications within or on the edge of a settlement can be considered acceptable under Policy 50 of the Ynys Môn Local Plan. However the application currently under consideration does not comply with Policy 50 by virtue of the fact that it would extend the built form further into the countryside thus creating an undesirable intrusion into the landscape which would harm the character and amenities of the locality.

The proposed plot is located in an open agricultural field and is physically and visually separated from the existing built form by the cemetery and its boundary which is made up of mature trees and walling.

The application site is separated from the adjacent properties by a row of trees. These represent a strong physical boundary and serve to provide a distinctive break between the built-up area of the village and the agricultural field beyond. This boundary feature corresponds with the development boundary for Llanddeusant, as defined in the UDP.

The importance of this physical boundary, coupled with the open nature of the agricultural field beyond, leads one to believe that the application site has a greater affinity with the agricultural field than the existing built form of the village. This development site would disrupt the general open and unspoilt character of the field and would therefore represent an undesirable intrusion into the wider landscape. Furthermore, the fact that the application site represent a corner of a field, with no physical boundary to

mark the end of the settlement, means there would be an inevitable increase in pressure for the whole of the field to be realised for development – as seen under planning reference 47C154.

It is noted that there are properties on the opposite side of the road – these however lie within the settlement boundary and in any event, do not materially affect the character of the field within which the proposal would be sited.

Whilst Policy 50 of the Ynys Môn Local Plan allows for infill development within or on the edge of settlements, it is considered that the residential development on this site would result in the loss of an open rural field. This field contributes significantly to the open character of the locality. The erection of a dwelling on this site could possibly result in future development within the field as clearly shown in the other application submitted.

Non-compliance with Policy 50 (together with non-compliance with Policy HP4 of the Stopped UDP) renders this proposal an application for a new dwelling in a countryside location for which no long term need is known to exist to support a rural enterprise.

7. Conclusion

The proposal does not constitute development which can reasonably be described as being within or adjoining the existing developed part of the settlement. The test for 'adjoining the existing developed part of the settlement' is more complex than merely sharing a contiguous boundary with an existing dwelling on the opposite side. The proposal is physically and visually removed from the settlement and would constitute an undesirable new dwelling in a countryside location.

8. Recommendation

Refuse

(01) The Local Planning Authority does not consider that the proposed development is within or forms a reasonable minor extension to the existing developed part of the settlement of Llanddeusant which is included as a Listed Settlement under Policy 50 of the Ynys Môn Local Plan. The proposal in this form would prejudice the implementation of Policy 50 of the Ynys Môn Local Plan by creating a set of circumstances which would make it difficult to resist further development on this field which would purport to be a logical extension of the settlement. The proposal is physically and visually removed from the settlement and would amount to the erection of a new dwelling in the countryside. The proposal is therefore contrary to Policies A2, A3 and D4 of the Gwynedd Structure Plan, Policies a, 31, 42, 48 and 50 of the Ynys Môn Local Plan, Policies GP1, GP2, EN1 and HP4 of the stopped Unitary Development Plan and the provision of Planning Policy Wales (9th Edition, 2016)

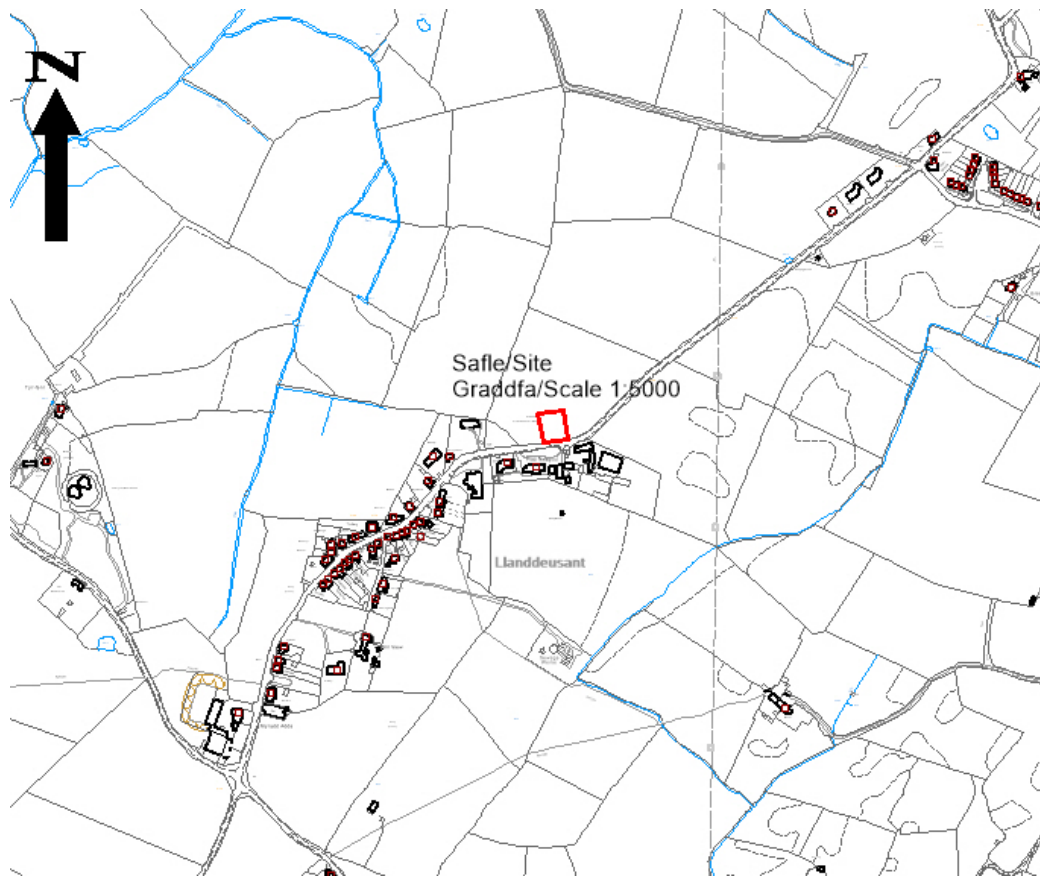
Rhif y Cais: **47C154** Application Number

Ymgeisydd Applicant

Miss Llio Samiwel Owen

Cais amlinellol ar gyfer codi annedd sydd yn cynnwys manylion llawn am yr fynedfa newydd ar dir gyferbyn a / Outline application for the erection of a dwelling together with full details of the new vehicular access on land opposite

Plas Newydd, Llanddeusant



Planning Committee: 05/04/2107

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

Recommendation:

Refuse

Reason for Reporting to Committee:

The application has been call-in by Cllr Llinos Medi for a Committee decision.

At the meeting Members resolved to visit the site.

The site visit took place on the 15/03/2017 and Members will now be familiar with the site.

1. Proposal and Site

The application is in outline form for the erection of a dwelling with all matters reserved apart from access to the site.

The site lies on the northern side of Llanddeusant village, to the north of the church and its cemetery. The site comprises a corner plot of a large agricultural field which is within the applicants' family ownership.

2. Key Issue(s)

Compliance with Policy 50 of the Ynys Môn Local Plan and landscape and visual impact.

3. Main Policies

Ynys Môn Local Plan

Policy 1 – General Design

Policy 31 – Landscape

Policy 42 – Design

Policy 48 – Housing Development Criteria

Policy 50 – Listed Settlement

Gwynedd Structure Plan

Policy A2 – Housing

Policy A3 – Housing

Policy D4 – Location, Siting and Design

Stopped Unitary Development Plan

Policy GP1 – Development Control Guidance

Policy GP2 – Design

Policy HP4 – Villages

Policy EN1 – Landscape Character

Anglesey and Gwynedd Joint Local Development Plan

Policy TAI 18 – Housing in Clusters

Policy PS15 – Settlement Strategy

Planning Policy Wales – 9th Edition, 2016

Technical Advice Note 12 – Design

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

Circular 10/99

4. Response to Consultation and Publicity

Local Member (Cllr Llinos Medi) – Call in

Local Member (John Griffith) – No response to date

Local Member (Kenneth Hughes) – No response to date

Community Council – No response to date

Highways – Recommended conditional approval

Drainage – Comments

Welsh Water – Standard comments

Response to publicity – the application has been publicised by personal notification and site notice with an expiry date for receipt of representations of 15/02/2017. At the time of writing, no letters of representations had been received.

5. Relevant Planning History

None

6. Main Planning Considerations

Principle of the Development: Llanddeusant is identified as a Listed Settlement under Policy 50 of the Ynys Môn Local Plan and as a village under Policy HP4 of the stopped Unitary Development Plan. The site is located outside the UDP boundary.

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 Council has published Matters Arising Changes Notes which includes changes to Policy TAI18 and the removal of certain clusters, including Llanddeusant, from those identified under Policy as well as removing a limit on numbers during the plan period. 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.

Notwithstanding the above, single plot applications within or on the edge of a settlement can be considered acceptable under Policy 50 of the Ynys Môn Local Plan. However the application currently under consideration does not comply with Policy 50 by virtue of the fact that it would extend the built form further into the countryside thus creating an undesirable intrusion into the landscape which would harm the character and amenities of the locality.

The cemetery which currently defines the edge of the village is separated from the proposed plot by a strong physical and visual boundary made up of trees and stone walling. These create a firm edge to the village, separating it from the agricultural field into which it is proposed to place the plot. The plot as proposed in this application is further removed from the edge of the village by intervening application (being considered concurrently by this Committee under reference 47C153). These trees represent a strong physical boundary and serve to provide a distinctive break between the built-up area of the village and the agricultural field beyond. This boundary feature correspond with the development boundary for Llanddeusant, as defined in the UDP.

This development site would disrupt the general open and unspoilt character of the field and would therefore represent an undesirable intrusion into the wider landscape.

It is noted that there are properties on the opposite side of the road – these however lie within the settlement boundary and in any event, do not materially affect the character of the field within which the proposal would be sited.

Whilst Policy 50 of the Ynys Môn Local Plan allows for infill development within on the edge of settlements, it is considered that the residential development on this site would result in the loss of an open rural field. This field contributes significantly to the open character of the locality. The erection of a dwelling on this site could possibly result in future development within the field as clearly shown in the other application submitted. Approval of this application in isolation would lead a dwelling isolated from the remainder of the village. Approving this and the interviewing plot would lead to unacceptable erosion of the land edge of the settlement.

Non-compliance with Policy 50 (together with non-compliance with Policy HP4 of the Stopped UDP) renders this proposal an application for a new dwelling in a countryside location for which no long term need is known to exist to support a rural enterprise.

7. Conclusion

The proposal does not constitute development which can reasonably be described as being within or adjoining the existing developed part of the settlement. The test for 'adjoining the existing developed part of the settlement' is more complex than merely sharing a contiguous boundary with an existing dwelling on the opposite side. The proposal is physically and visually removed from the settlement and would constitute an undesirable new dwelling in a countryside location.

8. Recommendation

Refuse

(01) The Local Planning Authority does not consider that the proposed development is within or forms a reasonable minor extension to the existing developed part of the settlement of Llanddeusant which is included as a Listed Settlement under Policy 50 of the Ynys Môn Local Plan. The proposal in this form would prejudice the implementation of Policy 50 of the Ynys Môn Local Plan by creating a set of circumstances which would make it difficult to resist further development on this field would purport to be a logical extension of the settlement. The proposal is physically and visually removed from the settlement and would amount to the erection of a new dwelling in the countryside. The proposal is therefore contrary to Policies A2, A3 and D4 of the Gwynedd Structure Plan, Policies a, 31, 42, 48 and 50 of the Ynys Môn Local Plan, Policies GP1, GP2, EN1 and HP4 of the stopped Unitary Development Plan and the provision of Planning Policy Wales (9th Edition, 2016)

11.1

Gweddill y Ceisiadau

Remainder Applications

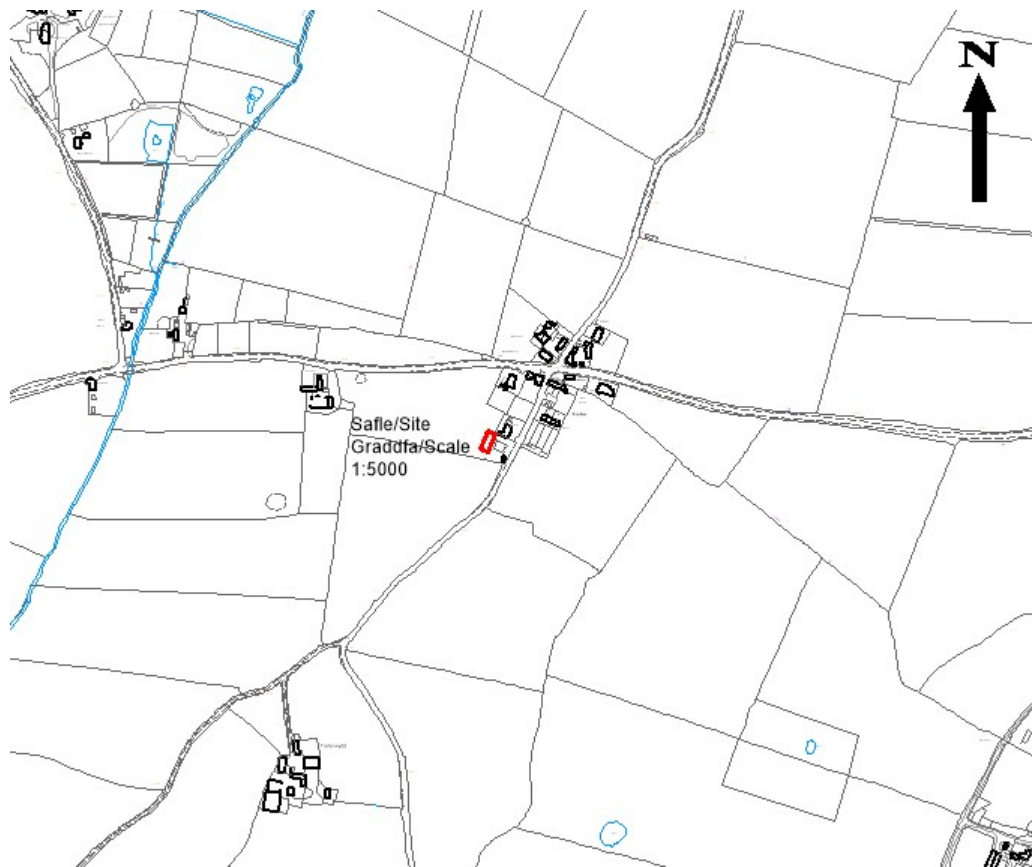
Rhif y Cais: **14C164F** Application Number

Ymgeisydd Applicant

Mr Ian Edwards

Cais ôl-weithredol i ymestyn cwrtil preswyl y tai newydd ger / Application for retention of an extension to the residential curtilage of the new dwellings on land adjacent to

Tryfan, Trefor



Planning Committee: 05/04/2017

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

Recommendation:

Permit.

Reason for Reporting to Committee:

The applicant is a friend of a 'relevant officer' as defined within paragraph 4.6.10.2 of the Constitution.

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

1. Proposal and Site

The proposal is for the retention of the extension to the curtilage of the two dwellings on land next to the property known as Tryfan, Trefor.

The site lies on the edge of the settlement of Trefor and fronts the Class III highway. The properties are in near completion stage.

2. Key Issue(s)

The applications main issues are whether the proposal will have an impact on the amenities of the neighbouring properties or locality.

3. Main Policies

Ynys Môn Local Plan

Policy 1 – General Policy

Policy 42 – Design

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

Technical Advice Note 12: Design

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

4. Response to Consultation and Publicity

Local Member, Cllr. D Rees – No response to date

Local Member, Cllr. N Roberts – No response to date

Local Member, Cllr. B Parry - No response to date

Community Council – No objection

Response to Publicity

The application was afforded two means of publicity these were; the posting of a site notice near the site and the serving of personal notifications on neighbouring properties. The latest date for the receipt of representations was the 13th March, 2017 and at the time of writing this report no letters of representation had been received at the department.

5. Relevant Planning History

14C164A – Outline application for the erection of a dwelling on land adjacent to Tryfan, Trefor - Approved 16/10/2012

14C164C/VAR – Application for the variation of condition (04) and (05) from planning permission 14C164A so as to create a new vehicular access and the creation of a new boundary wall on land adjacent to Tryfan, Trefor – Approved 02/04/2014

14C164D – Outline application with some matters reserved for the erection of a pair of semi-detached dwellings and the creation of a vehicular access on land adjacent to Tryfan, Trefor – Approved 04/09/2014

14C164E – Full application for the erection of a pair of dwellings, creation of a new vehicular access together with the installation of a package treatment plant on land adjacent to Tryfan, Trefor – Approved 07/04/2015

Site history of neighbouring land

14C164 – Extension to the existing agricultural building on land at Star Farm, Trefor – Approved 23/10/2001

14C164B – Full application for alterations and extensions, conversion of outbuilding into an annexe, together with the extension of the curtilage at Star Farm, Trefor – Approved 13/09/2013

6. Main Planning Considerations

Effect on surrounding properties – The proposal is to retain the extension to the residential curtilage of the two properties that have recently been constructed. As the extended curtilage lies to the rear of the properties and extends out further into the field the proposal will not have a detrimental affect on the amenities of the neighbouring properties. A high timber fence has been erected between the property known as Tryfan and the new dwelling and this fence ensures that the proposal will not harm the amenities currently enjoyed by the occupants of Tryfan.

Effect on surrounding area – The curtilage of both units has been extended 5 metres outwards into the agricultural field. A ranch style fence has been erected between the extended curtilage and neighbouring agricultural field. Although the proposal extends further out into the agricultural land than that previously approved it is not considered that the development will have a detrimental impact on the surrounding area.

7. Conclusion

The retention of the extended residential curtilage of the two properties will not have a detrimental impact on the amenities of the neighbouring properties or have an impact on the surrounding area.

8. Recommendation

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

(01) 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
1365-A3-01		Proposed Location and Site Plan

under planning application reference 14C164F.

Reason: For the avoidance of doubt.

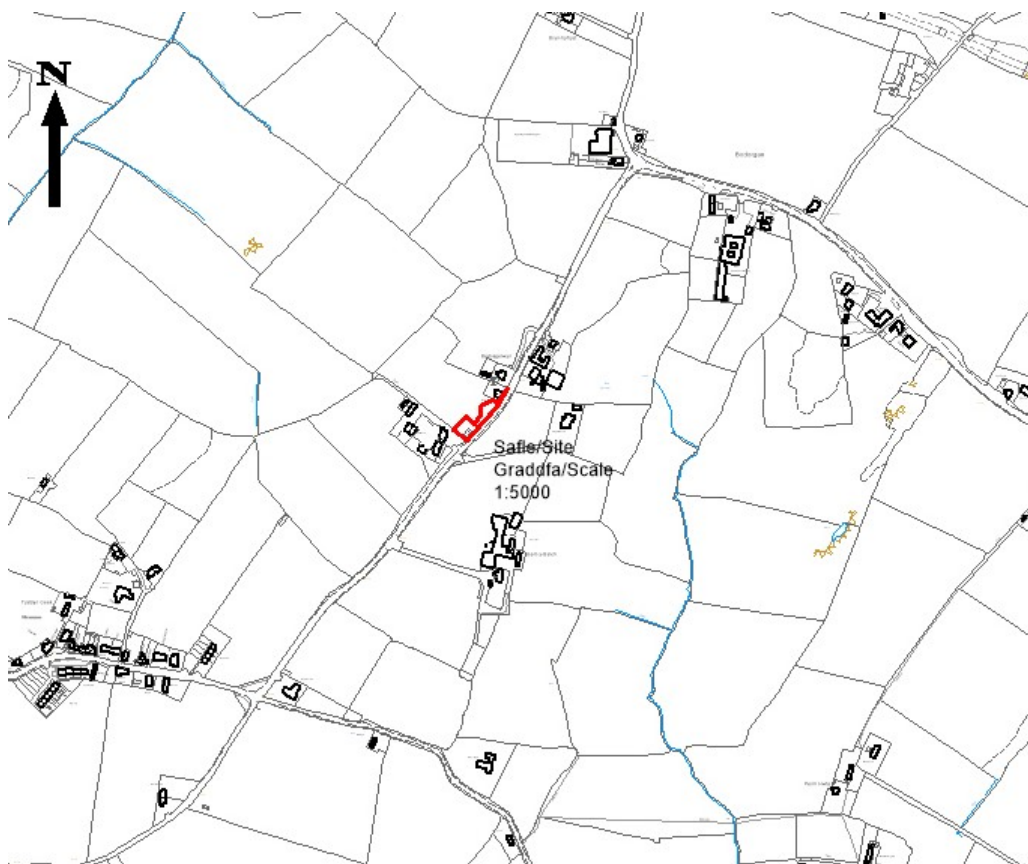
In addition the Head of Service be authorised to add to, remove or amend/vary any condition(s) before the issuing of the planning permission, providing that such changes do not affect the nature or go to the heart of the permission/development.

Rhif y Cais: **15C108B** Application Number

Ymgeisydd Applicant

Mr William Griffiths

Cais llawn ar gyfer newid defnydd yr adeilad allanol i annedd ynghyd ag addasu ac ehangu a creu mynedfa newydd i geir yn / Full application for conversion of the outbuilding into a dwelling together with alterations and extensions and the construction of a new vehicular access at

Dryll, Bodorgan

Planning Committee: 05/04/2017

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

Recommendation:

Permit.

Reason for Reporting to Committee:

The applicant is a friend of a 'serving Councillor' as defined within paragraph 4.6.10.2 of the Constitution.

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

1. Proposal and Site

The proposal involves the change of use of the existing building into a residential dwelling, together with the erection of an extension thereto and the construction of a new vehicular access and track.

The building is a single storey outbuilding which lies fronting the A4080 between the settlements of Malltraeth and Hermon.

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 the amenities of the surrounding properties and surrounding area or 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

Emerging Joint Local Development Plan

Policy PCYFF1 – Development Criteria

Policy PCYFF2 – Design and Place Shaping

Policy TAI19 – Conversion of Traditional Building in Open Countryside

Planning Policy Wales, 2016, 9th Edition

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

Technical Advice Note 5 – Nature Conservation and Planning
Technical Advice Note 6 – Planning for Sustainable Rural Communities (2010)
Technical Advice Note 12 – Design

4. Response to Consultation and Publicity

Local Member, Cllr A Griffith – Call-in withdrawn

Local Member, Cllr P Rogers – No response to date

Community Council – No response to date

Highway Authority – Recommended conditional approval

Drainage Section – Drainage details satisfactory

Welsh Water – Recommended conditional approval

Natural Resource Wales – Standard Comments

Response from members of the public

The proposal was advertised through the posting of a notice on site together with the distribution of personal letters of notification to the occupiers of neighbouring properties. The latest date for the receipt of representations was the 27th January 2017 and at the time of writing this report no letters of representation had been received at the department.

5. Relevant Planning History

15C108 – Closure of existing access together with the construction of a new vehicular access at Bodragolwyn, Bodorgan – Approved 14/06/1999

15C108A – Alterations and extensions to the agricultural building at Bodragolwyn, Bodorgan – Approved 06/02/2006

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'.

A Structural Report has been submitted which confirms that the building is suitable for conversion without the need for major re-building works.

The proposal involves the erection of a single storey rear extension which will result in an increase of 48% 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 48% 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 and therefore complies with policy requirements.

Paragraph 3.2.1 of Technical Advice Note 6 states that when assessing planning application for the re-use or adaptation of a rural building, the primary consideration should be whether the nature and extent of the new use proposed for the building is acceptable in planning term. In circumstances where planning authorities have reasonable cause to believe that an applicant has attempted to abuse the system by construction a new farm building with the benefit of permitted development rights, with the intention of early conversion to another use, it will be appropriate to investigate the history of the building to establish whether it was ever used for the purpose for which it was claimed.

Following the approval of planning permission 15C108A for alterations and extensions to the building the works were carried out to the building and the building was used for agricultural purposes (storage) between 2006 and 2012 however; following changes in the agricultural industry, the building was not suitable for the requirements of a modern farm.

Effect on surrounding properties – There is a distance of more than 18 metres between the front of the garage of the existing dwelling known as Tyddyn Oliver and the side of proposed dwelling and due to these distances the proposal will not have a detrimental impact on the amenities currently enjoyed by the occupants of Tyddyn Oliver.

Effect on surrounding area – The re-use of the building will ensure that the building will not fall into a state of disrepair which could have a detrimental visual impact on the surrounding area.

Highway Safety – The Highway Authority have been consulted and have raised no objection to the development subject to the inclusion of standard highway conditions.

7. Conclusion

The proposal complies with current local and national policies and its conversion into a residential unit will ensure that the building does not fall into a state of disrepair and have a negative impact on the locality. The design of the proposed unit is similar to that of a traditional cottage and will not have an impact on the surrounding area. The proposal will not harm the amenities of the occupants of the surrounding properties or have a detrimental impact on highway safety.

8. Recommendation

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

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

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

(02) The access shall be laid out and constructed strictly in accordance with the submitted 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.

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

(04) The access shall be constructed with 2.4 metre by 120 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.

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

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

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

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

(08) The building shall not be occupied until the drainage system for the site has been completed in accordance with the approved details. Thereafter no further surface water and/or 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.

(09) The removal of the trees/shrubs shall not take place between the 1st March and 30th 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.

(10) 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.

(11) 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.

(12) 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.00.1 - B	20/01/2017	Existing Topographical Survey
A.01	21/12/2016	Existing plans and elevations
Structural Report	21/12/2016	Structural Report
Drainage Details	20/02/2017	Porosity Tests Result
Planning Support Statement	21/12/2016	Planning Support Statement
“Yorke Associates Ecological Consultants” – Report	21/12/2016	Protected Species Survey
A.00	21/12/2016	Location plan
A.02	21/12/2016	Proposed plans and elevations
A.00.2 - B	01/02/2017	Proposed Site Plan
A.00.3	01/02/2017	Proposed Site Plan

under planning application reference 15C108B.

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.

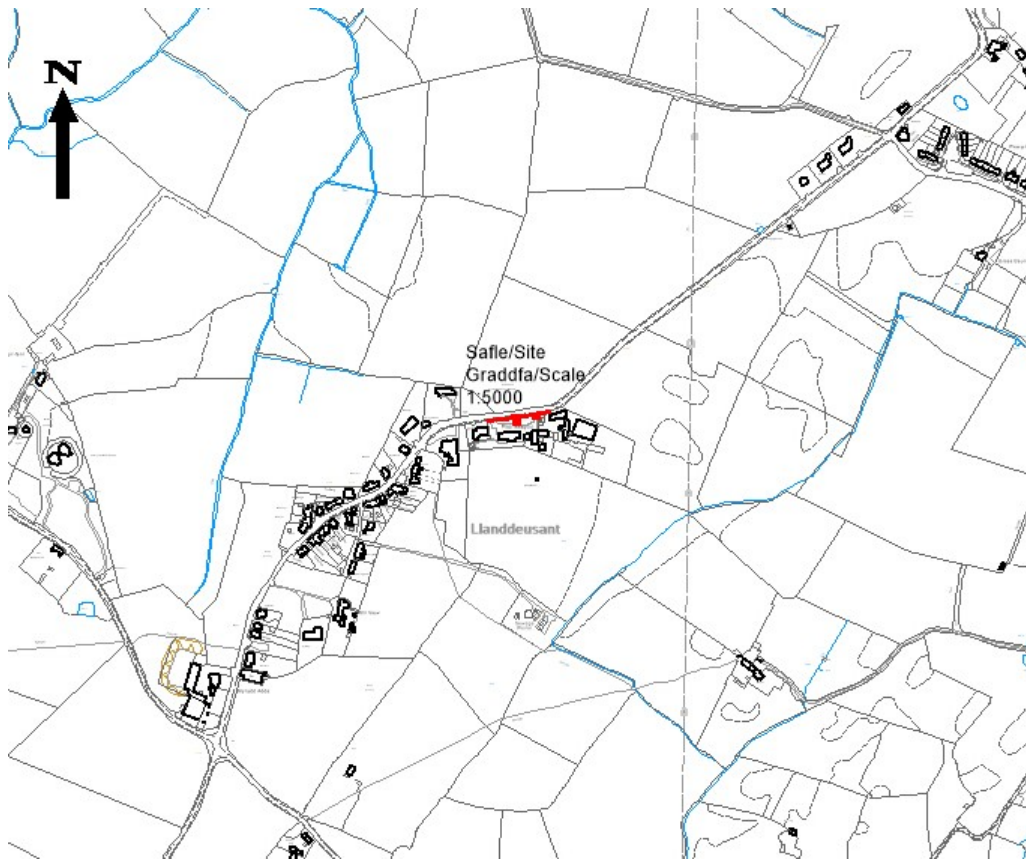
Rhif y Cais: **47C157** Application Number

Ymgeisydd Applicant

Mrs Ann Elizabeth Owen

**Cais ôl-weithredol i greu mynedfa newydd i geir ynghyd a chau y fynedfa bresennol yn /
Retrospective application for the creation of a vehicular access together with the closure of
the existing access at**

Plas Newydd, Llanddeusant



Planning Committee: 05/04/2017

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

Recommendation:

Permit.

Reason for Reporting to Committee:

The applicant is related to a 'relevant officer' as defined within paragraph 4.6.10 of the Constitution.

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

1. Proposal and Site

The application is for the creation of a new vehicular access together with the closure of an existing access. The application is part retrospective as the proposed new access has already began construction.

The site lies on the Northern side of Llanddeusant village.

2. Key Issue(s)

The key issue is whether the proposed scheme is acceptable.

3. Main Policies

Ynys Môn Local Plan

Policy 1 – General Design

Policy 42 – Design

Gwynedd Structure Plan

Policy D4 – Location, Siting and Design

Stopped Unitary Development Plan

Policy GP1 – Development Control Guidance

Policy GP2 – Design

Anglesey and Gwynedd Joint Local Development Plan

Policy PCYFF 2 – Design and Place Shaping

Planning Policy Wales – 9th Edition, 2016

Technical Advice Note 12 – Design

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

4. Response to Consultation and Publicity

Local Member (Cllr Llinos Medi) – No response to date

Local Member (John Griffith) – No response to date

Local Member (Kenneth Hughes) – No response to date

Community Council – No objection

Highways – Recommended conditional approval

Response to publicity – the application has been publicised by personal notification and site notice with an expiry date for receipt of representations of 03/03/2017. At the time of writing, no letters of representations had been received.

5. Relevant Planning History

None.

6. Main Planning Considerations

Principle of development – The proposed application is for the closure of the existing access together with the creation of a new vehicular access. The application is part retrospective as the proposed new access has already begun construction.

The Highway Authority has been consulted with the application to which they have recommended conditions.

The position of the new access will be situated further away from the bend at the Northern side of Llanddeusant, forming a clearer visibility on both side.

Is it not considered that the proposed scheme would impact the surrounding amenities or any neighbouring properties to such a degree to warrant a refusal.

7. Conclusion

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

8. Recommendation

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

(01) No development shall commence until a scheme for the permanent closure of the existing access as shown on drawing no. NEWACCESS/BP/03 dated 30/01/2017 under planning application reference 47C157 (to include a timescale for the proposed works), has been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter proceed in accordance with the approved scheme.

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

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

(04) The access shall be constructed with 2.4 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 in the interests of road 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: To comply with the requirements of the Highway Authority in the interests of road safety.

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

Drawing number	Date Received	Plan Description
NEWACCESS/LP/01	30/01/2017	Location Plan
NEWACCESS/BP/03	30/01/2017	Proposed Site Plan

under planning application reference 47C157.

Reason: For the avoidance of doubt.

Please inform the applicant that:

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

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

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

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

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.

12.1

Gweddill y Ceisiadau

Remainder Applications

Rhif y Cais: **12C49P/DEL** Application Number

Ymgeisydd Applicant

Gladman Care Homes Ltd

Cais o dan Adran 73 i dynnu amod (09) (cyfyngu oedran y preswlydd) o caniatâd cynllunio rhif 12C49M/VAR (codi 35 o fflatiau preswyl) yn / Application under Section 73 for the removal of condition (09) (occupiers age restriction) from planning permission reference 12C49M/VAR (erection of 35 flats) at

Casita, Biwmares/Beaumaris



Planning Committee: 05/04/2017

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

Recommendation:

Permit.

Reason for Reporting to Committee:

On request of Local Member

1. Proposal and Site

It is proposed to delete condition (09) of planning permission 12C49M/VAR which grants permission for the erection of 35 residential apartments.

Condition (09) requires that the units be occupied by persons over the age of 55 only.

The site is located on the outskirts of Beaumaris and accommodates the former Casita nursing home. It is located within the settlement boundary of the stopped Unitary development Plan and also the emerging JLDP.

2. Key Issue(s)

Whether the application can be supported in policy terms and does the condition serve a sound planning purpose.

3. Main Policies

See contents of report.

4. Response to Consultation and Publicity

Local Member Lewis Davies has referred the application to Committee as he objects considering the original conditions should remain.

Town Council: Object considering this an unacceptable development which will result in expensive holiday homes in an area where there is limited scope for new properties for the local community and young people.

Highways: No objection

Three letters of objection have been received with the main concerns being centred on access and additional traffic using this part of the road network.

5. Relevant Planning History

12C49K: Erection of 35 residential apartments for persons over 55 was approved by notice dated 15/04/2010.

This application was later renewed under ref 12C49M/VAR approval dated 12/5/2016

6. Main Planning Considerations

There is no specific policy in either, the adopted Gwynedd Structure Plan (1993), Ynys Môn Local Plan (1996) or the stopped UDP (2005), in relation to including an age restriction occupancy condition on a residential application.

The only reference to occupancy restriction within Planning Policy Wales (PPW) is within paragraphs 9.3.9 and 9.3.10 which is in relation to Rural Enterprise Dwellings.

Consideration needs to be given to the original justification for the introduction of the condition on the permission. Unless there is a justifiable reason over the inclusion of the age restriction condition on the original approval there is no policy reason to retain the condition.

The condition was originally imposed as the applicants Gladmans specialized in catering for the over 55's market. It was not a requirement of obtaining planning permission. However, the current application has been made due to a change in market conditions and uncertainty in whether the units would be purchased. This has put a question over the viability of the project with the over 55's restriction in place.

The removal of the condition will allow for a wider range of prospective purchasers and increase the likelihood of development.

The imposed condition states:

"The development shall only be used as residential apartments for the residents over 55 and associated communal facilities under the provision of Class C3 (Dwelling houses) of the schedule to the Town and country Planning (Use classes) Order 1987 (as amended) or any Order revoking or re- enacting that Order"

It is clear from the terms of the above that in land use terms the site is to be used as C3 dwelling house use.

Circular 16/2014 entitled The Use of Planning Conditions for Development Management states;

5.85 If the development of a site for housing is an acceptable use of land there will seldom be any good reason on land-use planning grounds to restrict the occupancy of those houses to a particular type of person. However, there are exceptions, for example, in the case of rural enterprise dwellings.

With the above in mind It is not considered that there is a sound planning reason for retaining the over 55 restriction. Indeed, provided a provision was made for affordable units permission could be granted if a fresh application was made.

It should be noted and as mentioned elsewhere in this report that the condition was imposed as at the time of dealing with the application the applicants business model was to provide units for the over 55's. The change in the perceived market place and potential viability has brought about this change in direction.

In respect of affordable housing a contribution of £100,000 was agreed in the previous S106. The affordable housing requirement is presently being discussed with the applicant and shall be included in a new agreement.

It should also be noted that a condition of the permission given required that there was a scheme of ground stabilization works to be completed prior to the commencement of any other works. This requirement remains and the condition is reproduced in the recommendations section below.

The requirements of this condition and the costs it will now incur are being assessed in conjunction with the affordable housing/commuted payment provision required.

7. Conclusion

It is considered that the site is suited to open market housing and that the over 55 requirement does not serve any planning purpose.

8. Recommendation

Permit subject to a S106 agreement seeking an appropriate provision of affordable units or commuted sum.

(01) The development hereby permitted shall be begun before the expiration of (five) years from the date of this permission.

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

(02) The development hereby permitted shall be carried out in strict conformity with the details shown on the submitted plans and contained in the form of application and in any other documents accompanying such application.

Drawing	Received	Reference
Location Plan	22/08/08	3550/100
Existing Elevations and Footprint	06/04/09	304
Constraints	22/08/08	310
Alternative Access Arrangement		3550/AA01
Proposals Comparison Scheme 3		107
Planning Layout		101 Rev E
Block B Elevations		263
Block B Lower Ground Floor Layout		260
Block B Ground Floor Layout		261
Block B First Floor Layout		262
Block A Elevations		253
Block A Lower Ground Floor Plan		250
Block A Ground Floor Layout		251
Block A First Floor Layout		252
Visual Impact Plan		106
Site Section		104 Rev A
Existing and Proposed Elevation Comparison		302 Rev A
Tree Survey		8249

Reason: To ensure that the development is implemented in accord with the approved details.

(03) The front elevation of the development hereby approved shall where specified on the plans hereby approved be faced with a local natural stone or with a natural stone of equivalent colour texture and weathering characteristics.

Reason: To ensure a satisfactory appearance of the development.

(04) The development hereby permitted shall only be constructed with:

- **Slab and proposed ground levels as indicated on the approved drawing number 101 Rev E Planning Layout**
- **Maximum roof ridge heights as indicated on the approved drawing numbers 106 Visual Impact Plan & 104 Rev A Site Section**

unless otherwise approved in writing by the Local Planning Authority.

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

(05) The development hereby permitted shall be roofed with natural Welsh heather blue, heather red or heather grey mineral slates, unless alternative natural mineral slates of equivalent colour, texture and weathering characteristics are approved in writing by the local planning authority.

Reason: To ensure a satisfactory appearance of the development.

(06) No development shall take place until a scheme of landscaping and tree planting for the site which provides for the retention of existing trees has been submitted to and approved in writing by the Local Planning Authority. The landscaping scheme shall show the proposed planting, including species, size and density and distinguish those trees to be retained showing their species, spread and maturity together with measures for their protection in the course of development. The approved new planting shall be implemented no later than the first planting season after the occupation of the buildings or completion of the development, whichever is the sooner. The approved protection measures shall be implemented prior to the commencement of development.

Reason: In the interests of the visual amenities of the rural areas which forms part of a Special Landscape Area.

(07) Any trees or shrub which forms part of the approved landscaping scheme which within a period of five years from planting fails to become established, becomes seriously damaged or diseased, dies or for any reason is removed shall be replaced in the next planting season by a tree or shrub of a species, size and maturity to be approved by the Local Planning Authority.

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

(08) The scheme for parking, garaging and manoeuvring illustrated on the plans hereby approved (or any other drawing as may be approved in writing by the local planning authority) shall be laid out prior to the occupation of the development hereby permitted and that area shall not thereafter be used for any other purpose, unless otherwise approved in writing by the local planning authority. No jet ski or boat (including any associated trailer) shall be parked or stored on the application site.

Reason: To enable vehicles to draw off, park and turn clear of the highway to minimise danger, obstruction and inconvenience to users of the adjoining highway.

(09) No development shall take place (unless otherwise approved in writing by the local planning authority) until full details of a scheme indicating all of the proposed means of enclosure around and within the site whether by means of walls, fences or hedges has been submitted to and approved in writing by the Local Planning Authority. The approved means of enclosure shall be constructed, erected or planted prior to the occupation of the development hereby approved.

Reason: To ensure that the details and appearance of the development are acceptable to the Local Planning Authority.

(10) No development shall commence until a "scheme" for foul, surface and land drainage of the development has been submitted to and approved in writing by the Local Planning Authority. The

approved “scheme” shall be completed and operational before any of the apartments hereby approved are occupied.

Reason: In order to ensure that the development is adequately drained.

(11) Full details of all external lighting and a report on any light spillage (lux levels) from the development (from internal and external light sources) onto any surrounding land or properties shall be submitted to an approved in writing by the Local Planning Authority before building or other operations start. The use of the lights shall not commence until the lighting has been installed in accord with the details approved in writing and to the satisfaction of the Local Planning Authority. Thereafter the approved details shall be retained to the satisfaction of the Local Planning Authority.

Reason: To safeguard the amenities of occupants of the surrounding properties.

(12) The access shall be laid out and constructed strictly in accordance with the approved 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 minimise danger and inconvenience to highway users.

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

Reason: To minimise danger and inconvenience to highway users.

(14) No other part of the development shall commence until the slope stabilisation scheme as submitted, above the A545, together with associated drainage works, has been completed to the satisfaction of, and approved in writing by the local planning authority.

Reason: To minimise danger and inconvenience to highway users.

(15) No development shall commence until an approved Highway Improvement Scheme (provision of anti skid surface; improved lighting, road markings and signage has been approved in writing by the LPA. The approved highway improvement scheme shall be completed before any of the apartments are occupied.

Reason: In order to reduce risks, obstructions and inconvenience for the users of the road and the access.

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.

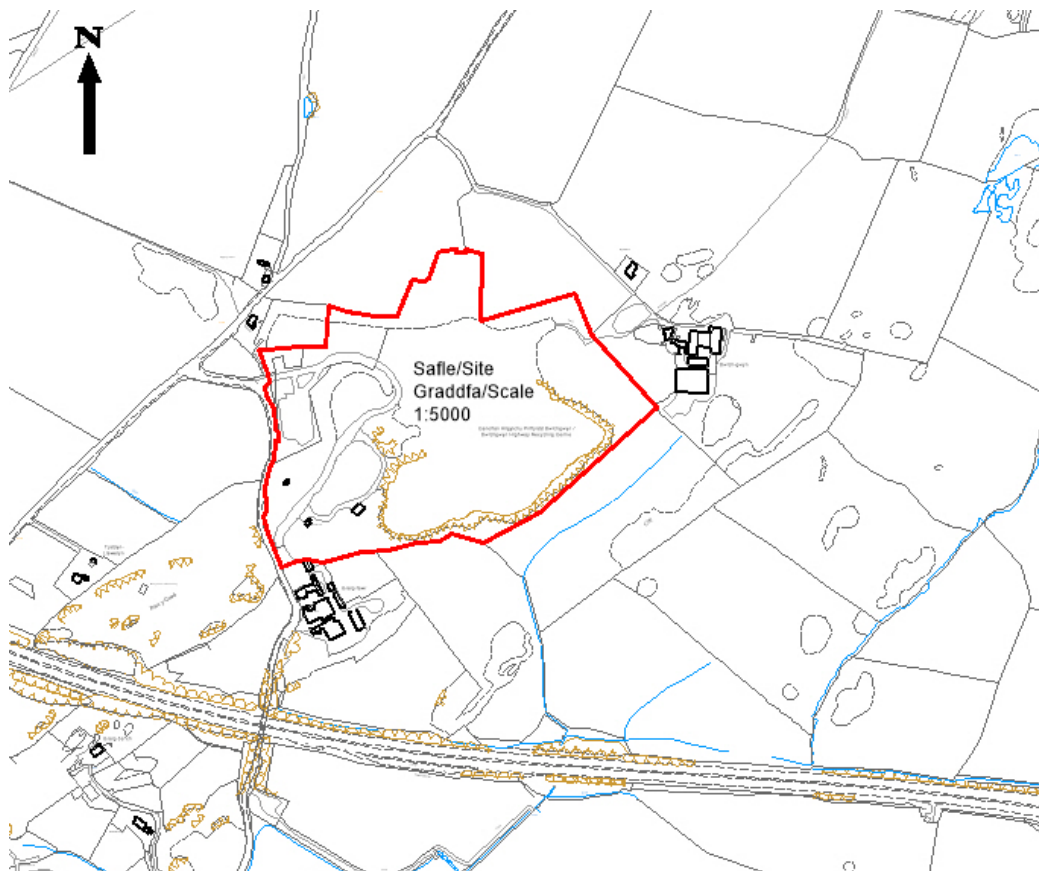
Rhif y Cais: **33C190Q/VAR** Application Number

Ymgeisydd Applicant

Anglesey Aggregate

Cais o dan Adran 73 i ddiwygio amod (03) o ganiatâd cynllunio cyf 33C190 (Adolygiad o amodau cynllunio yn unol â Deddf yr Amgylchedd 1995) er mwyn cael defnyddio yr hen fynedfa cerbydol gwreiddiol i'r safle yn / Application under Section 73 to vary condition (03) of planning permission reference 33C190 (Review of planning conditions in accordance with The Environment Act 1995) so as to allow the use of the original access at

Bwlch Gwyn Quarry, Gaerwen



Planning Committee: 05/04/2017

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

Recommendation:

Permit.

Reason for Reporting to Committee:

By request of the Local Member

1. Proposal and Site

Bwlch Gwyn Quarry is located about 700 meters to the east of the village of Pentre Berw. Access to the quarry can be gained along Ceint road and Graig road. The junction to these roads were upgraded in 1999 to enable use by heavy traffic linked to building the A55.

The purpose of the application is to amend condition 3 of planning permission 33C190. Condition 3 of this planning permission reads as follows:

Access to the site shall be restricted to the existing access approved under planning decision 33C190C.

Bwlch Gwyn Quarry was the basis of a periodical review to determine modern conditions to the operation of the Quarry in 1999. It was reasonable to postpone the periodical review in 2015 until 2018 as the quarry was not operational.

It must be noted that the ownership of the quarry is shared between two different owners; the northern side where the entrance is owned by one and the southern side where the quarry itself is located which is owned by the applicant.

As a result of the co-ownership, the owner of the majority of the quarry has no control over the entrance to the site. As a result, the applicant's intention is to re-use the quarry's original entrance which is located 200 meters south of the current entrance near to the property referred to as Graig Fawr.

2. Key Issue(s)

Is the proposal to use a different entrance to what was previously approved acceptable as regards highway issues, local amenities and does the proposal satisfy planning policy requirements.

3. Main Policies

Anglesey Local Development Plan

Policy 1 – General

Policy 42 – Design

Gwynedd Framework Policy

Policy DD6 – Minerals

Policy FF11 – Transport

Anglesey Stopped Unitary Development Plan

Policy GP1 – Management Development Guidance

Policy GP2 – Design

Policy TR1 – Highways Hierarchy
Policy TR2 – Improvements to Road Network
Policy TR3 – Highways design
Policy MP1 – Aggregates Land Banks

Anglesey and Gwynedd Joint Development Plan

Strategic Policy 2 – Infrastructure and Developer Contributions
ISA 1 Policy – Infrastructure Provision
TRA1 Policy – Improvements to Current Infrastructure
Policy TRA4 – Management of Transport Impacts
Strategic Policy 10 – Minerals

Planning Policy Wales, Edition 9

**Technical Advice Note 18 – Transport
Mineral Technical Advice Note 1**

4. Response to Consultation and Publicity

Local Member – Call in to committee

Community Council – Not supportive of the application

Highways Authority – Any approval to include conditions, advisory notes.

Environmental Services (Health) - Any approval to include conditions, advisory notes.

Ecology Advisor – 1st comment, ecology review required a result of the trees that would be cut down. 2nd Comment, no ecology review is needed as no trees are being cut.

Rights of Way Officer – Wish to safeguard the public footpath which runs along the site.

Publicity was given to the application by displaying a notice on the site and informing neighbours by letter. 17 letters opposing this application were received.

5. Relevant Planning History

33C190 – Application to review conditions under the Environment Act 1995. Approved 20/07/1999

33C190A – Install mobile asphalt equipment as well as a processing facility in connection with the building of the A55. Approved. 15/09/1999

33C190B – Build a temporary entrance off the highway in connection with the building of the A55. Approved 15/0/1999

33C190C – Build a new entrance to the Quarry. Approved 07/05/1999

33C190D – Develop a concrete production facility and import suitable materials for production. Withdrawn 09/08/2000

33C190E – Develop an office and parking facility in connection with the building of the A55. Approved 15/09/1999

33C190F – Develop stores, a laboratory and storage compound. Approved 15/09/1999

33C190G – Develop new public highway between Ceint Road and Bwlch Gwyn Quarry. Approved 13/07/1999

33C190H – Recycle highways material. Approved. 10/11/2003

33C190H/SCR – Screening barn to recycle secondary aggregate. AAA not needed. 15/07/2003

33C190J – Use land for skip operators as well as erecting a portacabin, toilet and eating facility. Refused 02/01/04

33C190K – Amend condition 4 of planning permission 33C190H to import 30,000 tons rather than 5,000 tonnes of highways waste. Withdrawn 19/03/2009

33C190M – Full application to import, process and re-use building waste which is created as a result of work on the roads. Approved 10/08/2009

33C190N – Amend condition 3 of planning permission 33C190M so that general building materials can be imported to the site. Approved 07/10/2010

33C190P – Place a weigh bridge and portacabin to support the recycling facility. Approved 04/01/2011

6. Main Planning Considerations

As I have previously mentioned, even though the Bwlch Gwyn Quarry is currently unused, live permissions are linked to the working quarry. If the operator wished to re-start work at the quarry an implementation plan would need to be presented and reviewed in relation to conditions 7 and 8 of the permission.

The North Wales Regional Aggregate Working Group provides information in order to foresee and distribute aggregate that will be needed in future across North Wales and it is necessary for local planning authorities to make provisions for the future in Local Development Plans. Based on this, it is estimated that the hard rock land bank of Anglesey is estimated at 5.69 million tonnes. The working group have estimated that there is a deficit of 1.31 million tonnes in the land bank over the next 25 years in order to satisfy the demand of 7 million tonnes; this is noted in the Joint Local Development Plan. It is estimated that the reserves that exist at Bwlch Gwyn contribute around 3 million tonnes to the land bank of 5.69 million. If no vehicular access could be gained to this quarry, this could create a critical situation for the hard rock land bank locally.

Notwithstanding the background information, this planning application is to vary the planning condition of permission 33C190 so that the site's original entrance can be used by the property recognised as Graig Fawr.

This proposed development has been part of the formal "pre-app" process where the attention of the prospective applicant was drawn to the fact that this entrance had poor vertical and horizontal alignment with the county highway. As the highway was also singular by the location of the entrance, this also gives limited visibility to traffic arriving at and leaving the site. It was noted that there are not enough passing places along the highway where it becomes narrow and turns into a single highway. Also, the applicant's attention was drawn to the fact that a residential property – Graig Fawr, is located near the entrance and that the amenities of the residential property could be affected as a result.

Following the "pre-app" information, as part of the formal planning application the applicant is proposing to widen those sections of Graig Road which need widening to 5 meters as well as updating the current entrance in terms of size, alignment and visibility in order to make it suitable

for quarry traffic purposes. To support the application, the following information has been presented:

- Traffic Management Report
- Declaration from the applicant with the reason for presenting the application
- Site Plan
- Plan showing the land ownership of the site

- Plan of the current entrance and highway
- Plan showing the proposed final plan of the highway and entrance
- Plan showing the proposed travel path to and from the quarry
- Plan showing the proposed alignment of the entrance with the highway
- Plan of the current cross-section of the highway
- Plan of the proposed cross-section alignment of the highway

When dealing with a planning application under Section 73 of the Planning Act, it is noted; the Local Planning Authority should **only** consider those conditions that are subject to the application and it is **not an opportunity to consider the principle of the application or development in its entirety**. Even so, when considering the application under Section 73, flexibility exists to include additional conditions as long as they don't change the original development/planning permission significantly.

An advisory comment was received by the Public Protection Department, noting that the development should not create a nuisance as regards dust, fumes, noise, smell or light and that the work linked to building the entrance should be limited to the hours of 08:00 – 18:00 Monday to Friday and 08:00 – 13:00 on Saturdays. Further advice is given in relation to health and safety under the Quarry and Mining Act 1954 regulations, that the site should be adequately fenced and that an environmental licence is needed to undertake some of the quarry processes.

When considering the Public Protection Department's comments, conditions already exist for managing the environment of the quarry and the environmental management conditions of the quarry could be updated to take consideration of the building of and use of the entrance. Also, the Public Protection department suggests limiting the hours of the entrance construction as noted above. As a result of the consideration to buffer zones in Chapter 14 of Planning Policy Wales, which is linked to quarry developments, residential developments within 200 meters of the (hard rock) development needs to be considered. It is considered that condition 6 of planning permission 33C190 should be amended to the same hours as those for building the entrance, because of the affect the location of the new entrance will have on the amenities of the nearest residential dwelling.

Comments were received by the highways department regarding this application. It was noted that the Traffic Management Plan presented is insufficient. Even so, it is noted that the necessary information can be conditioned as regards splay, visibility and finish of the proposed entrance as well as a condition to exclude surface water from flowing into the public highway. As well as the conditions that are proposed by the highways department, it is considered advisable to ask for a further condition to ensure that the road widening work which needs to be done, happens before the use of the new entrance is implemented.

Comments were received by the Ecological Advisor of the Authority who believed that trees would be cut down as part of the development. Even so, the applicant noted that he owned enough land along the side of the road to enable widening work, without having to cut down any trees.

It is noted that public footpath 3, Llanfihangel Esceifiog runs along the southern boundary of the entrance, comments were received by the Public Rights of Way Officer noting that a planning condition should be placed on any planning permission in order to protect the public footpath.

An objection was received by Llanfihangelceifiog Community Council to this application on the grounds of welfare, health and safety as the junction off the A5 and the road which leads to the quarry entrance are unsuitable. They also note that the entrance that is the subject of this application should be closed as a result of a condition which is linked to the permission for the entrance currently used.

In response to this, note that the Authority have received no objections from the Highways Authority and additionally, the junction between the A5 and Ceint road is not a consideration for this application. No objections have been received by the Council regarding the proposed entrance nor the 200 meter highway which leads from the current entrance to the proposed entrance along Graig Road. It should be noted that another entrance exists to the quarry and it was this entrance which had to be closed as part of planning permission 33C190C.

17 letters of objection have been received in relation to this application. It seems that 13 of them are a copy of the same letter signed by different residents of Pentre Berw. Three similar letters have also been received, I have summarised the objections in the below list:

- Not enough advertising has taken place as part of the consultation process and that the process is denying communities of their democratic rights.
- Council Officers have admitted in the past that the activities on site cannot be managed – working hours and transport specifically.
- The information presented suggests that permission will be granted come what may. The application does not consider traffic levels, weight of loads, drainage of highway and that considerable work will be needed to deal with this work. The application does not consider the effect on walkers along Graig Road, telegraph poles and high hedges and widening the road 5 meters as proposed is totally insufficient.
- The hugely enlarged entrance which is subject of this application was only created in relation to the building of the A55 and wasn't built for receiving quarry traffic.

A further letter of objection was received by Hogan Holding who co-own the site, including the current entrance. They object on the basis of:-

- The plan which shows the Distribution of ownership is incorrect.
- Why doesn't the applicant consider using the current quarry entrance?
- Surface water for the whole site currently drains into a pool on their site.
- Topsoil which has been stripped and put to one side for the purposes of quarry landscaping is currently located on the land of Hogan Holdings. They intend for this soil to be moved off their land to the land which is owned by the applicant.

When making a decision on this application, **only** the conditions which are the subject of the application can be considered, it is not an opportunity to reconsider the principal of the application or the development in full.

With this, I respond to these objections as follows:

The consultation process linked to this application corresponds to the statutory requirements of the act, two notices were placed on site, one near the current entrance and the other near the proposed entrance. Even though there is no requirement under planning regulations to inform the occupiers of nearby houses of planning applications, the houses near the current entrance and proposed entrance were notified. Notwithstanding the objection to the lack of consultation, it should be noted that the application has received a lot of attention from the public – 17 letters.

Note, that modern planning conditions have been agreed for the quarry, something that did not exist when the last deeds existed in the 1980s. If the quarry re-started production and that these planning conditions were broken or any other planning permission requirements were broken, the benefit of taking planning enforcement steps to rectify the situation would have to be considered.

No objections have been received from the statutory advisers; the highways department specifically as regards the proposed width of the highway, flow of the traffic or the weight of the loads as has been voiced by the objectors above. Subject to planning conditions to manage the finish of the entrance, drainage, timing of commissioning the new entrance and the need for a comprehensive Traffic Management Plan, it is considered that the proposed development is acceptable.

It should be noted that what has been proposed is an indicative plan only showing the distribution of land ownership. There is no doubt about the ownership of the land of the site entrance which is the subject of this application and the accuracy of the certificates which form part of these application forms are not being questioned.

The applicant has noted during the “pre-app” stage that he does not have sufficient management of the current entrance. As a result, this application has been submitted so that the applicant can have total control over the quarry entrance.

The matters regarding the topsoil and drainage of surface water are not relevant to this application.

7. Conclusion

Decisions need to be made on planning applications in line with the adopted development plan, unless relevant considerations note differently. The Anglesey Joint Local Development Plan and the Gwynedd Framework Plan are the plans that have currently been adopted and consideration is being given to the Anglesey Stopped Unitary Development Plan. In compliance with paragraph 3.1.3 of Planning Policy Wales, relevant planning consideration should also be given to the Gwynedd and Anglesey Joint Development Plan as it will be formally adopted during July 2017.

Based on the above report, which gives full consideration to the application, it is considered that the application does meet the requirements of the local and national planning policies listed in the policy section of the report. Subject to including the conditions included in the report; as well as the original conditions of planning permission 33C190 updated where required, it is recommended that this application is approved.

The Well-being of Future Generations Act (Wales) 2015 places a duty on the Council to take reasonable steps when performing its functions to achieve the 7 welfare aims that exist within the act. This report has been prepared considering the duty on the Council and the ‘sustainable development principle’ as is stated in the 2015 Act. When giving a recommendation the Council has attempted to ensure that current needs are satisfied without endangering the ability of future generations to also satisfy their own needs.

8. Recommendation

Permit the development with conditions

(01) No development of the site can begin until a Traffic Management Plan is presented for the approval of the Local Planning Authority. The plan should include measures that manage:

- I. Parking for the vehicles of operators and visitors to the site.**
- II. Loading and unloading of materials and equipment**
- III. Storage for materials and equipment linked to the building of the development**

- IV. Wheel cleaning facility
- V. Days and hours of operation and how building and transport vehicles are to be managed
- VI. Full transport management programme

The Plan should be implemented for the full duration of the development.

Reason: The safety of the highway

(02) The entrance must be completed in full compliance with the plans submitted before the permitted use can begin. After use has begun, it has to be kept free from obstruction and used for entrance purposes only.

Reason: The safety of the highway

(03) The entrance must be completed with a gradient no higher than 1 in 20 for the first 5 meters from the nearest point to the connected highway.

Reason: The safety of the highway

(04) The entrance has to be finished with a bitumen surface for the first 5 meters of the nearest verge to the highway with the water drainage to be completed and implemented correctly before the permitted use begins.

Reason: The safety of the highway

(05) Surface water is not permitted to run into the county highway. No development can begin until details of the design for the drainage of the site have been presented for approval by the Local Planning Committee. The entrance shall not be used until the approved plan is implemented to the satisfaction of the Local Planning Authority.

Reason: The safety of the highway

(06) The entrance has to be built with visibility splays of 2.4 meters by 45 meters. Within the lines of the visibility splays, nothing above 1 meter in height above the level of the nearby road is permitted.

Reason: The safety of the highway

(07) The work of widening the proposed highway will have to be completed to the satisfaction of the Local Planning Authority before use can be made of the new entrance.

Reason: The safety of the highway

(08) The site operation times for building work on the site will be limited to:

- 08.00 – 18.00 Monday to Friday
- 08.00 – 13.00 Saturday

There will be no activity on Sundays or during Bank Holidays.

Reason: To avoid doubt and for the benefit of local amenities.

(09) No developments are permitted that would create an obstruction to the Llanfihangel Esceifiog Public Footpath 3 which runs into the development of the site. For information, a plan showing the public footpath is enclosed.

Reason: To protect the public footpath

(10) Unless agreed otherwise with the Planning Authority all the work will have to conform with the following working hours:-

- **QUARRYING AND PROCESSING**
07:00 – 18:00 Monday – Saturday

No work will be done on Sundays or on public holidays.

- **THE ASPHALT EQUIPMENT, MOVEMENT OF DRY STONES AND DAY TO DAY MAINTENANCE WORK**
08:00 – 18:00 Monday to Friday, 08:00 – 13:00 on Saturdays.

No work will be done on Sundays or on public holidays.

Reason: To avoid doubt and in the interest of local amenities.

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.

12.3

Gweddill y Ceisiadau

Remainder Applications

Rhif y Cais: **34LPA1033/CC** Application Number

Ymgeisydd Applicant

Head of Service (Housing)

Cais llawn ar gyfer gosod lifft platfform allanol ynghyd â gwaith cynnal a chadw ac ail-fodelu yn / Full application for the installation of an external platform lift together with maintenance and re-modelling works at

6 - 29 Llwr y Dref, Llangefni



Planning Committee: 05/04/2017

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

Recommendation:

Permit

Reason for Reporting to Committee:

The application has been made by the Council and on Council owned land.

1. Proposal and Site

The application is for alterations and extensions to incorporate an external platform lift, other alterations being the additions of Juliet balconies and French doors in lieu of existing windows on the ground floor flats. The application is also involves the erection of a new 1.8m panel and concrete post with gravel boards and planting in the garden area

2. Key Issue(s)

The applications key issues are whether the proposal complies with all relevant plan policies and whether the work fits in with the surrounding area without causing any impact on any adjoining properties.

3. Main Policies

Gwynedd Structure Plan

Policy D3 – Environment
Policy D4 – Environment
Policy D29 – Design
Policy D25 – Environment
Policy D32 - Landscaping

Ynys Mon Local Plan

Policy 1 – General Policy
Policy 31 - Landscape
Policy 42 - Design
Policy 58 - Extensions

Stopped Unitary Development Plan

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

Joint Local Development Plan

Policy CYFF 1: Development Criteria
Policy CYFF 2: Design and Place Shaping

4. Response to Consultation and Publicity

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

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

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

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

A site notice was placed near the site, neighbouring properties were notified by letter and the application was advertised in the local newspaper as the development is within the Llangefni Conservation Area. The expiry date for receiving representations was the 29/3/17. At the time of writing the report no letters were received.

5. Relevant Planning History

None

6. Main Planning Considerations

The application is for the erection of an external platform lift in order to gain access to the first floor of Llawr y Dref. Other works involve the insertion of Juliet balconies on the first floor and French doors in lieu of existing windows on the ground floor. The application also involves the erection of a new 1.8m panel and concrete post with gravel boards and planting in the garden area.

It is considered that the proposal complies with relevant policies and it is not considered that the proposal will have a negative impact upon any neighbouring residential properties.

Conservation Area.

The site is within the Llangefni Conservation Area, where the character and appearance should be protected from unsympathetic development. It is not considered that the proposal will have a negative impact upon the area.

7. Conclusion

The scheme complies with all policies listed above and will allow easier access to the building for disabled residents and visitors.

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 under planning application reference 34LPA1033/CC.

Location Plan	LP 1.1	
Proposed Elevations	104.1	
Proposed First Floor Plan	103.0	
Proposed Ground Floor Plan	102.0	
Proposed Lift Position	001.0	
Proposed Elevations	105.0	

Proposed French Doors and Juliet Balconies	106.0	
Block B – Llawr y Dref	24930/ENV/02	

Reason: For the avoidance of doubt.

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

9. Other Relevant Policies

Technical Advice Note 12 – Design

Planning Policy Wales 9th Edition

12.4

Gweddill y Ceisiadau

Remainder Applications

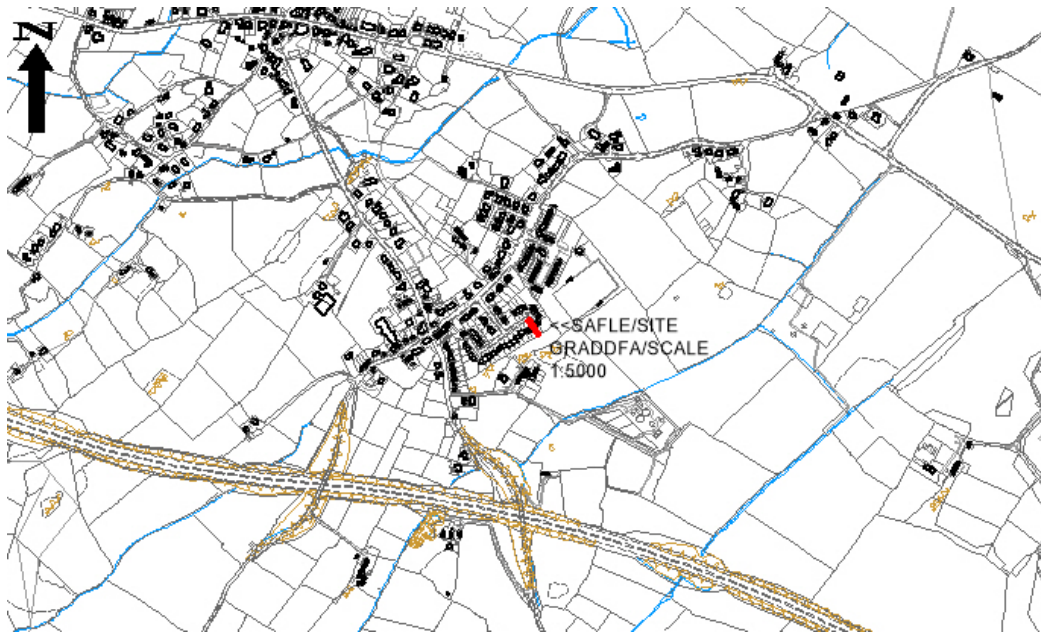
Rhif y Cais: **48C203** Application Number

Ymgeisydd Applicant

Mrs Annwen Williams

Cais ol-weithredol ar gyfer addasu ac ehangu yn / Retrospective application for alterations and extensions at

31 Maes Meurig, Gwalchmai



Planning Committee: 05/04/2017

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

Recommendation:

Permit

Reason for Reporting to Committee:

The extensions footings adjoin land which is owned by the Council to which notice has been served.

1. Proposal and Site

The application lies at Maes Meurig estate in Gwalchmai. The dwelling is a terraced type property.

The proposal entails alterations and extension to the dwelling known as 31 Maes Meurig.

The application is part retrospective as construction on the front extension has begun.

2. Key Issue(s)

The key issue is whether the proposed scheme is acceptable in terms of design and amenity.

3. Main Policies

Ynys Mon Local Plan

Policy 1 – General Policy

Policy 5 – Design

Policy 42 – Design

Policy 58 - Extension

Gwynedd Structure Plan

Policy D4 – Location, Siting and Design

Policy D29 - Design

Stopped Unitary Development Plan

Policy GP1 – General Control Guidance

Policy GP2 – Design

Policy HP 7a – Extension

Anglesey and Gwynedd Joint Local Development Plan

Policy PCYFF 2 – Design and Place Shaping

Planning Policy Wales (9th Edition), November 2016

Technical Advice Note 12 – Design

4. Response to Consultation and Publicity

Councillor Nicola Roberts – No response received at the time of writing this report.

Councillor Dylan Rees - No response received at the time of writing this report

Councillor Bob Parry – No response received at the time of writing this report

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

Public Consultation – The application was afforded 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 21/03/2017. At the time of writing this report, the department have not received any representations.

5. Relevant Planning History

No site history

6. Main Planning Considerations

The proposed entails alterations and extension to both the rear and front of the dwelling.

The front extension entails the erection of a new porch. The development has already commenced and is nearing completion. The proposed porch design is simple and it is not considered that the porch would impact the character of the dwelling or the surrounding amenities to such a degree to warrant a refusal.

As part of the application a rear extension will be created. On the ground floor, a new dining room, two new bedrooms and a new bathroom will be created. This part of the application incorporates a flat roof which is contrary to policy 58 of the Ynys Môn Local Plan – however given the location of the extension – it is not considered that the creation of a flat roof will form an adverse impact to such a degree to warrant a refusal.

An extension on the first floor will also be created – forming a new bathroom – the extension will only protrude above part of the proposed new dining room extension. This extension will have a pitch roof.

There is sufficient space within the site to accommodate the proposal. All new windows overlook the applicant's garden – therefore it is not considered that the proposal would form an adverse impact of overlooking.

The proposed materials are acceptable.

It is not considered that the proposed extension would form an adverse impact on the surrounding amenities to such a degree to warrant a refusal.

7. Conclusion

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

8. Recommendation

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

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

Drawing number	Date Received	Plan Description
050-001	17/02/2017	Location plan
050-006	17/02/2017	Proposed Site Plan and Elevations Plan

050-007	17/02/2017	Proposed Elevations Plan
050-008	17/02/2017	Proposed Ground Floor Plan
050-009	17/02/2017	Proposed First Floor Plan
050-010	17/02/2017	Proposed Sections

under planning application reference 48C203.

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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13.1

Gweddill y Ceisiadau

Remainder Applications

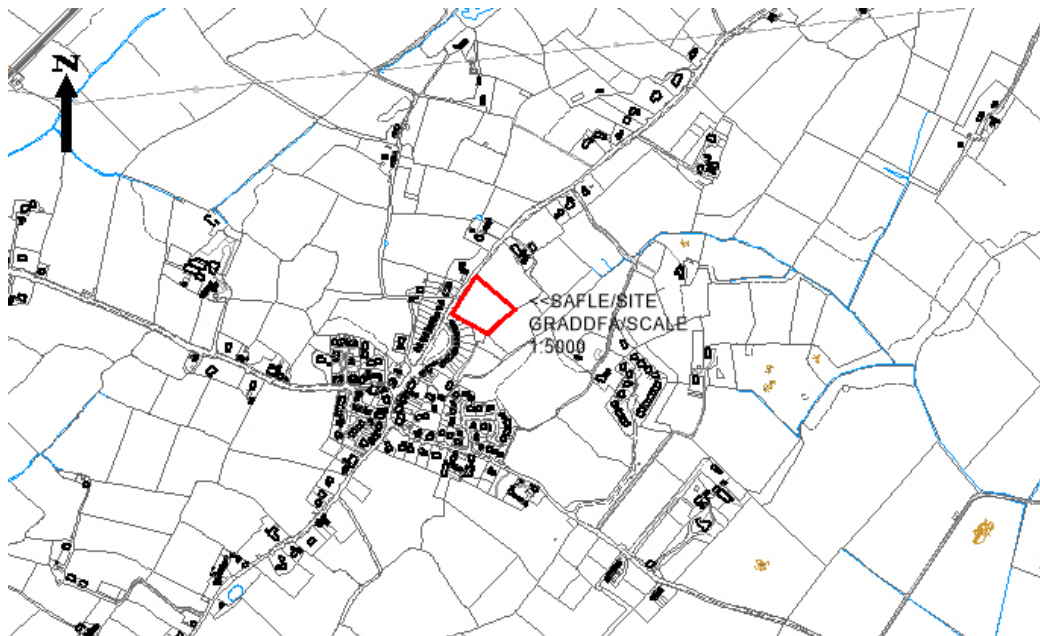
Rhif y Cais: **21LPA727A/CC** Application Number

Ymgeisydd Applicant

Head of Lifelong Learning

Cais llawn ar gyfer addasu ac ehangu i greu adnoddau newydd yn cynnwys dosbarth; creu man parcio newydd a chreu mynedfa newydd i gerbydau ynghyd a newid gosodiad a man parcio presennol a chreu cilfan yn / 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



Planning Committee: 05/04/2017

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

Reason for Reporting to Committee:

This application was previously approved in the January Committee. The application is brought back to inform the Committee of amended plans that have been received. The plans show a consistent walkway of 1.8m wide, the inclusion of a pedestrian crossing and confirmation that a telegraph pole near the entrance will remain in its place, there are no changes to the approved extensions. These amendments are considered non-material and the service is ready to release the permission.

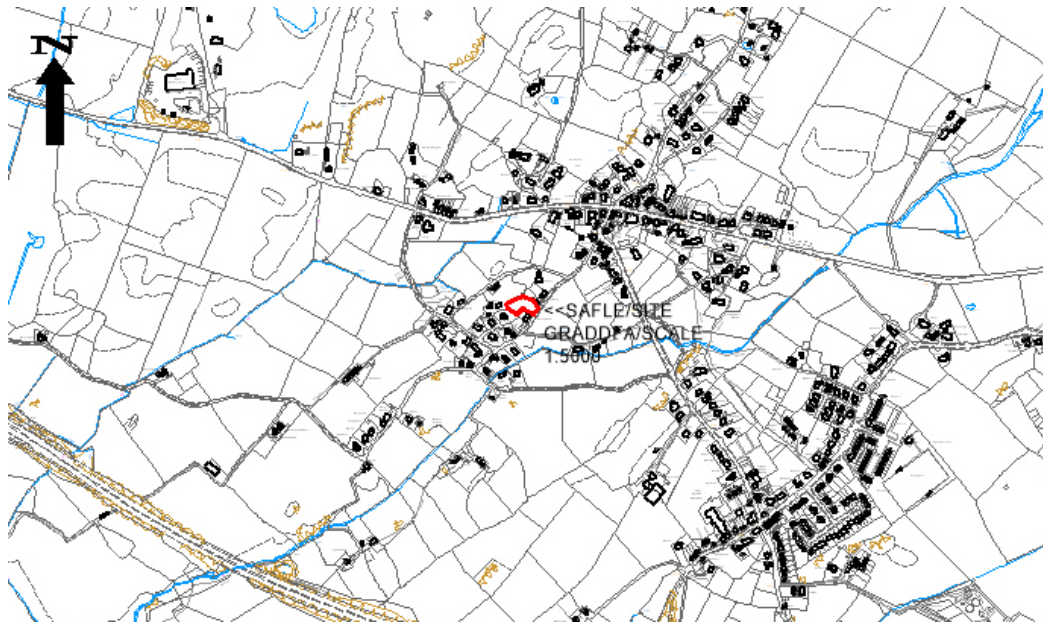
Rhif y Cais: **48C202** Application Number

Ymgeisydd Applicant

Mr & Mrs Davies

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

Penrallt Bach, Gwalchmai



Planning Committee: 05/04/2017

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

Reason for Reporting to Committee:

This application has now been withdrawn.

12.5

Gweddill y Ceisiadau

Remainder Applications

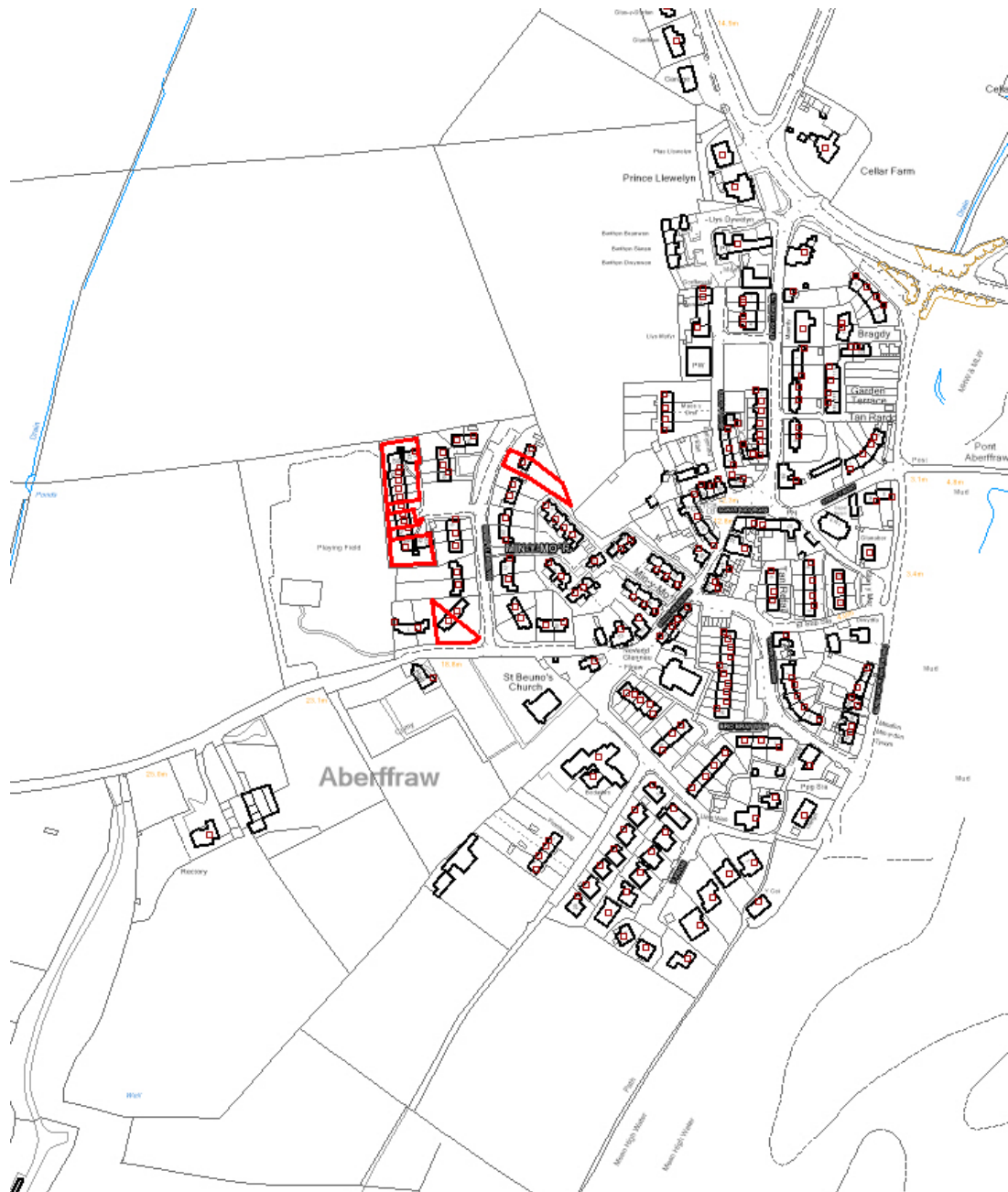
Rhif y Cais: **10LPA1031/CC** Application Number

Ymgeisydd Applicant

Pennaeth Gwasanaeth (Eiddo)

Cais llawn i osod system insiwleiddio allanol yn / Full application for the installation of external wall insulation at

3, 16, 27, 28, 29, 30, 32, 33, 35, 36, 37, 38, 39, 40, 41 a/and 42 Maes Llewelyn, Aberffraw



Planning Committee: 05/04/2017

Report of Head of Planning Service (AL)

Recommendation:

Permit

Reason for Reporting to Committee:

The application is submitted by the Local Authority

1. Proposal and Site

The application lies at Maes Llewelyn, Aberffraw

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 Ann Griffith – No response received at the time of writing this report

Councillor Peter Rogers - No response received at the time of writing this report

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

Public Consultation – The application was afforded 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 21/03/2017. At the time of writing this report, no letters of representations had been received.

5. Relevant Planning History

No relevant planning history

6. Main Planning Considerations

The proposed entails the renovation of numbers 3,16,27,28,29,30,32,33,35,36,37,38,39,40,41,42 of Maes Llewelyn estate in Aberffraw.

The proposal is for the replacement of the roofs with new natural slate roofing, new white UPVC windows and doors and the installation of 75mm external insulation. 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.

8. Recommendation

Permit

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

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

(02) The development permitted by this consent shall be carried out strictly in accordance with the plan(s) submitted on the 14/02/2016 under planning application reference 10LPA1031/CC.

Drawing number	Date Received	Plan Description
Numbers 1-10 under reference CPF 5631 ELEV (P)	14/02/2017	Proposed elevations

Reason: For the avoidance of doubt.

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

