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RHYBUDD O GYFARFOD	NOTICE OF MEETING
PWYLLGOR CYNLLUNIO A GORCHMYNION	PLANNING AND ORDERS COMMITTEE
DYDD MERCHER, 26 EBRILL, 2017 ➔ 1.00 o'r gloch y.p. ←	WEDNESDAY, 26 APRIL 2017 ➔ 1.00 pm ←
SIAMBR Y CYNGOR, SWYDDFEYDD Y CYNGOR, LLANGEFNI	COUNCIL CHAMBER, COUNCIL OFFICES, LLANGEFNI
Swyddog Pwyllgor	Ann Holmes 01248 752518 Committee Officer

AELODAU / MEMBERS

Cynghorwyr / Councillors:

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

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

A g e n d a

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

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

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

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1 APOLOGIES

2 DECLARATION OF INTEREST

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

3 MINUTES_(Pages 1 - 16)

To submit, for confirmation the minutes of the previous meeting of the Planning and Orders Committee held on 5 April, 2017.

4 SITE VISITS_(Pages 17 - 18)

To submit the minutes of the Site Visits held on 19 April, 2017.

5 PUBLIC SPEAKING

6 APPLICATIONS THAT WILL BE DEFERRED_(Pages 19 - 20)

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

7 APPLICATIONS ARISING_(Pages 21 - 68)

7.1 12C49P/DEL – Casita, Beaumaris

7.2 15C30H/FR – Pen y Bont Farm, Malltraeth

7.3 18C225B – Bron Castell, Llanfairynghornwy

7.4 33C190Q/VAR – Bwlch Gwyn Quarry, Gaerwen

7.5 34C304K/1/EIA/ECON – Coleg Menai, College Road, Llangefni

7.6 47C153 – Plas Newydd, Llanddeusant

7.7 47C154 – Plas Newydd, Llanddeusant

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8 ECONOMIC APPLICATIONS_(Pages 69 - 76)

8.1 34C705/ECON – Ysgol y Graig, Llangefni

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 77 - 82)

11.1 13C194 – Llwyn Llinos, Bodedern

12 REMAINDER OF APPLICATIONS_(Pages 83 - 102)

12.1 12LPA1032/CC – 1-17 Bryn Tirion, Beaumaris,

12.2 12C479B – Rose Hill, Beaumaris

12.3 19C98D – 2 Stanley Street, Holyhead

12.4 45C480 – Morannedd, Chapel Street, Newborough

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13 OTHER MATTERS

None to be considered by this meeting.

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Planning and Orders Committee

Minutes of the meeting held on 5 April 2017

- PRESENT:** Councillor Ann Griffith (Chair)
Councillor Richard Owain Jones (Vice-Chair)
- Councillors Lewis Davies, Jeffrey M. Evans John Griffith, K P Hughes,
W T Hughes, Vaughan Hughes, Victor Hughes, Nicola Roberts.
- IN ATTENDANCE:** Chief Planning Officer,
Planning Officer (GJ),
Planning Assistants,
Highways Officer (JAR),
Legal Services Manager (RJ),
Committee Officer (MEH).
- APOLOGIES:** None
- ALSO PRESENT:** Local Members : Councillors Llinos M. Huws (applications 7.8 & 7.9); H.
Eifion Jones (application 7.3); Peter S. Rogers (application 7.7); Ieuan
Williams (application 7.3).
- Councillor R.A. Dew – Portfolio Holder (Planning, Public Protection and
Economic Development).
-

1 APOLOGIES

None received.

2 DECLARATION OF INTEREST

Declarations of interest were made as follows :-

Councillor Ann Griffith declared a prejudicial interest with regard to application 11.2 on the agenda.

Councillor John Griffith declared a prejudicial interest with regard to application 7.4 on the agenda.

Councillor Richard O. Jones declared a prejudicial interest with regard to application 6.1 on the agenda.

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

3 MINUTES

The minutes of the previous meeting of the Planning and Orders Committee held on 1st March, 2017 were presented and confirmed as correct, subject to an amendment under item 7.4, Page 5 'The Chair said that she was not aware of the request for a site visit'. The

Chair apologised that Councillor R.O. Jones had requested a site visit to the site prior to the meeting on behalf of Councillor A.M. Jones a Local Member.

4 SITE VISITS

The minutes of the planning site visits held on 15th March, 2017 were presented and confirmed as correct.

5 PUBLIC SPEAKING

There were public speakers with regard to applications 7.2, 7.5, 7.7, 7.8 and 7.9.

6 APPLICATIONS THAT WILL BE DEFERRED

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

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

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

6.2 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, College Road, Llangefni

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

7 APPLICATIONS ARISING

7.1 15C30H/FR – Full application for change of use of agricultural land to extend the existing caravan park to site a further 14 touring caravans together with the installation of a septic tank on land at Pen y Bont Farm Touring 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 O. 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 K.P. Hughes proposed that the application be deferred and Councillor W.T. Hughes seconded the proposal.

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

7.2 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. At the meeting held on 1st March, 2017 it was resolved that a site visit be undertaken and this took place on 15th March, 2017.

Mrs. Elen Pritchard, the applicant spoke in favour of her application. Mrs. Pritchard said that as young family they wish to return to Llanfairynghornwy where they were brought up and wished to raise their family in the rural culture of the countryside.

The Chair said that she wished to apologise to Councillor Llinos M. Huws, a Local Member that the site visit to this application took part an hour earlier than expected on the day of the site visits on 15th March, 2017. She afforded the Local Member the opportunity to explain in detail the application if she so wished.

Councillor Llinos M. Huws said that she considered that this application is an infill application to the village of Llanfairynghornwy. She referred to the dwellings and church near the development site and she considered that the Officer's report was misleading that the development was an unacceptable extension of the village. She noted that such an application can be approved under Policy 50 of the Ynys Môn Local Plan. The applicant has conformed fully with recommendations of the Planning Officers and has agreed to redesign the proposed dwelling on their request. Councillor Huws considered that the application should be supported.

The Chief Planning Officer said that the application site is located within a prominent and elevated position within the Area of Outstanding Natural Beauty. It is considered that the application is not an acceptable infill development or an acceptable extension to the village. The recommendation is of refusal.

Councillor K.P. Hughes said there is a distance of 30 metres between the proposed dwelling and neighbouring property and 13.5 metres between the side elevation of the proposed dwelling and the existing property known as Cae Gwynedd. The Community Council and Highways Officers are satisfied with the application and he wished to support a young family that wish to return to their local community.

Councillor Lewis Davies said that during the site visit to the proposed site it was evident that the proposal is an infill development; there are two dwellings next door to the site. Councillor Lewis Davie proposed that the application be approved and Councillor Jeff Evans seconded the proposal. There was no recommendation of refusal of the application.

It was RESOLVED to approve the application contrary to the Officer's recommendation on the basis that it is considered that the proposal will not harm the landscape and is an infill site.

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

The Legal Services Manager advised at this juncture that as the Committee had now been in session for three hours, (applications 7.5, 7.7, 7.8 and 7.9 on the agenda having been considered under Item 5 – Public Speaking) 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.

7.3 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. At the meeting held on 1st February, 2017 it was resolved that a site visit be undertaken and this took place on 15th February, 2017. The Planning and Orders Committee held on 1st March, 2017 resolved to refuse the application contrary to the Officer's recommendation for the reasons being that it was considered that the proposal constitutes overdevelopment in the countryside; 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 such a development.

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 view the narrow road and the lack of a pavement and bus route from the site to the village. The Community Council have reiterated their 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. They have also expressed concerns that the proposal will have an effect of creating a village within a village to the detriment of the community and will lead to use of the units as permanent homes. He noted that the applicant is now offering to construct a pavement near the site but the highway is too narrow and he is not the owner of the land in question.

The Chief Planning Officer reported that development plan policies support high quality holiday accommodation provided there is no conflict with other policies or advice. With the improvements proposed by way of extensive planting, the development will be incorporated within the landscape.

Councillor Lewis Davies said that approval of this application would constitute another hamlet of dwellings in the countryside. He reaffirmed his previous proposal of refusal of the application. Councillor T.V. Hughes seconded the proposal of refusal.

The Chief Planning Officer said that the reasons given for refusing the application at the previous meeting of this Committee would need clarification if the applicant decided to appeal against the decision of refusal. Some Members considered that the three reasons given at the last meeting were relevant in this case.

Councillor K.P. Hughes proposed approval of the application with conditions attached to such an approval. Councillor Jeffrey M. Evans seconded the proposal.

Following the subsequent vote **it was RESOLVED to reaffirm the Committee's previous decision of refusal of the application.**

Councillor John Griffith abstained from voting.

7.4 23C280F – 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

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.

At the meeting held on the 1st March, 2017 the Committee resolved to refuse the application contrary to the Officer's recommendation for the reasons given as it would have a detrimental impact on local residents; pollution : artificial light and waste water; detrimental landscape impacts.

Councillor Ieuan Williams, a Local Member said that this application was refused at the previous meeting of the Committee due to the effect on the landscape and the environment. He expressed that the principle of landscape planning policies is to safeguard and enhance the landscape but he considered that screening options afforded by the applicant are not adequate in this instance. The Countryside Officer has stated that the location of this development has a moderately adverse effect on the landscape; there are more suitable and sensible sites on the farm on which the development could have been located. The landscape in this area is particularly sensitive as there are already electricity pylons and two turbines near the site; the National Grid is also proposing to erect another line of pylons in this area. Councillor Ieuan Williams considered that the Committee should reaffirm its decision and refuse the application.

The Chief Planning Officer said that the principle of the 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 give 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. The recommendation is still one of approval.

Members who were opposed to the development were concerned that the appropriate processes had been disregarded in this instance. They were of the view that the development does have a harmful effect on the landscape of the surrounding environment. The development could give rise to light pollution thereby affecting the amenities of neighbouring properties.

Members who supported the application indicated that the application must be considered on its merits and the needs of the animals on the farm had to be met in this instance which is why the applicant had acted as he did and especially as he was aware that Planning Officers were minded to recommend approval of the application.

Councillor T. Victor Hughes proposed to reaffirm the decision of the Committee at its previous meeting to refuse the application contrary to the Officer's recommendation and Councillor Lewis Davies seconded the proposal of refusal. Councillor W.T. Hughes proposed that the application be approved and Councillor K.P. Hughes seconded the proposal of approval.

In the ensuing vote the voting was as follows :-

To refuse the application contrary to the Officer's recommendation :-

Councillors Lewis Davies, Ann Griffith, T.V. Hughes, Vaughan Hughes **Total 4**

To approve the application in accordance with the Officer's recommendation :-

Councillors Jeffrey M. Evans, K.P. Hughes, W.T. Hughes, R.O. Jones **Total 4**

Abstained from voting : Councillor Nicola Roberts **Total 1**

The application was refused on the casting vote of the Chair.

It was RESOLVED to reaffirm the Committee's previous decision of refusal of the application.

7.5 25C242 – Retention of pond together with drainage works at Tyn Cae, Coedana, Llanerchymedd

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

At its meeting held on the 2nd November, 2016 the Committee resolved to undertake a site visit prior to determining the application. The site was visited on the 16th November, 2016.

Mr. H.E. Williams (**against the proposal**) spoke of his concerns regarding the application as to the retention of the pond at Tyn Cae which is approximately 46 metres in length and 24 metres wide. The pond is exceptionally large and takes water from the ditches and all the spoils of the farm yard. There are two cesspits, which have had planning permission some time ago which do not work to their potential during the winter months; there were no issues of surface water prior to the construction of the pond. Mr. Williams said that during the winter months his septic tank does not work properly. He noted that he and his neighbouring properties are in fear of the risk of flooding due to this pond.

Mr. Owain Evans (**a supporter of the proposal**) said that the Committee will have viewed on the site visited to the site in November, 2016 that this pond has blended in well into the landscape of the area. Natural Resources Wales have confirmed that they have no concerns with respect of the application. The Ecological Officer of the County Council is supportive of the application and sees an advantage of such a pond in the countryside. Mr. Evans said that the Environmental Health Department of the

County Council had expressed concerns with regard to this application but following a hydrogeological report being commissioned by an independent company the Department withdrew its concern as it became evident that there was no significant leakage through the base of the pond to the land. He further said that the applicant has planted trees and has erected a fence to try and alleviate the concerns of neighbouring properties.

The Chief Planning Officer reported that the application site is located within a countryside location where such development is considered acceptable. Drainage and flooding considerations have been assessed by Natural Resources for Wales together with the Drainage Department who have raised no objection to the scheme. Following assessing the hydrogeological report, the Environmental Health Department have subsequently raised no further concerns. He noted that following all material facts and planning considerations the recommendation is of approval of the application.

Councillor K.P. Hughes said as a Local Member he is concerned that the Officer's consider this application acceptable as they have noted within the report to the Committee that there is a possible effect on the amenities of neighbouring properties. He noted that the applicant has constructed 'Bunds' in order to re-direct the surface water into the existing watercourse. He appreciated the concerns of the neighbouring properties with regard to potential flooding of their properties as the land in this area is of soil and clay level and shale gravel below; water runs through shale gravel. Councillor Hughes proposed that the application be refused contrary to the recommendation of the Officer's. Councillor John Griffith as a Local Member also expressed his concerns with regard to potential flooding issues and seconded the proposal of refusal of the application.

Councillor Jeffrey M. Evans said that since Natural Resources Wales and the hydrogeological report have not raised any concerns with respect of flooding, he proposed that the application be approved and Councillor Lewis Davies seconded the proposal of approval.

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

7.6 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.

At its meeting held on 1 March, 2017, the Committee determined that a site visit should take place. The site was subsequently visited on 15th March, 2017.

Councillor K.P. Hughes, as a Local Member said that this application is a dwelling for a local young family who wish to raise a family in the countryside. He said that single plot applications under Policy 50 of the Ynys Môn Local Plan can be supported. He considered that this proposal is acceptable and should be supported. Councillor K.P. Hughes proposed that the application be approved and Councillor W.T. Hughes seconded the proposal.

Councillor T.V. Hughes said that the development is on uneven rocky land and no other properties are located on either side of the proposed site. Councillor T.V. Hughes proposed that the application be refused and Councillor Nicola Roberts seconded the proposal.

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

Councillors Lewis Davies and Jeffrey M. Evans abstained from voting.

7.7 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 The Marram Grass Café, White Lodge, Newborough

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

At its meeting held on 1 March, 2017, the Committee determined that a site visit should take place. The site was subsequently visited on 15th March, 2017.

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 O. Jones, Vice-Chair took the Chair for the item.

Mr. Gwyndaf Rowlands (**against the proposal**) raised the following main concerns with regard to this application:-

- Detrimental effect on 13 acres of agricultural land;
- Concerns of the local residents needs to be considered and the local Community Council has expressed objection to the application;
- At December 2015 an application on this site was refused and the Planning Officer at the time within the report to the Committee quoted '*everybody is pleased to see a local business flourish but we can't allow these plans to proceed at the expense of the local environment*';
- The estimated employment opportunities that the development will create is ambitious;
- Out of character in the area and will have a detrimental visual impact on the AONB;
- Noise, health & safety and light pollution concerns due to parking area for 69 vehicles.

Members asked Mr. Rowland to explain the concerns of residents due to potential noise disturbance from the proposed development. Mr. Rowlands responded that previously at the Marram Grass Café there have been live bands with loud music being heard in the village of Newborough. He noted that tourism is important to the area and people come to walk and enjoy the peace and tranquillity of the area.

Mr. Liam Barrie, the applicant spoke in support of his application. Mr. Barrie said that the reason for submitting this application is due to the Council's intentions to prohibit parking on the A4080 with placing yellow lines near his business. Concerns of the local community have been considered and they have worked closely with the Planning Officers to present a sustainable project. The application 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. The site does not lie within a Flood Zone as hundreds of people walk across the land to enjoy the coastal path. The community needs employment opportunities and the Marram Grass Café can afford training for young people within the food industry.

Members questioned Mr. Barrie as to the accuracy of the projected employment opportunities the business was anticipating from this application. Mr. Barrie responded that it is anticipated that the development will increase the current team of staff at Marram Grass. He gave estimated figures of increase of full time, part time and seasonal staff within the business. He also gave projected income potential of the proposed development and how other local businesses will also gain from the expansion of Marram Grass; the cafe promotes the use of local produce from producers on the Island.

Members referred to the concerns of the local residents as to noise and nuisance of additional traffic to and from the cafe and questioned as to how the applicant will mitigate this matter. Mr. Barrie responded that over the last few years thousands of trees have been planted on their land and the protection of wildlife is very important to them. He said that as part of the application additional parking spaces on the site will ensure that no parking will take place on the public highway and they have chosen a drier part of the land to locate the parking spaces.

Councillor Peter Rogers, a Local Member said that he fully supported the application. He noted that the design of the development will ensure sound proofing and eliminate noise nuisance from the site. However he said that opening hours should be a condition attached to the application.

Councillor Ann Griffith, a Local Member said that there is deep concern locally as regard to this application. She noted that Marram Grass Cafe has received publicity as to the success of the business in newspapers and social media but the local residents do not have access to voice their concerns. She referred to the petition in support of the application but it seems that most of the signatures on the petition are from people who do not live on the Island. Councillor Griffith said that she opposed the application as follows :-

- Effect on the landscape - one side of the road to the cafe is within an AONB area and the other side of the road is within a Special Landscape Area. The land is well established habitat for great crested newts and endangered migrating birds are regularly returning to the area;
- She appreciated that thousands of trees have been planted by the applicant as a buffer zone but the trees which have been planted are trees that loose their leaves during the autumn; any screening will take 20 years to be effective as a buffer zone.
- Loss of amenities of the local residents – noise nuisance as the applicant intends to open the cafe from 8.00 a.m., until midnight from Monday to Saturday and 8.00 a.m. to 11.00 p.m., on Sundays and Bank Holidays. She raised whether applications for extension of the opening times will occur if the business has booking for parties or wedding receptions at the restaurant.
- Flooding issues occurred on Boxing Day last year with the area affected badly and she questioned if the sewerage infrastructure was able to cope with further development;
- Applicant has afforded the local residents parking on their land but the residents did not ask for such a facility; the area has adequate buildings to hold functions and meetings already i.e. Prichard Jones Institute, church and the new primary school to be built in the area in the future;

- The applicant's business plan seems to be ambitious for the creation of job opportunities and income from the development.

The Chief Planning Officer said that he appreciated that an application to develop the site was refused in December 2015 due to the effect on the AONB and parking issues; this application has been submitted to this Committee to address and respond to those reasons for refusal. The car park has been relocated to the west of the previous site which includes screening options of the planting of trees and the design of the building has also been reduced in scale. The access has been relocated through the playing fields and additional parking spaces have also been afforded. Planning policies support such a development which generate employment opportunities which do not create unacceptable changes to the environment and the Planning Officer's consider that the amended application submitted to this Committee will not have an adverse effect on the landscape to a degree that the application can be refused. He said that conditions will be attached to the application which will require further landscaping of the site. In addition, it is considered that the development can be accommodated within the site without affecting the nearby dwellings. The Highways Officers are satisfied with the highways and parking infrastructure on site. The recommendation is of approval of the application.

Some Members were concerned as to the highway infrastructure and with people crossing the road to and from the Marram Grass during all times of the day. It was expressed that tourist come to the area to be able to walk and enjoy the peaceful landscape. The amenities of the local residents were also a concern.

Some Members appreciated that the applicant had redesigned and addressed parking and highways issues raised from the previous refused application submitted in 2015. Whilst tourist and local residents enjoy the tranquillity of the area they also want to taste good locally produced food.

Councillor W.T. Hughes proposed that the application be refused and Councillor Lewis Davies seconded the proposal due to the harmful effect on the landscape and highways issues.

Councillor Jeffrey M. Evans proposed that the application be approved and Councillor Nicola Roberts seconded the proposal.

In the ensuing vote the voting was as follows :-

To refuse the application contrary to the Officer's recommendation :-

Councillors Lewis Davies, John Griffith, T.V. Hughes, W.T.Hughes **Total 4**

To approve the application in accordance with the Officer's recommendation :-

Councillors Jeffrey M. Evans, K.P. Hughes, Vaughan Hughes, **Total 5**
R.O. Jones, Nicola Roberts.

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

7.8 47C153 – 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

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

At its meeting held on 1 March, 2017, the Committee determined that a site visit should take place. The site was subsequently visited on 15th March, 2017.

Mr. Owain S. Owen, the applicant spoke in support of his application. Mr. Owen gave a background to his family and their wish to return to where they were brought up. He said that he and his wife wish to bring up their children within a rural community as he himself was afforded as a child. He noted that as part of his application he was offering land to be used for the extension of the adjoining cemetery to the proposed development. Mr. Owen said that he wished to be near his widowed mother and be of assistance to his brother on the family farm at Plas Newydd.

The Chair said that she wished to apologise to Councillor Llinos M. Huws, a Local Member that the site visit to this application took part an hour earlier than expected on the day of the site visits on 15th March, 2017. She afforded the Local Member the opportunity to explain in detail the application if she so wished.

Councillor Llinos M. Huws, a Local Members said that this application is for a local young family who wish to return to Llanddeusant to be near their family home and to raise their family in the countryside. She noted that a previous application opposite this site has been approved. This application can be approved under Policy 50 of the Ynys Môn Local Plan.

The Chief Planning Officer said that the application does not comply with Policy 50 of the Ynys Môn Local Plan 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.

Councillor K.P. Hughes said that other dwellings are located across the road to the application site. He considered that the proposal would be a natural extension to the village and there is a need to support such local young people to return to their local communities. Councillor Hughes proposed that the application be approved and Councillor W.T. Hughes seconded the proposal.

It was RESOLVED to approve the application contrary to the Officer's recommendation on the basis that it is considered that the proposal is a reasonable extension of the village and will not harm the surrounding area.

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

7.9 47C154 – Outline application for the erection of a dwelling together with full details of the new vehicular access on land opposite Plas Newydd, Llanddeusant

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

At its meeting held on 1 March, 2017, the Committee determined that a site visit should take place. The site was subsequently visited on 15th March, 2017.

Ms. Llio S. Owen, the applicant spoke in support of her application. Ms. Owen gave a background to her family and her wish to return to Llanddeusant to be of support to her family. Ms. Owen said that she and her partner wishes is to be involved in the rural hamlet of the area and to be part of the Welsh culture of Llanddeusant. She noted that she has offered part of the development land to the Highways Authority to improve the highway network in the area; she referred to accidents that have occurred in the area.

The Chair said that she wished to apologise to Councillor Llinos M. Huws, a Local Member that the site visit to this application took part an hour earlier than expected on the day of the site visits on 15th March, 2017. She afforded the Local Member the opportunity to explain in detail the application if she so wished.

Councillor Llinos M. Huws, a Local Member said that the applicant wishes to return to Llanddeusant to support her widowed mother and family. This is a young local couple who wish to live in the area they were brought up as children. This application can be approved under Policy 50 of the Ynys Môn Local Plan.

The Chief Planning Officer said that the application 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.

Councillor K.P. Hughes proposed that the application be approved and Councillor W.T. Hughes seconded the proposal.

It was RESOLVED to approve the application contrary to the Officer's recommendation on the basis that it is considered that the proposal is a reasonable extension of the village and will not harm the surrounding area.

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

8 ECONOMIC APPLICATIONS

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

9 AFFORDABLE HOUSING APPLICATIONS

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

10 DEPARTURE APPLICATIONS

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

11 DEVELOPMENT PROPOSALS SUBMITTED BY COUNCILLORS AND OFFICERS

11.1 14C164F – Application for retention of an extension to the residential curtilage of the new dwellings on land adjacent to Tryfan, Trefor

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

The Chief Planning Officer said that the proposal is to retain the extension to the residential curtilage of the two properties and 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.

Councillor Lewis Davies proposed that the application be approved and Councillor W.T. Hughes seconded the proposal.

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

11.2 15C108B – 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

The application is presented to the Planning and Orders Committee for determination as the applicant is a friend of a 'serving Councillor'. The application has been scrutinised by the Monitoring Officer as required under paragraph 4.6.10.4 of the Constitution.

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

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

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

11.3 47C157 – Retrospective application for the creation of a vehicular access together with the closure of the existing access at Plas Newydd, Llanddeusant

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

Councillor T.V. Hughes proposed that the application be approved and Councillor Lewis Davies seconded the proposal.

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

12 REMAINDER OF APPLICATIONS

12.1 12C49P/DEL – 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, Beaumaris

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

The Chief Planning Officer said that the proposal is to delete condition (09) of planning permission 12C49M/VAR which requires that the units be occupied by persons over the age of 55 only. The condition was originally imposed as the

applicants specialised in catering for the over 55's market. However due to changes in market conditions and uncertainty in whether the units would be purchased the removal of the condition will allow for a wider range of prospective purchasers and increase the likelihood of the development. In respect of affordable housing a contribution of £100,000 was agreed in the previous Section 106 condition attached to the approval of the application. The affordable housing requirement is presently being discussed with the applicant and shall be included in a new agreement. The Chief Planning Officer also said that as a previously ground stabilisation works is require to be completed prior to the commencement of any other works and this condition remains on the application.

Councillor Lewis Davies, as a Local Member said that the location of the application is within an AONB area and the ground stabilisation works is of concerns to the local residents and to the Beaumaris Town Council. He considered that the age restriction of occupancy of 55 years of age should be retained. Councillor Lewis Davies proposed to refuse the application and Councillor T.V. Hughes seconded the proposal.

Councillor Jeffrey M. Evans proposed that the application be deferred to allow the Officer's to ascertain from the developer as to the reasons for the deletion of the condition of age occupancy of the dwellings with regard to the development of the site. Councillor Nicola Roberts seconded the proposal to defer the application.

In the ensuing vote, Councillors Lewis Davies, Ann Griffith, John Griffith and T.V. Hughes voted to refuse the application contrary to the Officer's recommendation. Councillors Jeffrey M. Evans, K.P. Hughes, W.T. Hughes and Nicola Roberts voted to defer consideration of the application. **The application was refused on the casting vote of the Chair.**

It was RESOLVED to refuse the application contrary to the Officer's recommendation on the basis that it is considered that the proposal does not address the needs of the local area and such a development is required for people over 55 years of age.

(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 approving the application).

12.2 33C190Q/VAR – 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

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

Councillor T.V. Hughes, as a Local Member proposed that the site be visited as the Llanfihangel Esceifiog Community Council has expressed objection to the application as the road which leads to the quarry entrance is unsuitable. They have also noted 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. Councillor K.P. Hughes seconded the proposal.

It was RESOLVED that the site be visited for the reasons given.

12.3 34LPA1033/CC – Full application for the installation of an external platform lift together with maintenance and re-modelling works at 6-29 Llawr y Dref, Llangefni

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

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

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

12.4 48C203 – 48C203 – Retrospective application for alterations and extensions at 31 Maes Meurig, Gwalchmai

The application is presented to the Planning and Orders Committee as the extensions footings adjoins land which is owned by the Council to which notice has been served.

Councillor K.P. Hughes proposed that the application be approved and Councillor Nicola Roberts seconded the proposal.

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

13 OTHER MATTERS

13.1 21LPA727A/CC – Full application for alterations and extensions to create additional facilities including a classroom; creation of a new car parking area and new vehicular access together with the reconfiguration of existing car parking arrangements to include a layby at Ysgol Parc y Bont, Llanddaniel

The Chief Planning Officer said that this application was previously approved in the January, 2017 meeting. The application was 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.

It was RESOLVED to note the information.

13.2 48C202 – Full application for the erection of a dwelling together with the construction of a vehicular access on land at Penrallt Bach, Gwalchmai

The Chief Planning Officer said that the above application has been subsequently withdrawn.

To note that the application has been withdrawn.

LATE APPLICATION APPROVED FOR DISCUSSION BY THE CHAIR

Remainder Applications

13.3 10LPA1031/CC – 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 and 42 Maes Llewelyn, Aberffraw

The application is presented to the Planning and Orders Committee as the application is submitted by the Local Authority. The Chief Planning Officer stated that the item was submitted by the Chair for consideration as an urgent item. Part of the contracted works already done did not require planning permission but other works yet to be done for the external cladding of the dwellings did require permission and any delay would incur increased costs to the public purse.

The Chair agreed to the submitting of the report as a late and urgent item. The urgency being that a delay in the decision would incur additional costs to the public purse.

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

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

**COUNCILLOR ANN GRIFFITH
CHAIR**

PLANNING SITE VISITS

Minutes of the meeting held on 19 April, 2017

- PRESENT:** Councillor R.O. Jones – Vice-Chair in the Chair
Councillors John Griffith, K.P. Hughes, T. Victor Hughes.
- IN ATTENDANCE:** Planning Officer (SCR),
Planning Officer (OWH),
Highways Officer (JAR).
- APOLOGIES:** Councillors Lewis Davies, Jeffrey M. Evans, Ann Griffith,
Vaughan Hughes.
Councillor H. Eifion Jones (a local member)
- ALSO PRESENT:** None
-

1 33C190Q/VAR – 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

Members visited the site and details of the scheme were confirmed. The Highways Officer confirmed that the access would be amended in order to provide a turning sweep for lorries entering and exiting the site. Details and location of the road widening scheme were confirmed.

**COUNCILLOR R.O. JONES
VICE- CHAIR IN THE CHAIR**

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6.1

Gweddill y Ceisiadau

Remainder Applications

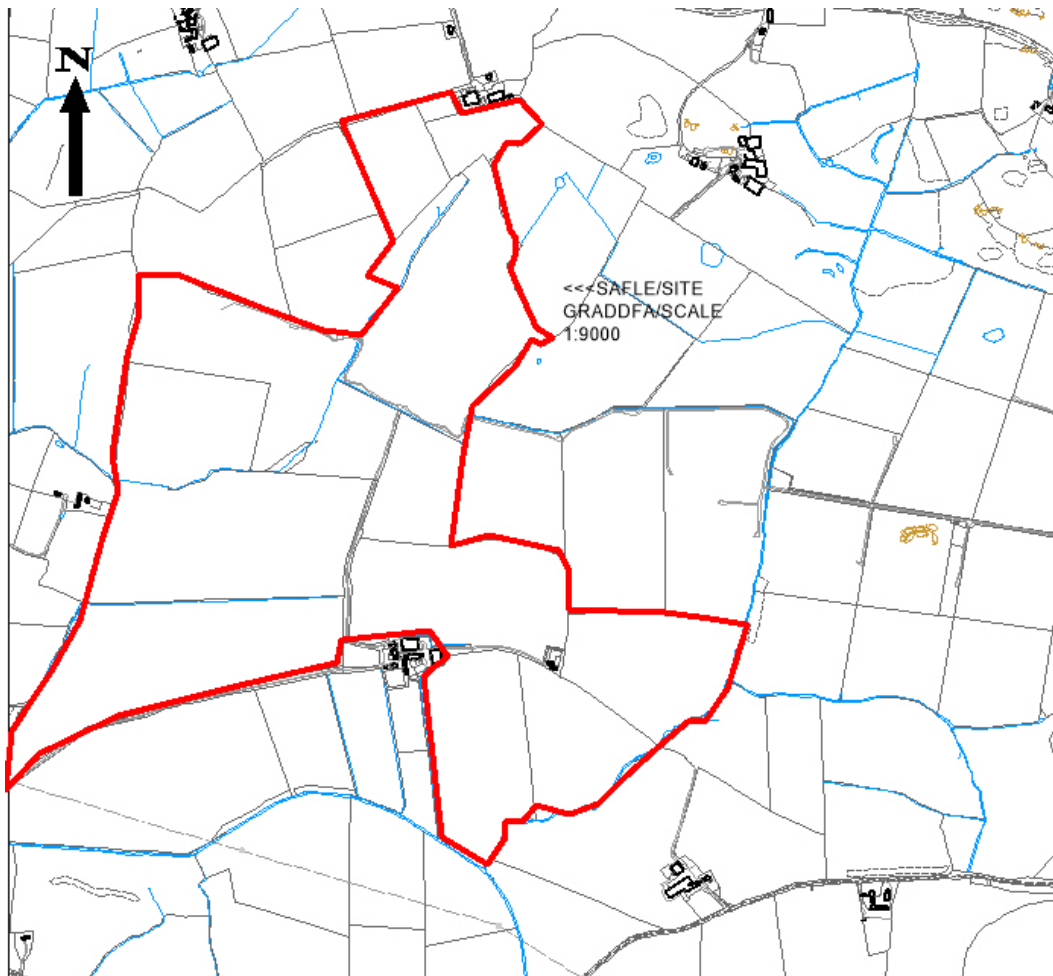
Rhif y Cais: **20C310B/EIA/RE** Application Number

Ymgeisydd Applicant

Countryside Renewables (North Anglesey) Ltd

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

Rhyd y Groes, Rhosgoch



Planning Committee: 26/04/2017

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.

7.1

Gweddill y Ceisiadau

Remainder Applications

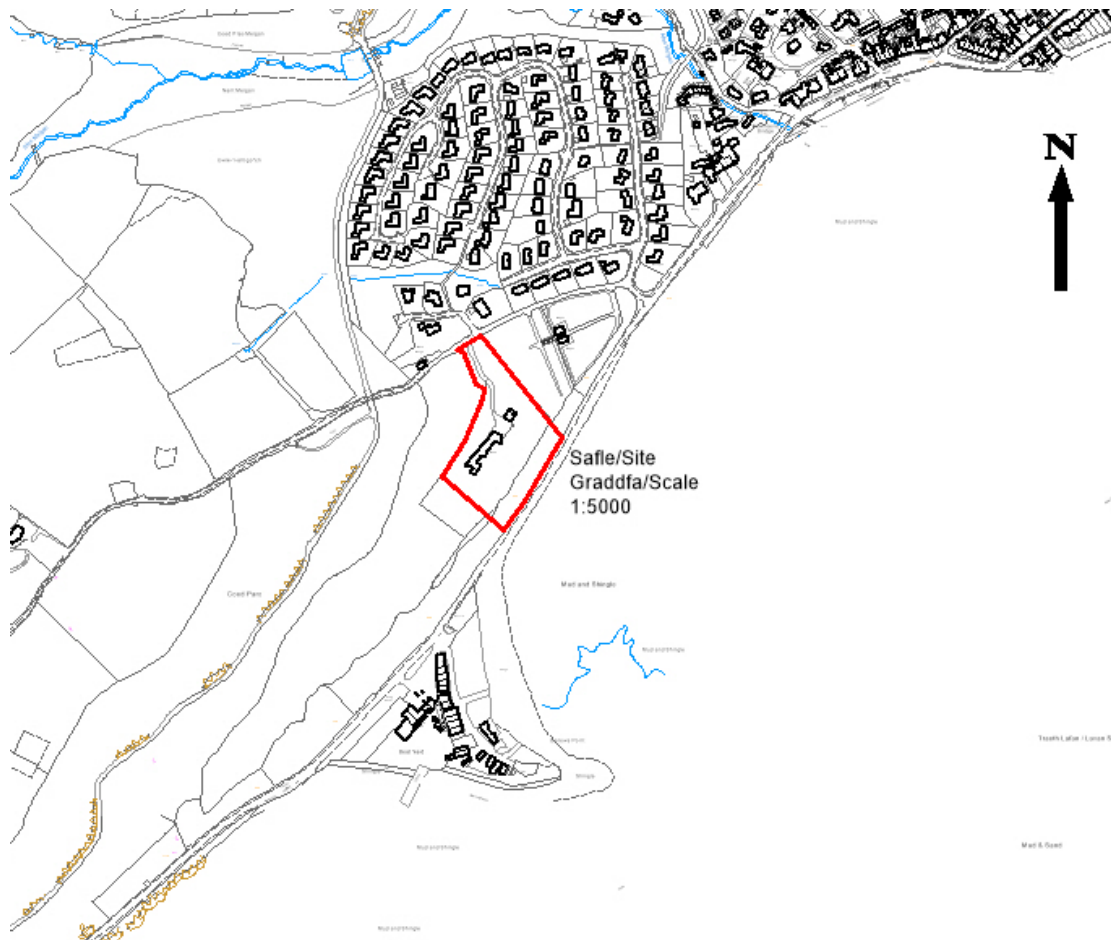
Rhif y Cais: **12C49P/DEL** Application Number

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: 26/04/2017

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

Recommendation:

Permit

Reason for Reporting to Committee:

Originally following a request by Local Member L Davies. However it was resolved to refuse the application at the last committee meeting and as such the application is represented following the required 1 month "Cooling off" period

"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;

The reason for refusal given at the last meeting was;

"The proposal does not address the needs of the local area as a need exists for housing of this type that caters for the needs of the elderly"

The application as presented is to vary a condition on the original approval which requires that the occupants are over the age of 55.

What must be assessed is whether or not planning permission could be granted for the proposed development without the condition.

The site is located within the settlement boundary for Beaumaris as identified in the stopped Unitary Development Plan. This being the case the principle for residential development is accepted. Nowhere in Development Plan policies is there a reference to restricting acceptable residential development to persons over a certain age. This being the case there is no planning requirement to impose such a condition.

The accepted use of the proposal was clearly identified in the condition which states " For the purposes of C3 use (Dwelling house)"

This approved use differs to that of sheltered housing for the elderly and as such the requirement or need for such accommodation cannot be imposed in this instance. It should be noted that there is no indicated need for open market sheltered type housing in the locality.

With these matters in mind it is considered that an application for the number of open market dwellings could be approved without restriction.

1. 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.

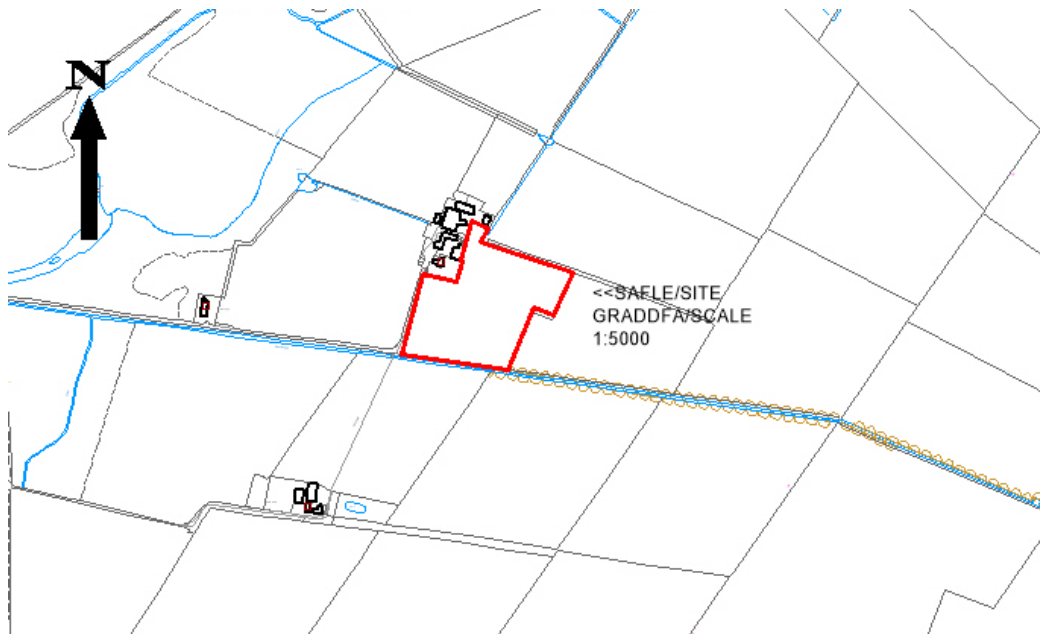
Rhif y Cais: **15C30H/FR** Application Number

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: 26/04/2017

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).

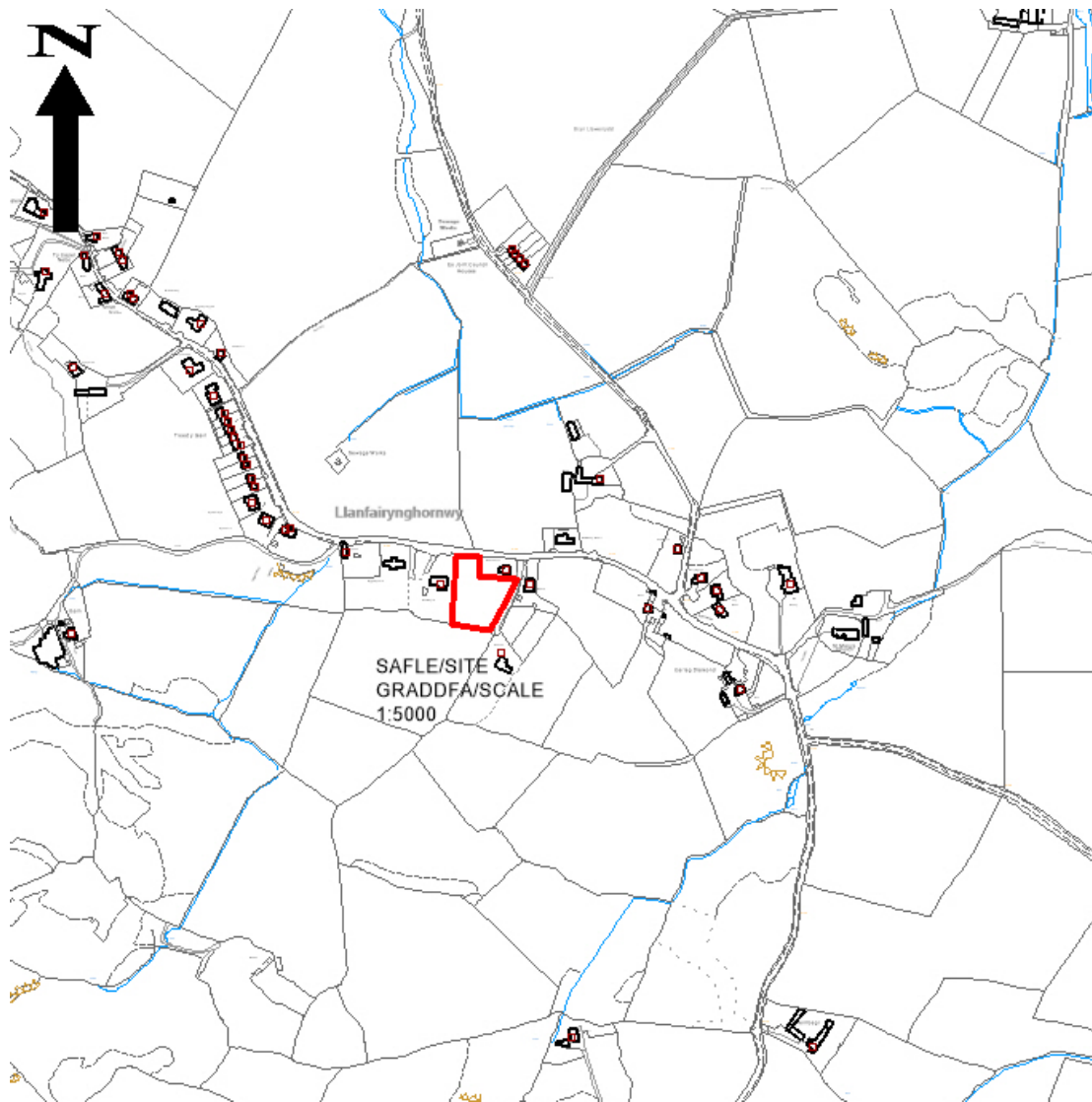
Rhif y Cais: **18C225B** Application Number

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: 26/04/2017

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 1st March 2107 the committee members recommended that a site visit should take place. The site visit took place on the 15th March 2017 and the members are now aware of the site and its settings.

At its meeting held on the 5th April 2017 the Committee resolved to approve the application contrary to officer recommendation. The recorded reasons being as follows:

Infill site forming part of the built up form of the village without causing harm to the landscape.

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

Paragraph 4.6.12.2 requires that;

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

This report will therefore give consideration to these matters;

i) Infill site forming part of the built up form of the village without causing harm to the landscape.

An application was received and refused for a new dwelling on land next to Arwelfa and opposite the local Community Centre which lies 60m to the east of the current application site. An appeal was lodged (appeal reference APP/L6805/A/14/2226611) and in his appeal decision the Planning Inspector stated;

9. The appeal site is separated from the dwellings either side by hedging/trees and fencing, and these represent a strong distinct physical barrier between those parts of the village built up along the road and the agricultural field. The strong boundaries to the field when viewed in the context of the agricultural land beyond reinforce the appeal site's rural appearance as opposed to any relationship with the built form of the settlement. This is particularly apparent when viewed from the higher ground along the minor road to the west and from a separate minor road to the north-east of the settlement. Any dwelling on the site would result in a prominent structure when viewed from adjacent roads and would disrupt the unspoilt open rural character of the field, which like numerous others along the road punctuate the settlement.

In Paragraph 10 of the appeal decision the Inspector stated;

10. The need for a visibility splay which would result in the removal of the existing hedge and stone wall to the front of the site would exacerbate the proposals detrimental impact on the rural character of the area.

Whilst the Planning Inspector acknowledged that the site formed part of the settlement of Llanfairynghornwy he concluded that the proposed development would represent an undesirable intrusion into the wider landscape to the detriment of the character and appearance of the AONB which it would neither conserve, nor enhance and therefore the proposal would be contrary to Policy 50 of the Ynys Mon Local Plan. The proposal also conflicts with national planning policy contained within Planning Policy Wales Edition 7 which affords AONB's the highest status of protection from inappropriate development.

In another appeal on land next to Carref Comad and on land opposite the dwelling known as Greensleeves which lies 180m (as the crow flies) from the current application the Inspector stated;

9. The strong physical boundaries to the field in which the appeal site is located reinforce its rural appearance rather than provide any strong association with the dwellings nearby, which is strengthened with the backdrop of the surrounding countryside to the rear of the site. ...Any dwelling on the site would be conspicuous when viewed from adjacent roads and would result in an intrusive form of development which would be significantly detrimental to the character and appearance for the area and the natural beauty of the AONB.

The Inspector concluded that;

12. The proposed development would represent an undesirable intrusion into the wider landscape to the detriment of the character and appearance of the AONB which it would neither conserve, nor enhance. The proposal would therefore be contrary to Policy 50 of the Ynys Mon Local Plan. The proposal also conflicts with national planning policy contained within Planning Policy Wales Edition 7 which affords AONB's the highest status of protection from inappropriate development.

The current application is similar to the above appeals as it is screened from the highway and adjoining properties by the strong physical boundaries of the field. The strong boundaries to the field when viewed in the context of the agricultural land beyond reinforce the application site's rural appearance as opposed to any relationship with the built form of the settlement

The site fronts the highway and the land is screened from the highway by the existing stone wall and hedge. The existing stone wall and hedge will be removed as part of the proposal in order to provide the necessary visibility splay and will therefore exacerbate the harm the development will have on the surrounding area.

Both of the above appeals were dismissed and clearly shows that the current application would have a detrimental impact on the character of the area and on the natural beauty of the AONB.

Due to the above it is not considered that the development is an acceptable infill development.

1. Recommendation

Refuse

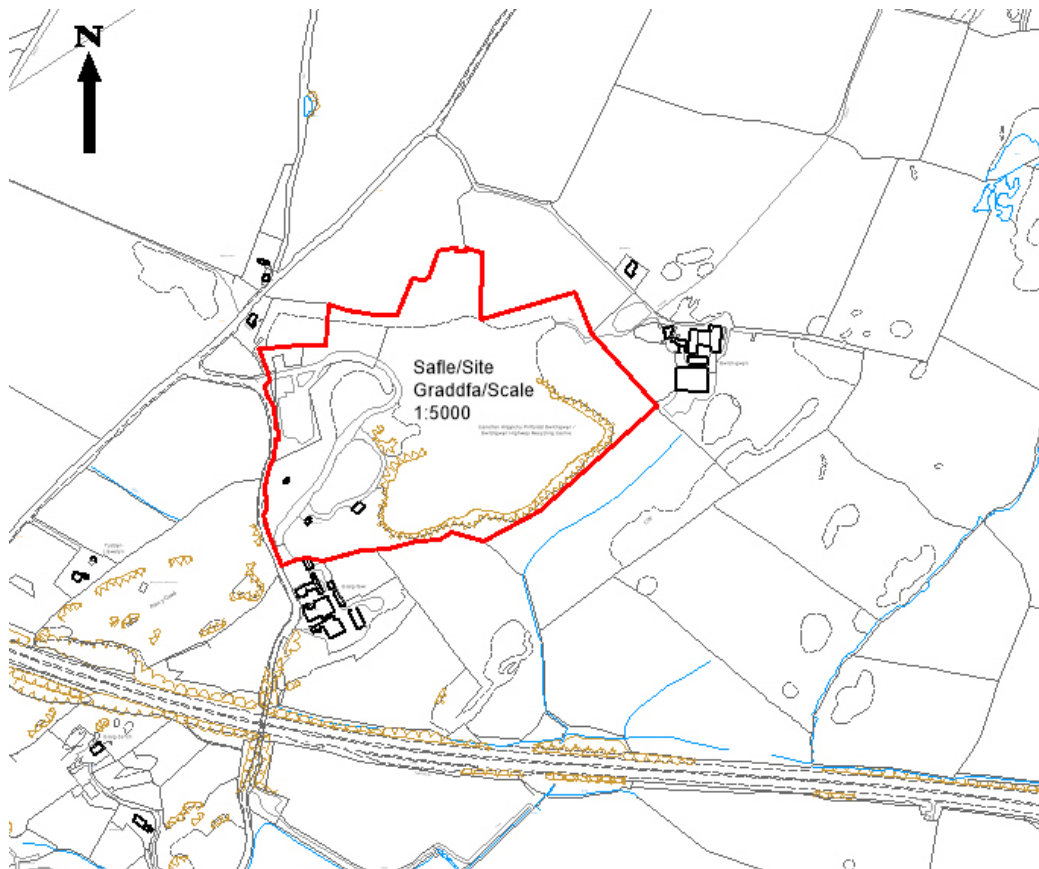
(01) The Local Planning Authority considers that the proposal would extend the built form into the open countryside and due to its scale and position would result in a harmful visual intrusion into the landscape which is designated as an Area of Outstanding Natural Beauty. The proposal is therefore contrary 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: **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: 26/04/2017

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

Recommendation:

Permit.

Reason for Reporting to Committee:

By request of the Local Member.

At its meeting on the 5th April, 2017 the committee members recommended that a site visit should take place. The site visit took place on the 19th April, 2017 and members will now be familiar with the site and its setting.

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 Llanfihangelesceifiog 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.

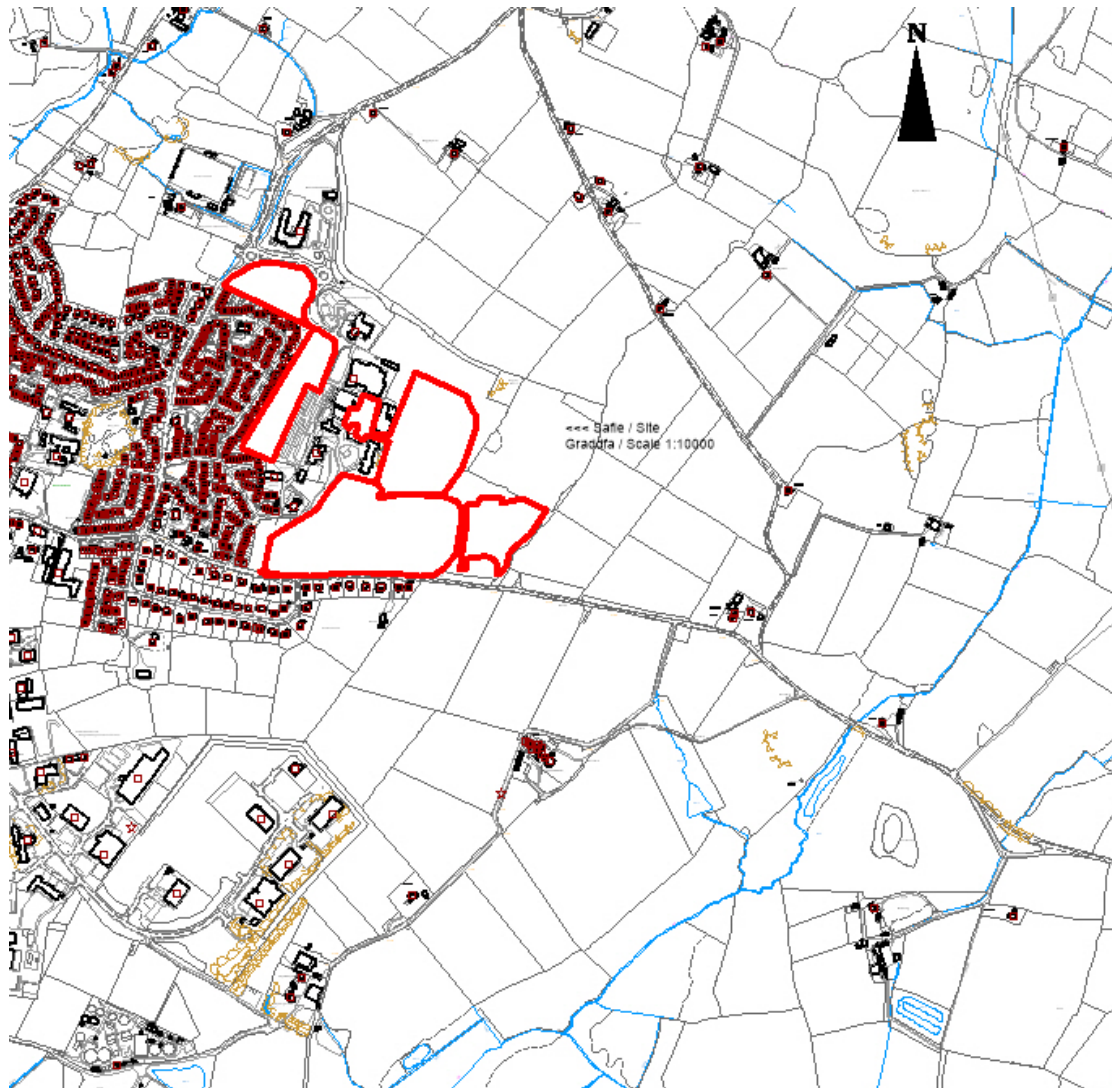
In addition the Head of Service be authorised to add to, remove or amend/vary any condition(s) before the issuing of the planning permission, providing that such changes do not affect the nature or go to the heart of the permission/development.

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: 26/04/2017

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

Recommendation:

Permit.

Reason for Reporting to Committee:

This application is the subject of an Environmental Impact Assessment and the proposals represent a departure from Development plan policy for which the recommendation is one of approval.

Members will recall visiting the site on the 15th March, 2017.

1. Proposal and Site

This application is hybrid in form as it seeks both full and outline planning permission. Full planning permission is sought for the New Engineering Centre (NEC), which forms part of the expansion of the College campus and children's play area. Outline permission is sought for the proposed residential development and development of a hotel and ancillary food & drink facility

The residential part of the application is made in outline form and is for 153 dwellings spread across 4 sites, 54% of the units will be of an affordable type, these units will be located on sites 1, 2 and 3. These lie to the west and north west of the existing college complex and abut the Pencraig estate. They comprise open grassland and are lined with self-seeded vegetation. Site 4 lies to the south of the complex and to the north of the Penmynydd Road

The hotel development and ancillary food and drink facility proposal located alongside the new link road to the east is again made in outline form. The hotel is primarily intended to provide accommodation for visiting lecturers, businesses, visitors to the College and relatives of students. It will also be available to the general public.

Training courses will also be provided for College students. Access will be off the Llangefni link Road associated car parking will be provided to the north.

The new engineering centre (NEC) seeks full planning permission. It will be located on the site of the existing independent living skills building which is no longer required, as the facility will be moved to the Canolfan Cefni Centre.

The proposed NEC building will extend to 3 storeys and cover a gross floor area of 4,600m². Each storey will extend to approximately 1,540m².

The NEC will house the teaching and other required facilities for the following courses: Electrical Engineering; Electro Mechanical Engineering; Mechanical Engineering Control & Instrumentation; and Plumbing, gas and building services. Some of the students occupying the Engineering Centre will be existing students who have been relocated from the College's Bangor campus.

The Engineering Centre will be accessed via the existing access off Talwrn Road and via the new Llangefni Link Road. The full planning application also includes an area of car parking, to be provided to the east of the proposed NEC. The car parking area will provide 254 no. parking bays, 3 no. and 8 no. bus parking bays.

A play area is also set aside for the proposed development, this is incorporated into site 1.

During the construction period of the development, it is anticipated that 80 Full Time Equivalent (FTE) jobs (gross) / 54 FTE jobs (net) will be created. The operation of the NEC, hotel and associated restaurant/cafe uses are anticipated to generate 77 FTE (gross) / 34 FTE (net) jobs and

16 FTE net indirect jobs, through the multiplier effect associated with using local supply chains. (Where gross is the number of jobs on site and net excludes those leaving other jobs to take on the jobs identified with the proposal).

As stated, the application is accompanied by an Environmental Impact Assessment (EIA) which informs the proposals including the following matters, landscape and visual impact, ecology and Nature Conservation, Cultural Heritage and Archaeology. Other matters were included and are dealt with elsewhere in this report.

The aim of Environmental Impact Assessment is to protect the environment by ensuring that a local planning authority when deciding whether to grant planning permission for a project, which is likely to have significant effects on the environment, does so in the full knowledge of the likely significant effects, and takes this into account in the decision making process.

In addition, a statutory public consultation process has been carried out and a pre application consultation report submitted as part of the application.

This Pre-Application Consultation (PAC) report provides a review of the stakeholder and community consultation undertaken by Grŵp Llandrillo Menai (GLLM)

The Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016 requires that the developer should undertake pre-application consultation for all planning applications that are classed as 'major' development for both full or outline applications. Major development is defined in article 2 of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012 (DMPWO) as being:

- (a) the winning and working of minerals or the use of land for mineral-working deposits;
- (b) waste development;
- (c) the provision of dwelling houses where;
 - (i) the number of dwelling houses to be provided is 10 or more; or
 - (ii) the development is to be carried out on a site having an area of 0.5 hectares or more and it is not known whether the development falls within sub-paragraph (c)(i);
- (d) the provision of a building or buildings where the floor space to be created by the development is 1,000 square metres or more;
- or
- (e) development carried out on a site having an area of 1 hectare or more;

The proposed development falls within the definition of major development as defined by (c) above. The order also requires that there be a 28 day publicity period prior to submitting a planning application and that the following should be undertaken:

- Display a site notice in at least one place on or near the land to which the proposed application relates for a period of no less than 28 days before submitting an application for the proposed development
- Write to "any owner or occupier of any land adjoining the land to which the proposed application relates"
- Make the draft planning application information available publicly
- Consult community and specialist consultees before applying for planning permission
- Consider if Environmental Impact Assessment (EIA) is required for the project
- Submit a pre-application consultation report (PAC) as part of the planning application

This document records the process of the pre-application consultation process as required above in the form of a PAC report.

The Order requires that the PAC report presents the following information:

- a) A copy of the site notice;
- b) A declaration that the site notice was displayed in accordance with the statutory requirements i.e. in at least one place on or near the development site for no less than 28 days;

- c) A copy of the notice given to owners and occupiers of adjoining land;
- d) Copies of all notices provided to councillors, town and community councils, and specialist consultees
- e) Copies of all responses received from specialist consultees with an explanation of how each response has been addressed by the developer
- f) A summary of all issues raised in response to the statutory publicity – the developer must confirm whether the issues raised have been addressed and if so, how they have been addressed.

Full details are included in the pre-application consultation report. In essence, 2 exhibitions were held in addition to the above requirements. The responses were generally supportive. There were however, 4 objectors along the Penmynydd Road.

As a consequence of this the 4 dwellings alongside the Penmynydd Road were removed from the scheme and replaced with planting.

2. Key Issue(s)

- a) Principle of development
- b) Landscape/built environment
- c) Education
- d) Highways
- e) Archaeology
- f) Welsh Language
- g) Affordable Housing
- h) Ecology
- i) Residential amenity
- j) Use of agricultural land

3. Main Policies

Gwynedd Structure Plan

Strategic Policy 1: Settlements in Gwynedd will be developed at a rate consistent with the needs of their communities for housing, work, leisure and community services within a framework of policies which safeguard community life and help conserve the environment.

Strategic Policy 2: To maintain the role of these focal centres which provide concentrations of employment opportunities, larger leisure facilities and other services.

Strategic Policy 3: To facilitate and promote employment opportunities at a suitable scale and at suitable locations throughout the County taking particular note of the economic development opportunities of the A55 improvements and other improvements in communication the need for integrated development by local authorities and development agencies to find suitable opportunities across the whole County directing attention towards the regeneration of a number of towns and other communities in the County.

Strategic Policy 5: To recognise that the Welsh Language is a material consideration in assessing the implications of development in Gwynedd. This will be implemented in a manner which ensures that the aim of safeguarding and nurturing the use of the Welsh language in Gwynedd is achieved.

Policy A1 - Sufficient Housing Land

Policy A2 - Location of Housing Land

Policy A6 - Housing in the Countryside

Policy A7 - 5 year land supply

Policy B1 - Employment Generating Developments

Policy B9 - Presumption in favour of proposals which expand the number and range of employment opportunities

Policy CH1 - Recreation and Tourism

Policy CH2 - High quality holiday accommodation

Policy D4 - Location, siting and design

Policy D32 - Layout and landscaping
Policy E1 - New retailing developments and redevelopments in existing town centres
Policy E3 - Retailing outside existing town centres
Policy FF11 - Adequacy of highway and
Policy FF12 - Parking provision.

Ynys Môn Local Plan (1996)

Policy 1 - General Policy
Policy 2 - New Jobs
Policy 5 - Design
Policy 8 - Holiday Accommodation
Policy 17 - Recreation and Community facilities
Policy 19 - Shopping
Policy 26 - Car Parking
Policies 31 and 32 - Landscaping
Policy 35 - Nature conservation
Policy 42 - Design
Policy 47 - Housing requirements
Policy 48 - Housing Development Criteria
Policy 49 - Defined settlements
Policy 52 - Exception sites
Policy 53 - Housing in the Countryside

Ynys Môn Unitary Development Plan (Stopped) 2005

Policy GP1 - Development Control Guidance
Policy GP2 - Design
Policy EP8 - Vibrant Town, District and Local Centres
Policy PO1 - Employment
Policy PO3 - Language and Culture
Policy TO2 - High Quality Holiday Accommodation
Policy PO4 - Location
Policy PO7 - Tourism
Policy HP7 - Affordable Housing
Policy EN4 - Biodiversity
Policy TR10 - Parking Standards
Policy EN1 - Landscape Character
Policy EN14 - TPO's & Hedgerows
Policy SG2 - Development and Flooding
Policy SG6 - Surface Water Drainage
Policy EP4 - Other Employment Opportunities and Rural Diversification
Policy EP9 - Retailing outside existing centres
Policy CC1 - Community Facilities

Interim Policy "Large sites" 2011

Emerging Joint Local Development Plan

Strategic Policy PS1 - Welsh Language and Culture [NMC56]
Strategic Policy PS 2 - Infrastructure and Developer Contributions
Strategic Policy PS1 - Infrastructure provision
Strategic Policy PS 4 - Sustainable transport, Development and Accessibility
Policy TRA 2 - Parking Standards [NMC 74]
Policy TRA 4 - Managing Transport Impacts
Strategic Policy PS 5 - Sustainable development [NMC 81]
Strategic Policy PS 6 - Alleviating and adapting to the effects of climate change [NMC82]
New Policy – Development Boundaries
Policy PCYFF 1 - Development Criteria [NMC 87]
Policy PCYFF 2 - Design and Place Shaping [NMC 88]
Policy PCYFF 3 - Design and Landscaping [NMC 89]
Policy PCYFF 4 - Carbon Management [NMC 90]

Policy PCYFF 5 - Water Conservation
Strategic Policy PS 1 - Providing Opportunity for a flourishing economy [NMC147]
Strategic Policy PS 11 - The Visitor Economy
Policy TWR 1 - Visitor Attractions and Facilities [NMC 160]
Policy TWR 2 - Holiday Accommodation
Strategic Policy PS16 - Conserving or enhancing the Natural Environment [NMC 271]

Please note that emerging policies followed by [NMC ____] indicate that these policies are subject to Matters Arising Changes and may not appear in the final plan as drafted

The Joint Local Development Plan (Gwynedd and Anglesey) is in the process of being prepared and is currently subject to a public examination. It is anticipated that the Councils will receive the Inspector's report regarding the public examination in May. In light of the maturity of the process of preparing the JLDP it should be referred to as material planning consideration in accordance with paragraph 3.1.3 of Planning Policy Wales (Edition 9, November 2016).

"Material considerations could include current circumstances, policies in an emerging development plan and planning policies of the Welsh Government. All applications should be considered in relation to up-to-date policies."

Paragraph 2.14.1 of Planning Policy Wales states:

"The weight given to the emerging JLDP (or plan that is being amended) when determining planning applications will generally depend on the stage it has reached, but it does not increase as the plan draws nearer towards being adopted."

Supplementary Planning Guidance

Design Guide for the Urban and Rural Environment
Affordable Housing
Holiday Accommodation (2007)

Planning Policy Wales Edition 9, 2016

Technical Advice Notes (TANs)

TAN1 - Joint Housing and land Availability Studies 2015
TAN 2 - Planning and Affordable housing 2006
TAN4 - Retail and Commercial Development,
TAN 12 - Design (2016)
TAN 13 Tourism 1997
TAN 18 – Transport (2007)
TAN 20 Planning and the Welsh language 2013
TAN 23 (2014) Economic Development 2014

4. Response to Consultation and Publicity

Local Members N Roberts, B Parry and D Rees: no response

Town Council: welcome the plan but to ensure community benefits for the town of Llangefni following the development, to phase and monitor the developments

Education: require financial contribution (see below)

NRW: No objection subject to conditions

Welsh Water: No objection require conditions.

Welsh Government Agricultural Land: no comments and for LPA to determine in light of policy

Highways: no objection require conditions

North Wales Police: do not object

North Wales Fire Service: do not object

Health Board: “we have discussed this with representatives of the West Area team and we do not believe there would be any significant issues arising for the Health Board either in terms of local capacity and infrastructure or any impact on property management and access”

Drainage Section: no evidence of flooding scheme acceptable

8 Letters have been received points raised include:

- Initial consultation by college unsatisfactory
- Economic benefits doubtful
- College land will be used up limiting expansion
- Will be drainage problems
- Ecological surveys inadequate
- Street lighting will be a problem for wildlife
- There is Japanese knotweed
- Will be light pollution
- Problems with education facilities capacity locally
- Hotel will harm other businesses
- Local surgeries struggle
- Lack of transparency didn't know college was going to develop on this scale
- Will harm the landscape and urbanize area
- There are red squirrels
- Erosion of Welsh language
- There will be loss of important hedges
- Residents were not aware of exhibition
- Site outside JLDP boundaries
- Is there a need for these homes
- There will be additional noise and disturbance
- Will kill off wildlife
- Too many students will make roads worse
- Access will not be safer than existing
- Drainage not sufficient
- Houses are being provided elsewhere nearby
- Hotel will not be cost effective as others have closed down
- Houses will not be bought by locals
- Contrary to policy
- Sites 1 and 2 provide a buffer zone
- The sites provide a pleasant space for students they will now be enclosed by housing.

5. Relevant Planning History

34C304 - Erection of a new agricultural building at – Granted 08/04/93

34C304A - Change of use of land from agricultural to a playing field and car park at – Granted 06/05/94

34C304B - Erection of a manure and slurry store on land at – Granted 15/09/94

34C304C - Extensions to create a boiler room at – Granted 20/01/95

34C304D - Erection of an extension on to the existing workshop at - Granted 06/06/96

34C304E - Erection of new farm buildings along with alterations to the existing buildings at – Granted 06/03/97

34C304F - Construction of a new teaching building along with alterations and improvements to the access road serving the site at - Granted 05/12/96

34C304G - Re location of the 3 greenhouses along with the erection of a new potting shed / store at – Granted 03/02/96

34C304H - Retention of the 6 mobile classrooms on land at – Granted 06/06/97

34C304J - Erection of a food technology unit together with associated car parking on land at – Granted 23/03/01

34C304K - Erection of new farm buildings together with the re-siting of an existing farm building on land at – Granted 13/07/99

34C304L - Erection of an extension on the existing brickwork workshop at – Granted 04/08/99

34C304M - Removal of existing temporary building and the erection of 2 temporary classrooms at – Granted 14/06/00

34C304N - Extension to the food technology unit at - Granted 23/03/01

34C304P - Demolition of the existing buildings and erection of a two storey teaching unit with associated car parking facilities at – Granted 24/04/02

34C304R -Alterations and Extensions to engineering workshop at – Granted 06/11/02

34C304T - Extension to the existing engineering workshop at – Granted 08/10/03

34C304W - Erection of an aluminium glazed extension to form lobby at – Granted 09/02/07

34C304X - Extension to car park at – Granted 01/08/08

34C304Y - Construction of a new Education Facility building to provide specialist energy and Fabrication Skills together with the removal of existing temporary tent structure - Granted 23/02/09

34C304Z - Demolition of three existing buildings, erection of a two storey extension to the Energy and Fabrication Centre together with an extension to the car park – Granted 16/06/10

34C304A/1 - Erection of a temporary modular building to provide training facility – Granted 14/09/11

34C304B/1 - Erection of a two storey extension to the food technology centre - Granted 11/04/12

34C304C/1/SCR - Screening opinion for the provision of heavy plant track ways, construction of hard standing areas, the erection of a security fence around the vehicle storage and the construction of a designated area for fire training equipment – EIA Not Required 07/12/12

34C304D/1 Full application for the provision of heavy plant track ways, construction of hard standing areas, the erection of a security fence around the vehicle storage and the construction of a designated area for fire training equipment – Granted 14/12/13

34C304E/1/RE - Full application for the erection of one 5.5kw wind turbine with a maximum mast height of up to 9m, rotor diameter of up to 3.1m, swept area of up to 16 metre square and a maximum upright vertical tip height of up to 15.24m – Approved 30/03/2016

34C304F/1/ECON - Extension to the existing campus comprising of the erection of three; three-storey units with 250 no associated car parking, a separate unit comprising of a gym and fitness studio with 60 no associated car parking together with an all-weather outside football pitch, and sustainable drainage system with all matters reserved- Approved 27/10/15

34C304G/1/SCR - Screening opinion for the an extension to the existing campus comprising of the erection of three; three-storey units with 250 no associated car parking, a separate unit comprising of a gym and fitness studio with 60 no associated car parking together with an all-weather outside football pitch, and sustainable drainage system with all matters reserved – 26/10/15 EIA Not Required

6. Main Planning Considerations

Principle of development (Housing)

Current Development Plans - The housing element of the proposal lies outside the development boundary for Llangefni in both the adopted Ynys Môn Local Plan (1996) and the stopped UDP (2005).

Due to the need to maintain a 5 year housing supply and the age of the development plan on Ynys Môn the Council adopted an Interim Planning Policy – Large Sites (2011) that can be used to consider applications for 50 or more houses within Llangefni, Amlwch or Holyhead on sites within or immediately adjacent to the development boundary.

This interim Planning Policy has a number of criteria within the policy that need to be satisfied to support applications under the policy. The main issues in relation to the interim policy and this proposal are:

Sequential test that demonstrates no suitable, feasible or viable alternative sites are currently available within the settlement;

that it provides 50% affordable housing provision unless it is supported by a viability study justifying a lower level;

Suitable infrastructure is in place or appropriate arrangements are made to ensure adequate provision in a timely manner;

Assessed for its suitability as an extension to the settlement;

Does not cause significant harm to the social, linguistic or cultural cohesion of the local community;

That the mix and type of housing proposed reflects the needs of the community.

Emerging Joint Local Development Plan (JLDP)

The housing element of this site forms T21, T22 and T23 housing allocations in the emerging JLDP. Paragraph 2.14.1 of Planning Policy Wales (PPW) states that the weight attached to an emerging LDP when determining planning applications will in general depend on the stage it has reached, but does not simply increase as the plan progresses towards adoption. The Inspector will consider the soundness of the whole plan and consequently policies could ultimately be amended or deleted from the plan even though they may not have been the subject of a representation at deposit stage (or be retained despite generating substantial objection). Certainty regarding the content of the plan will only be achieved when the Inspector delivers the binding report. In considering what weight to give to the specific policies in an emerging LDP that apply to a particular proposal, local planning authorities will need to carefully consider the underlying evidence and background to the policies. National planning policy can also be a material consideration in these circumstances (see paragraph 3.1.3 of PPW).

The T21, T22 and T23 housing allocation at Llangefni for an estimated 146 units in policy TAI 14 did receive a number of objections.

The Inspector did not instruct the Council to amend the Plan's overall housing figure or sites T21, T22 or T23. As such no change to sites T21, T22 or T23 is proposed and their designation can be given weight as a material consideration.

In conclusion, the proposed housing sites subject to this application are sites that have been identified in the emerging JLDP. Whilst the binding Inspectors Report is still to be received in relation to the JLDP the Council have not been instructed to introduce a MAC in relation to these proposed sites.

As part of the process of preparing the JLDP an assessment was made over the suitability or otherwise of candidate sites. The fact that sites T21, T22 and T23 appear in the Deposit Plan mean the Council consider them as a suitable extension to the settlement of Llangefni. An Urban Capacity study concluded that the anticipated growth level of the settlement could not be achieved through brownfield opportunities located within the development boundary as identified in the current development plans.

In addition the emerging plan was subject to a Language Impact Assessment and this concluded that the anticipated growth level of Llangefni (which of course includes the housing allocated sites) is not considered likely to have a negative influence on the language, especially with the incorporation of appropriate mitigation measures, such as phasing development, an adequate mix of housing units and requiring developer contributions to provide or enhance infrastructure.

It can therefore be concluded that the proposed sites in this application satisfies the sequential test, forms a suitable extension to the settlement and does not cause significant harm to the social, linguistic or cultural cohesion of the local community.

Principle of development (Hotel and food outlet)

Planning Policy Wales PPW (Edition 9 November 2016) sets out the land use planning policies of the Welsh Government. Chapter 4 of PPW Wales strengthens and clarifies the presumption in favour of sustainable development. The goal of sustainable development is to

“Enable all people throughout the world to satisfy their basic needs and enjoy a better quality of life without compromising the quality of life of future generations.”

For planning purposes the Welsh Government defines economic development as development of land and buildings for activities that generate wealth, jobs and income. Welsh Government advise that the planning system should support economic and employment growth alongside social and environmental considerations within the context of sustainable development.

TAN 23 (2014) Economic Development states that Local planning authorities should recognise market signals and have regard to the need to guide economic development to the most appropriate locations, rather than prevent or discourage such development (paragraph 1.2.5).

In accordance with Policies CH1 and CH2 of the Gwynedd Structure Plan, proposals for tourist development and holiday accommodation will be permitted where they accord with other plan policies. Policy 8 of the Ynys Môn Plan reiterates this policy. Similarly, the Stopped UDP stipulated that high quality tourist accommodation will be permitted where proposals do not cause unacceptable harm to the environment (Policy TO2).

Emerging policies within the JLDP recognise the need to support a sustainable tourism sector which provides high quality facilities to meet modern day needs (Policy SO13). The Councils will support a year long tourism industry and the enhancement of serviced accommodation (Policy PS11).

The proposed hotel will assist in strengthening the tourism sector in Anglesey, through the provision of additional jobs and economic value. The addition of this unit in Llangefni will diversify the existing accommodation offer, which predominantly comprises small scale operators. The proposed hotel use will be open to the general public; however the predominant target customers are to be visitors to the College campus, including lecturers, students attending short courses and parents of students.

In addition to providing accommodation for visitors associated with the College, the proposed hotel and ancillary food & drink use will provide training opportunities for students studying hospitality

and catering courses. Therefore, the proposed development will assist in training the workforce, ensuring that the vision for growth in this sector is supported.

The proposed hotel use will improve the quality, quantity and choice of the existing accommodation stock, supporting the growth of the tourism sector in a key Urban Service Centre. There is limited provision of serviced accommodation in Llangefni and it is not considered that the proposal would have an adverse effect on existing businesses.

Policy PS11 of the JLDP states that the provision of high quality serviced accommodation in, or near, sub-regional, urban and rural service centres and villages is supported. Policy TWR1 states that new visitor attractions and facilities will be encouraged to locate to sites within the development boundary. However, the supporting policy text recognises that in exceptional circumstances some facilities may require a non-urban location.

The adopted Holiday Accommodation SPG (2007) states that within, or on the edge of, Main Settlements the redevelopment of a site for holiday accommodation can normally be supported, providing that the scale of the proposal can be absorbed.

As detailed above, the proposed hotel and ancillary food & drink use has clear links to the Grŵp Llandrillo-Menai Llangefni Campus, including the training opportunities which are anticipated as a result of co-locating the College and Hotel / Food & Drink use. Due to this connection, it is not possible to locate the proposed hotel and ancillary food & drink use within the town centre of Llangefni. The proposed development must have a strong physical link to the College, in order to maximise training opportunities and ensure that visitors to the College are accommodated in close proximity to the campus.

PPW establishes the principle of a sequential test in relation to town centre related uses which have direct relevance to economic land uses. Accordingly when determining applications, local planning authorities should seek to replicate this approach. Local planning authorities should apply judgement depending on the nature of the economic use and its applicability to a particular location. They should give first preference to sites within the boundaries of settlements. As a second preference, they should consider edge of settlement sites. As a third preference, they should consider identifying land in the open countryside if the resulting benefits outweigh any adverse impacts of the development. It is considered that the onus of proof that more central sites have been thoroughly assessed rests with the developer.

The applicants submitted details in respect of the sequential approach justifies the sites use for the use proposed, other sites have been identified and the reasons for their unsuitability assessed. Availability, size and location were the criteria used and site visits were made to identify sites along with desktop research, investigating the emerging JLDP and looking at existing planning permissions.

22 sites were identified but only 4 sites exceeded the 1.67ha requirement. These included;

Land adjacent to Ysgol y Bont - This however has a proposed JLDP allocation for 41 houses on part and B1-B8 Employment use.

Land at Bodfordd (Nr Cefni reservoir) - Unsuitable due to distance from College.

Bryn Cefni Industrial Estate - Again primarily for B1-B8 Employment uses and again too far from college.

Llangefni Industrial Estate - Unsuitable environment and too far from college.

Planning permission 36C175K/TR/ECON - This is a permission for a hotel, located on the outskirts of Llangefni. Application 36C175K/TR/ECON sought permission for a hotel (Travel lodge, petrol filling station, restaurant and drive-thru restaurant). The application site for this proposal is to the south of the A55, at junction 6. The site is not considered suitable as it is located approximately 2.3 miles (approximately 50 minutes' walking distance) from the Coleg Menai Llangefni campus, and is severed from Llangefni by the A55 North Wales Expressway

The site identified and which is the subject of this application is adjacent to the new Llangefni link road which it is submitted now defines the settlement, furthermore this location if the development were to go ahead would clearly represent an “On the edge of “ development within easy walking access of the college.

It is considered that in light of this and the policy support as outlined the development of this land for a hotel and food and drink use can be supported.

Principle of development (New Engineering Centre)

Grŵp Llandrillo-Menai Further Education College plans to develop Coleg Menai Campus as its “Technology Centre of Excellence for Anglesey and Gwynedd”.

Guidance in national planning policy supports new and existing education and community facilities with Planning Policy Wales (PPW) stating that:

Adequate and efficient infrastructure, including services such as education and health facilities along with water supply, sewers, waste management, electricity and gas (the utilities) and telecommunications, is crucial for the economic, social and environmental sustainability of all parts of Wales. It underpins economic competitiveness and opportunities for households and businesses to achieve more socially and environmentally desirable ways of living and working.

PPW also states that an effective way to achieve regeneration is to foster integrated communities within the existing settlement pattern by promoting mixed use development, comprising appropriate combinations of housing (including affordable housing), employment, retailing, education, leisure and recreation uses and open space. It further states that:

Uses which need to be accessible to a large number of people, including retailing, major leisure uses (such as theatres, multi-2 screen cinemas, bingo halls and bowling alleys), offices of central and local government, commercial offices, hospitals and tertiary education facilities are preferably to be located in town centres.

Policy 17 of the YMLP and CC1: Community Facilities of the stopped UDP states that the council will permit the development of facilities to improve community services within or adjacent to development boundaries. The reasoned justification to the policy states that in order to maintain sustainable communities it is important that community services including education facilities are encouraged and supported. The UDP recognises the importance of education establishments such as Coleg Menai and wishes to maintain the current facilities and encourage future development as they have an integral role to play in the area’s social and economic development.

Policy EP8: Vibrant Town, District and Local Centres of the stopped UDP (2005) promotes the vitality, viability and attractiveness of the centres identified within the plan. The criteria found within the policy most relevant to this application include:

- Ensuring that established centres remain the primary focus for a wide range of retail (A1,A2 and A3), commercial and public offices (B1), community facilities and institutions (D1) and entertainment and leisure (D2);
- Ensuring that all proposals are compatible with scale, character and function of the centre;
- Ensuring that, either individually or cumulatively, proposals within centres are not detrimental to the vitality and viability of any neighbouring centre;
- Promoting, in partnership with outside agencies and developers, a range of environmental and security improvements to ensure that all centres remain attractive as places to visit or live.

The proposed development is acceptable in principle and is consistent with national and local policy.

Landscape and Built Environment

The sites comprise former agricultural enclosures subdivided by hedges and bordered by treed shelterbelts with a few internal remnant parkland trees.

Sites 1-3 border existing residential development from Lôn Talwrn and education facilities on and off site. Site 4 and 5 bound the new link road connecting Lôn Penmynydd to Lôn Talwrn. Formerly well enclosed by the treed boundaries of the Coleg Menai site, this is now partially open to roadside views on the approach from Penmynydd and internally via the new link road.

The site is within LANDMAP Aspect Areas YNSMNVS059 (Sites 1-3) and YNSMNVS012 (sites 4 and 5). Landmap ascribes a moderate value to each. Sensitivity is described in the EIA as ranging from low to the west (bordering existing linear housing development) and medium to the north, east and south (bordering the wider agricultural landscape). The major detracting feature to sites 4 and 5 is identified as the link road. Some of the visual effects of this will be reduced as new mitigation planting establishes.

The site is within LCA 17 – West Central Anglesey described as ‘an expansive LCA which includes a large area of the rural heartland of Anglesey, and including the settlements of Gwalchmai and Llangefni. The LCA also includes a small section of coastal landscape at Rhosneigr including Traeth Llydan, with its associated dune system and impounded water body (Llyn Maelog)’.

Relevant Key issues are:

Development around settlement edges should:

- Be of a form and character appropriate to each settlement.
- Be considered in terms of impacts upon the wider landscape
- Seek to integrate using landform, vegetation etc. to minimise impacts.
- Ensure that standard solutions are not used in order that the inherent characteristics of the area are contained within the design.

The development of the link road has affected the agricultural character of the land and opened up new views across the site. However, it remains largely enclosed to the wider landscape, which limits the geographical extent of landscape and visual effects.

It is considered that mitigation through the retention of external woodland and additional planting will reduce the wider landscape effects with some of the site merging with the urban edge of Llangefni.

It is not considered that the impacts of the proposed developments are such that they could be refused on visual impact grounds.

Education

The Lifelong Learning Department calculates the cost of providing additional places for pupils in educational establishments by multiplying **the number of pupils eligible for contribution** with a cost multiplier for that educational sector. Due to the fact that the Welsh Government has not provided specific guidance regarding the cost of providing additional places for pupils in schools, the sum of the contribution expected from developers is based on the cost multipliers of the UK Government’s Department for Education. These multipliers reflect the cost of providing an additional place for one pupil when such a need has been proven.

The multipliers used take into account the 2013 factors and inflate them to 2014/15 prices using the latest ONS GDP deflator series.

The multipliers for 2014/15 are as follows:

- Nursery (3-4 years old) and primary schools (pupils aged 4 to 10) – £11,024.79
- Secondary schools (pupils aged 11 to 16) – £16,706.45
- Secondary schools (pupils aged 17 to 18) – £18,096.56

The assessment shows that additional capacity of 36 places for the primary age (4-11) is required the cost for which will be £396,892.

It is anticipated that this amount will facilitate the extra facilities required to cater for the additional provision required if the proposed development were to go ahead.

Highways

The construction of the Llangefni link road has essentially “opened” up the colleges land for development and good access is now available for the sites the subject of this application.

In light of this the Highways Authority raise no objection to the scheme but suggest conditions.

Archaeology

Gwynedd Archaeological Trust has been consulted in respect of the application and state in their comments:

“The majority of the application area appears to be of relatively low archaeological potential, with localised areas of surviving buried archaeology. This accords with the results of the ongoing archaeological mitigation associated with the adjacent link road, and may be considered a reasonable indication of the overall potential of the site.

The principal archaeological discovery is the western half of the early medieval cemetery exposed during link road construction. This mostly lies outside the area proposed for development, but within the red line boundary. The cemetery is a nationally important and vulnerable site, and will need to be included within the archaeological mitigation strategy: the long-term preservation of the remains is felt to be neither feasible nor justified, owing to the proportion of the remains already lost to the link road and the future threat from factors such as landscaping, continuing use of the land by the college, or changes to burial conditions resulting from the development. The evaluation identified several other archaeological features, comprising a burnt mound, a pit or corn drier, and ditches of varying date and interest. These features and any associated evidence not identified by the evaluation will be destroyed by the development and therefore require archaeological recording prior to their loss.

The remainder of the site was noted as being undisturbed and therefore retaining a general potential for buried archaeology, with the exception of Sites 1, 2 and part of Site 3, which were found to have been subject to modern disturbance, but still retaining a potential for truncated remains.

In the light of these comments and in accordance with Planning Policy Wales (2016) and Welsh Office Circular 60/96: ‘Planning and the Historic Environment: Archaeology’, it is recommended that the local planning authority should require that appropriate archaeological mitigation is undertaken”

In respect of this a condition has been suggested and this will be attached to any consent given.

Welsh Language

Isle of Anglesey County Council recognises that:

‘Anglesey is counted as one of the strongholds of the Welsh language and the Welsh language is a natural element of everyday life of the island and is a reflection of its traditions and culture. Linked to this is the rich history and Welsh culture that defines the area and its inhabitants.’ (Anglesey Welsh Language Strategic Forum, 2016).

The Welsh Government also recognises that education has a crucial role to play in order to support the aspirations of a bilingual nation (Iaith Fyw, Iaith Byw, Welsh Language Strategy 2012-2017) and supporting the use of the Welsh language within communities. The proposed NEC expand the provision of bilingual education for the local people of Anglesey and North Wales. The new training opportunities which would be offered by the proposed NEC will broaden the education and training

opportunities available on Anglesey. This in turn will help to retain local people (including Welsh speakers) by providing them with the right skills, qualifications and knowledge to apply for any proposed employment opportunities associated with the energy sector on Anglesey. This is expected to include high quality, permanent jobs. This will have a long-term beneficial effect on Welsh language and culture.

Furthermore, the proposed development, through the provision of up to 153 residential dwellings, 83 of which are proposed as affordable dwellings, will contribute greatly towards meeting an identified local need for affordable housing. Housing affordability is an issue facing Isle of Anglesey as a whole, including Llangefni, and this proposal will ensure that the local population, a high proportion of which are Welsh speakers, will be able to meet their housing need in an affordable manner. This is important in terms of ensuring the long-term sustainability of Welsh speaking communities. Local people, including young people, will be able to remain to live in their local communities, raising bilingual families and contributing towards the use of the Welsh language and supporting Welsh culture in the community.

Additionally, the economic benefits associated with the proposed development, during construction and operation of the NEC and proposed hotel will support the local economy and in turn support and maintain the Welsh language and culture. Support for the local economy will be in the form of supporting existing and additional employment opportunities, supply chain initiatives and apprenticeship opportunities. The proposed NEC and hotel development will also diversify the local economy, which will support a sustainable community where the Welsh language can thrive.

Affordable Housing

The affordable housing element of the proposed development will be located on 3 sites:

- Site 1 is a green field site around 1.3 hectares in size, with 0.49 hectares of this allocated to housing. The indicative scheme in the masterplan depicts a development of 23 dwellings.
- Sites 2 and 3 are two connected parcels of vacant green field land to the west of the college campus car park and south of site 1. The indicative scheme in the masterplan depicts 60 dwellings comprising of 28 houses and 32 flats accommodated in 4 apartment blocks.

There will be a combined total of 83 affordable homes, or 54% of the 153 units to be delivered across all four sites.

Due to the number of homes to be provided, it is proposed that the affordable units are brought forward on a parcel-by-parcel basis (Sites 1 - 3), rather than to scatter them throughout all four sites. The reasons given for this are twofold:

Firstly to ensure that a development with such a high proportion of affordable units can be serviced and maintained in a financially viable manner over the life span of the dwellings: grouping houses together is typically more economical and preferable from a management perspective for Housing Associations.

As of January 2017 there were over 80 applicants on Anglesey's Housing Register looking for "general needs" properties in Llangefni and over 20 looking for accommodation suitable for older people.

Analysis of the waiting list indicates that there is a particular need for smaller units (1 bedroom and some 2 bedroom) and also unmet need for larger 4 bed homes.

There is also significant demand for "intermediate" housing (i.e. affordable homes priced between market price and social rents). As of January 129, households were registered on the Tai Teg Affordable Housing Register who would like to find an affordable home in Llangefni.

The exact mix of units to be provided will be the subject of further discussions and will be specified at the detailed application stage.

It is considered that the proposals comply with the aforementioned policy requirements and will help to satisfy an existing need.

Ecology

An Ecological Impact Assessment (EclA) forms the main supporting information for the Ecology and Nature Conservation chapter within the submitted Environmental Statement.

Supporting surveys include

- Extended Phase 1 Habitat Survey;
- Breeding bird surveys
- Bat surveys;
- Red squirrel surveys
- Habitat Assessment for great crested newts and other notable/ protected species.

The EclA report covers the five separate sites, which make up the hybrid planning application. The report aims to identify, quantify and evaluate the potential significant effects of the scheme's proposals on the nature conservation interest of the sites.

Main impacts at this stage are considered to be the removal of boundary features such as hedgerows and potential effects to bats as a result of the loss of commuting and foraging routes, and birds as a loss of breeding areas. Proposed lighting schemes may also indirectly impact upon bats and birds.

Recommendations are provided in Section 8 to mitigate/ lessen impacts of the scheme. These include:

- Planting Schemes and Management strategies
- Construction Environment Management plan (CEMP) covering works in relation to existing trees, boundaries, and matters such as bio security.
- Lighting scheme
- Clearance methodology
- Bird Nest boxes, installation
- Bat boxes, installation
- Creation and management of ponds
- Woodland Management Plan
- NRW licence(s) in relation to protected species, as appropriate

IACC's Ecologist has advised that the material presented forms a satisfactory basis on which to go forward. Appropriately worded planning conditions can be prepared to cover the mitigation action areas and a Section 106 agreement will secure the long-term management of habitats at the site. NRW also confirm that the proposals are acceptable subject to conditions.

Residential Amenity

Residential properties skirt sites 1, 2 and 3 however given the proximity of those dwellings and the proposed layout of the new dwellings it is not considered that there will be undue harm by way of overlooking. The housing part of the proposals are outline applications and the siting and layout will be subject to further reserved matter applications where the exact positioning of the proposed units can be assessed.

In respect of site 4 there will be a road and planting between the existing properties along Penmynydd road which will be approx. 60m away from the nearest proposed unit.

Additionally the proposed hotel and food and drink outlet will be located approximately 150m away with an intervening roundabout.

With these matters in mind it is not considered that there will be undue harm to the amenities of any of the residential properties in the locality.

Use of agricultural land

Planning Policy Wales in para 4.10.1 requires that;

“In the case of agricultural land, land of grades 1, 2 and 3a of the Department for Environment, Food and Rural Affairs (DEFRA) Agricultural Land Classification system (ALC) is the best and most versatile, and should be conserved as a finite resource for the future¹⁰. In development plan policies and development management decisions considerable weight should be given to protecting such land from development, because of its special importance. Land in grades 1, 2 and 3a should only be developed if there is an overriding need for the development, and either previously developed land or land in lower agricultural grades is unavailable, or available lower grade land has an environmental value recognised by a landscape, wildlife, historic or archaeological designation which outweighs the agricultural considerations. If land in grades 1, 2 or 3a does need to be developed, and there is a choice between sites of different grades, development should be directed to land of the lowest grade

It has been identified that there is an area of 1.5ha of grade 3a outside the link road which will be lost as a consequence of this development. The applicant has however, submitted details showing that there is no alternative lower grade land available which would serve the intended purpose with suitable links to the college.

The land in question will accommodate the hotel and food and drink facility. It has however with the development of the link road been “cut off” from the wider agricultural land with the drainage pond, Penmynydd Road, mitigation planting and link road abutting and is now not considered suited to agricultural use.

As such, it is not considered that there is any conflict with the policy requirements of PPW.

7. Conclusion

It has been shown in the contents of this report that there is policy support for the principle of this development.

Furthermore upon further analysis it can be seen that the proposals will not cause undue harm to the environment or residential amenity and will serve to underpin the Welsh language. The proposed mitigation which has been identified in the submitted details will ensure that protected species and archaeology are protected and the contribution to the provision of affordable housing and education is to be welcomed.

The proposed development will also create an educational centre of excellence providing training and education for future generations while providing quality secure jobs on the island.

8. Recommendation

To approve the application following the signing of a S106 agreement requiring that up to 50% of the dwellings will be of an affordable type, a Financial contribution to the Education Authority and the management of the woodlands and planting.

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

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

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

(04) Before any development commences, details shall be submitted to and approved by the Local Planning Authority in connection with the following reserved matters:

- i) Full details of the means of access to the site.**
- ii) The proposed road layouts, extent and position of vehicle turning facilities, car parking facilities and delivery & loading and unloading facilities.**
- iii) A scheme for surface water drainage and means of disposal including the position of gullies, chambers and outfalls, with pipe diameters and design data.**
- iv) A scheme for street and outdoor lighting.**

Reason: In the interests of amenity and highway safety.

Full planning permission

(05) 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.

Combined

(06) Prior to the commencement of work an appropriate strategy to demonstrate that planting connectivity in the area will be adequately maintained the strategy shall include; the corridor to be retained/established, planting (species composition to be undertaken and lighting specifications to be utilized along this corridor and adjacent areas where light spill may affect the corridor.

Reason: To protect any protected species.

(07) Prior to the commencement of work a Biosecurity Risk Assessment shall be submitted to and approved by the Local Planning Authority the recommendations contained therein shall be implemented during the course of the development.

Reason: To protect the wildlife present.

(08) No development shall commence until a drainage scheme for Site 1 of the development, as identified on Drawing No. CS087795-CAP-XX-00-DR-L-0001 Rev P1 – Site Location Plan, has been submitted to and agreed in writing by the Local Planning Authority. The scheme shall demonstrate that foul flows only from no more than 23 dwellings shall discharge to the public sewer in Lon Talwrn between manhole reference number SH46767151 and SH46767152, as indicated on the extract of the Sewerage Network Plan attached to this decision notice.

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.

- No development shall commence on Sites 2 – 5 and the New Engineering Centre, as shown on Drawing No. CS087795-CAP-XX-00-DR-L-0001 Rev P1 – Site Location Plan, until a drainage scheme has been submitted to and agreed in writing by the Local Planning Authority. The scheme shall demonstrate how each site will be effectively drained to the public sewerage system and how the foul flows will eventually drain to:

i) The 150 mm combined sewer at manhole reference number SH46746801 as indicated on the extract of the Sewerage Network Plan attached to this decision notice.

or

ii) Another point of connection on the public sewerage system is identified by a hydraulic modelling assessment, which shall be first submitted to and approved by the local planning authority. Thereafter the connection shall be made in accordance with the recommended connection options

following the implementation of any necessary improvements to the sewerage network as may be identified by the hydraulic modelling assessment.

(09) The agreed scheme for each site shall be delivered in full and remain in perpetuity prior to the occupation of any building hereby approved.

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.

(10) The proposed development site is crossed by a 400mm public rising main and a 150mm public combined sewer with their approximate position being marked on the attached Statutory Public Sewer Record. Their position shall be accurately located and marked out on site before works commence and no operational development shall be carried out within 3 metres either side of the centreline of the 150mm public combined sewer and 4 metres either side of the centreline of the 400mm public rising main.

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

(11) The proposed development site is crossed by trunk/distribution watermains with their approximate position being marked on the attached plan. Their position shall be accurately located and marked out on site before works commence and no operational development shall be carried out within 3 metres either side of the centreline of the public watermains.

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

(12) a) No development (including topsoil strip or other groundworks) shall take place until a specification for a programme of archaeological work has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out and all archaeological work completed in strict accordance with the approved details.

b) A detailed report on the archaeological work, as required by condition (a), shall be submitted to and approved in writing by the Local Planning Authority within twelve months of the completion of the archaeological fieldwork or completion of the development, whichever is the sooner.

Reasons:

1) 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.

2) To ensure that the work will comply with Management of Archaeological Projects (MAP2) and the Standards and Guidance of the Chartered Institute for Archaeologists (CIfA).

(13) An Arboricultural Implications Assessment and Arboricultural Method Statement to BS: 5837 2012, based on the Amenity Tree Care Tree Survey and Constraints Report shall accompany any full or reserved matters application.

Reason: In the interests of amenity.

(14) A completed woodland management plan (to consider the entire site) shall accompany any full or reserved matters application

Reason: In the interests of amenity.

(15) No part of the development the subject of outline consent shall be commenced until the all stages of the Llangejni link road are completed and operational.

In the interests of highway safety.

(16) The commencement of the Development shall not take place until a Travel Plan has been submitted to, approved in writing by and deposited with the Council. The Plan shall set out proposals to positively encourage visitors, staff and contractors to travel to and from the Site by alternative means of travel to single occupancy private car, set out a timetable for implementation and a programme and methodology for monitoring and review. The approved Plan shall be implemented in accordance with the timetable set out therein except in so far as any variation to it has been approved in writing by the Council.

Reason: To encourage travel to and from the Site by more sustainable means than single occupancy cars.

(17) Prior to the commencement of the development hereby approved a Construction Traffic Management plan shall be submitted to the Local Planning Authority for its written approval. The Plan shall include as a minimum, but not limited to:

- i) The routing to and from the site of construction vehicles, plant and deliveries**
- ii) The parking of vehicles for site operatives and visitors**
- iii) Loading and unloading of plant and materials**
- iv) Storage of plant and materials**
- v) Wheel washing facilities where appropriate**

(18) The applicant shall ensure that the requirements of the approved plan shall be adhered to throughout the construction of the development.

Reason: To ensure reasonable and proper control is exercised over construction activities in the interests of amenity and highway safety.

(19) No development shall commence until measures are in place to secure the future maintenance of the roads in accordance with details to be submitted to and approved in writing by the local planning authority.

Reason: To comply with the requirements of the Highway Authority, in the interests of safety and amenity to ensure there is safe and convenient access to the various parts of the development site.

(20) No surface water from within the curtilage of the development site shall 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 in writing by the Local Planning Authority. No building, car park or access road hereby approved shall be brought into use until the approved scheme has been implemented in full and to the written satisfaction of the Local Planning Authority.

Reason: To ensure the site is adequately drained without detriment to the adjoining highway.

(21) Prior to the commencement of any works a site-wide Construction Environmental Management Plan (including a Construction Travel Plan) shall be submitted to and approved in writing by the Local Planning Authority. The plan shall include the following matters:

- Protective measures to trees and shrubs**
- Signage for the construction traffic, pedestrians and other users of the site,**
- Controls on the arrival and departure times for the construction vehicles;**
- Piling methods (if employed)**
- Earthworks;**
- Hoardings to the site,**
- Hours of working,**
- Details of how noise, lighting, dust and other airborne pollutants, vibration, smoke, and odour from construction work will be controlled and mitigated**
- Waste management and disposal and material re use,**

- Prevention of mud / debris being deposited on public highway;
 - Protection of the amenities of nearby residential occupiers
 - Materials storage; and hazardous material storage and removal.
- A system for the management of complaints from local residents**
- Emergency Containment Procedures

Reason: To ensure the construction environment is not harmful to the amenities or wildlife of the locality.

(22) The prior agreement of the local planning authority in writing shall be obtained before any trees or hedges on the site or on the boundaries of the site are lopped, topped or felled, and if any such trees or hedges are felled they shall be replaced to the satisfaction of the local planning authority.

Reason: the interests of amenity.

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

(24) Details for the construction of ponds included as part of the scheme shall be submitted to the Local Planning Authority for its written approval prior to the commencement of those works

Reason: To ensure there is no harm to the environment.

(25) Alternative habitats (Bat boxes) shall be installed in accordance with a scheme to be agreed in writing with the Local Planning Authority.

Reason: In the interests of preserving the wildlife of the site.

(26) Full details of any lighting to be included as part of the scheme shall be submitted prior to the commencement of those works.

Reason: In the interests of amenity.

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

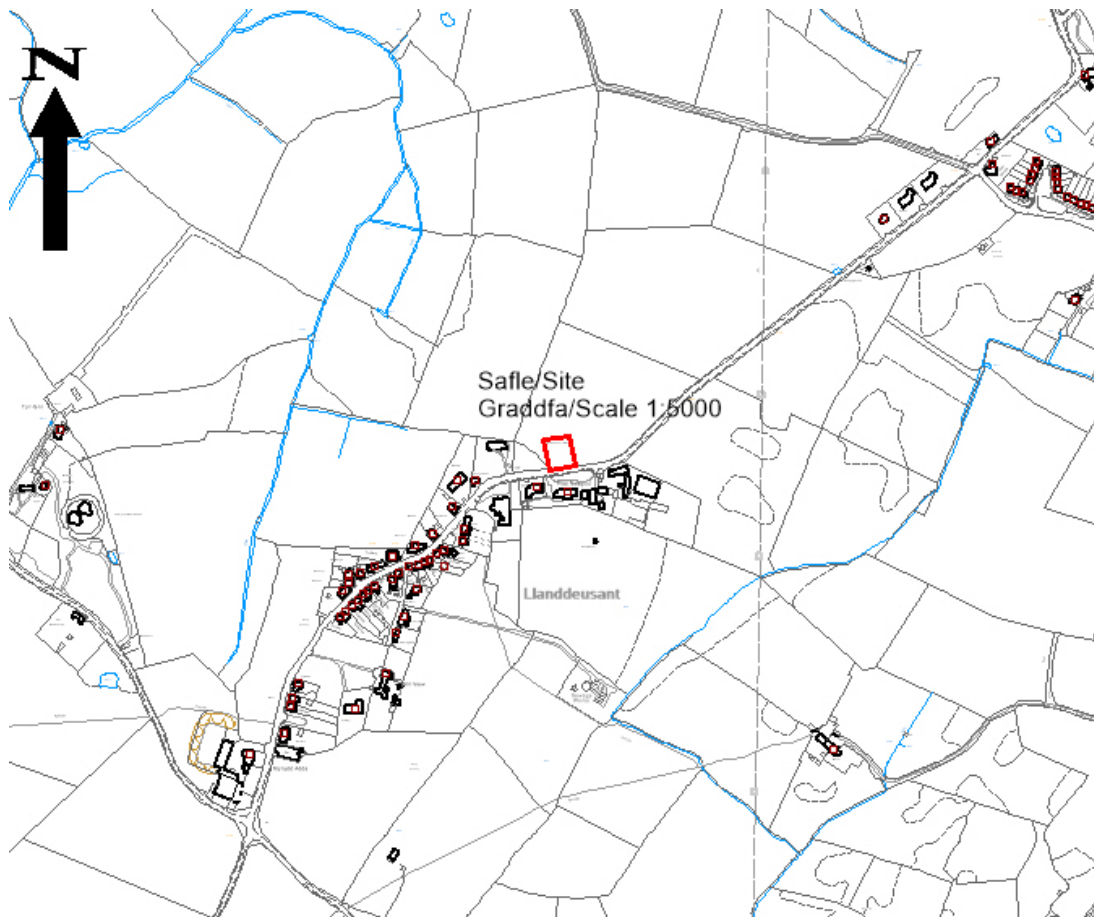
Rhif y Cais: **47C153** Application Number

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: 26/04/2017

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

Recommendation:

Refuse

Reason for Reporting to Committee:

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

At the meeting on the 01/03/2017, 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.

At its meeting held on the 05/04/2017 the Committee resolved to approve the application contrary to officer recommendation. The recorded reasons being as follows:

The proposal constitutes a minor extension to the existing developed part of the village without causing harm to the landscape.

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;

It is considered that the proposed development would form an intrusion into the open character and unspoilt field in Llanddeusant. The village currently has a physical boundary where this application lies beyond this – which is contrary to Planning Policies.

This application is similar to other applications across Anglesey where the Local Planning Authority has won the appeals e.g. planning application 36C323.

Planning application 36C323 in Llangristiolus where the application was made in an outline form which was dismissed (under appeal APP/L6805/A/13/2205885) in 2014. The Planning Inspectorate quoted 'the importance of this physical boundary, coupled with the open nature of the agricultural field beyond, leads me to believe that the appeal site has a greater affinity with the agricultural field than the existing built form of the village'. It goes on to state that the proposal 'would disrupt the general open and unspoilt character of the field and would therefore represent an undesirable intrusion into the wider landscape.' He finally states that 'the site represent a corner of a larger 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 be released for development.' This is indeed the case

as seen under planning reference 47C154 – where the proposal would lead to a further intrusion into the open and unspoilt rural area.

Also, with respect to the dwelling opposite the site, the above appeal is similar where the planning inspector stated that properties on the opposite side of the road ‘lie within the settlement boundary and, in any event, do not materially affect the character of the field’, and goes on to state that ‘the development of the appeal site would elongate the development of the village in a similar fashion to these properties, reinforcing a pattern of ribbon development that would be detrimental to the character of the area’.

A further appeal exhibiting similarities was dismissed at Llangaffo (under appeal APP/L6805/A/16/3153760) in 2016. Again, this application was made in an outline form. Here the planning inspectorate stated ‘breaching the existing limit of the development into part of this open field, and disrupting its regularity, would significantly diminish the rural setting of the settlement. It is evident that extending the settlement in the manner proposed would be unacceptably harmful to the character and appearance of Llangaffo’.

The above two applications are examples of similar application where the Local Planning Authority has successfully defended a refusal. It is considered that the proposed development would form an undesirable intrusion into the wider landscape. Llanddeusant village currently has a physical boundary which are the trees along the cemetery – approving these planning application will be contrary to the current planning policies and the Joint Local Development Plan.

Approving this application would inevitable increase in pressure for the whole field to be developed not only in Llanddeusant, but across Anglesey.

1. 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.

2. 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).

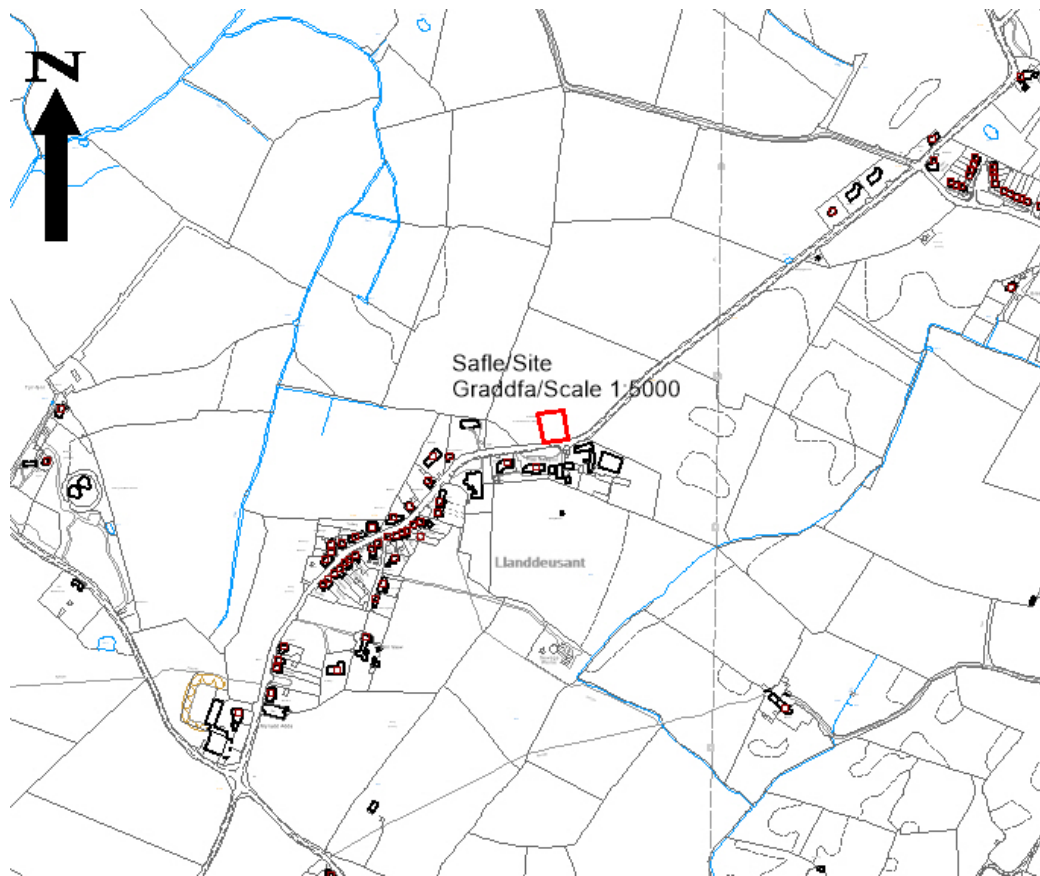
Rhif y Cais: **47C154** Application Number

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: 26/04/2017

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

Recommendation:

Refuse

Reason for Reporting to Committee:

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

At the meeting on the 01/03/2017 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.

At its meeting held on the 05/04/2017 the Committee resolved to approve the application contrary to officer recommendation. The recorded reasons being as follows:

The proposal constitutes a minor extension to the existing developed part of the village without causing harm to the landscape.

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Approving this application would inevitably increase the pressure for the whole field to be developed not only in Llanddeusant, but across Anglesey.

1. 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.

2. 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).

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8.1

Ceisiadau'n Economaidd

Economic Applications

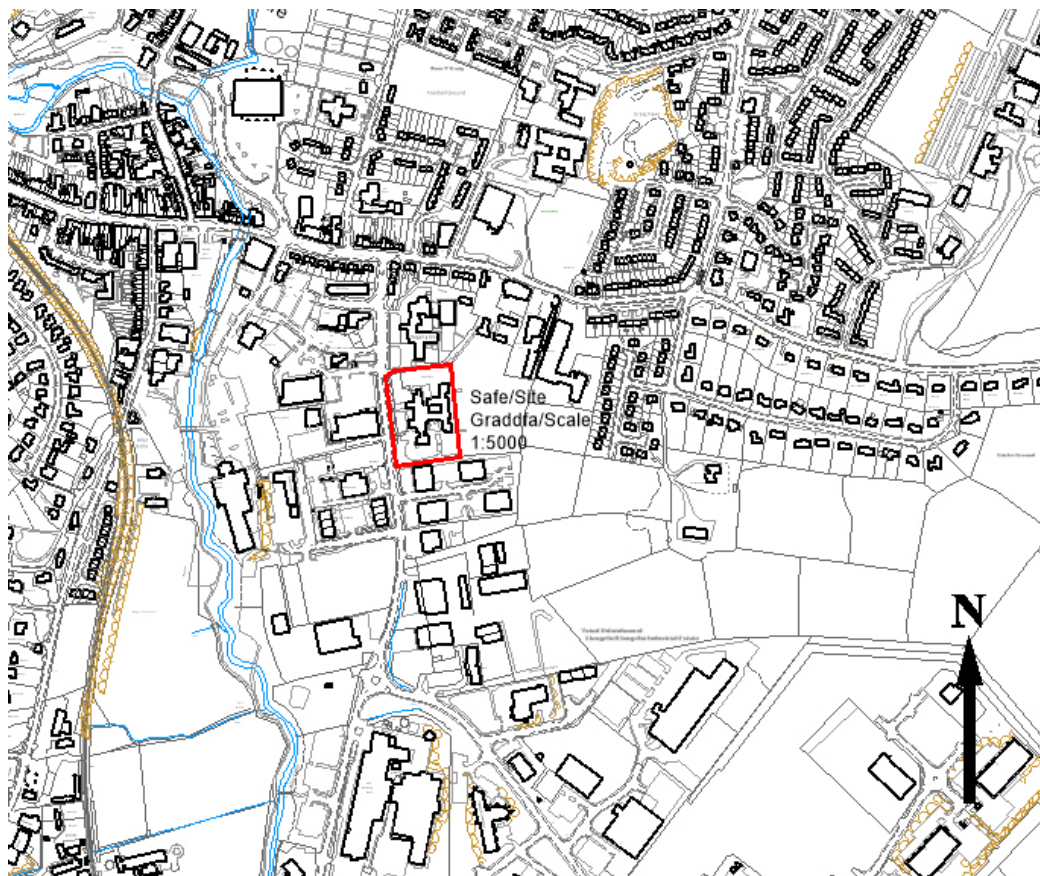
Rhif y Cais: **34C705/ECON** Application Number

Ymgeisydd Applicant

Lidl UK GmbH

Cais llawn i dymchwel yr ysgol presennol, codi archfarchnad newydd, gwelliannau i'r mynedfa presennol ynghyd a gwaith cysylltiedig ar safle cyn / Full application for the demolition of the existing school, erection of a new supermarket, improvements to the existing access together with associated works at former

Ysgol y Graig, Llangefni



Planning Committee: 26/04/2017

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

Recommendation:

Permit.

Reason for Reporting to Committee:

Development involving Council owned land.

1. Proposal and Site

This application relates to the relocation of the current supermarket to a site which lies directly adjacent. The application site is occupied by the former Ysgol y Graig and has been vacant for approximately seven years. It extends to approximately 0.8ha

The application site lies within the development boundary for Llangefni in the Ynys Môn Local Plan (1996), Stopped Unitary Development Plan (2005) and emerging Anglesey and Gwynedd Joint Local Development Plan.

The site is located outside the shopping centre/town centre boundary for all of the relevant Plans.

It is proposed to construct a two-storey building with 138 parking spaces providing 2,468m² floorspace. The building will have a glazed frontage and monopitched roof design additional planting is proposed.

All existing 11 members of staff will be retained, with the replacement store being expected to create 15-25 new jobs. These will be both full and part time.

2. Key Issue(s)

Can the proposals be supported in terms of policy?

3. Main Policies

Gwynedd Structure Plan

Policy B1 - Employment
Policy D4 - Siting and design
Policy E1 - Retailing
Policy E3 - Retailing out of centres

Ynys Mon Local Plan

Policy 1 - General Policy
Policy 19 - Shopping
Policy 26 - Parking
Policy 42 - Design

Ynys Mon Unitary Development Plan (Stopped)

Policy GP1 - Development Control Guidance
Policy GP2 - Design
Policy EP9 - Retailing Outside existing centres
Policy TR10 - Parking standards

Emerging Joint Local Development Plan

Policy MAN 3 - Retailing outside defined town centres but within development boundaries
Policy CYF1 - Safeguarding allocating and reserving land and units for employment use
Policy CYF4 - Alternative uses of existing employment sites.

Planning Policy Wales 9th Edition

Technical Advice Note 4 - Retailing and commercial development (2016)

Technical Advice Note 12 - Design (2016)

Technical Advice note 23 - Economic Development (2014)

Supplementary Planning Guidance Design Guide for the Urban and Rural Environment (2008)

4. Response to Consultation and Publicity

Local Members: No response

Town Council: No response

Highways: Conditions

NRW: Conditions

Welsh Water: Conditions

1 letter has been received commenting on access from the scouts hut and through the new sheltered home development Hafan Cefni,

5. Relevant Planning History

None.

6. Main Planning Considerations

Can the application be supported in terms of policy?

National policy guidance relating to retailing is provided in section 10.3 of Planning Policy Wales (PPW) (Edition 9, Nov 2016). Paragraph 10.3.1 states that "When determining a planning application for retail, leisure or other uses best located in a town centre, including redevelopment, extensions or the variation of conditions, local planning authorities should take into account:

- i) compatibility with any community strategy or up-to-date development plan strategy
- ii) need for the development/extension, unless the proposal is for a site within a defined centre or one allocated in an up-to-date development plan;
- iii) the sequential approach to site selection;
- iv) impact on existing centres;
- v) net gains in floorspace where redevelopment is involved, and whether or not it is like-for-like in terms of comparison or convenience;
- vi) rate of take-up of allocations in any adopted development plan;
- vii) accessibility by a variety of modes of travel;
- viii) improvements to public transport;
- ix) impact on overall travel patterns; and
- x) best use of land close to any transport hub, in terms of density and mixed use.

Paragraph 10.3.2 notes that "This approach reinforces the role of centres as the best location for most retail/leisure activities. In contrast to the way in which locations outside existing centres are dealt with, consideration of the need for additional provision is not a matter that should be taken into account when proposals for uses best located in centres come forward."

PPW establishes the principle of a sequential test in relation to town centre uses which have direct relevance to economic land uses. Paragraph 10.3.4 of PPW states that “Developers should be able to demonstrate that all potential town centre options, and then edge of centre options, have been thoroughly assessed using the sequential approach before out-of-centre sites are considered for key town centre uses. The onus of proof that more central sites have been thoroughly assessed rests with the developer and, in the case of appeal Welsh Ministers will need to be convinced that this assessment has been undertaken. This approach also requires flexibility and realism from local planning authorities, developers and retailers.”

The principle of the sequential test approach is further supported within Technical Advice Note (TAN) 4.

Policy 19 of the Ynys Môn Local Plan states that:

Applications for retailing outside existing shopping centres will be permitted where they:

- Are incapable, due to the scale and nature of their activities, of being built on land within existing centres.
- Do not harm the vitality or viability of existing centres as a whole.
- Are in locations convenient for public transport, delivery vehicles and private cars.
- Are within or adjoining existing settlements.

Paragraph 11.43 of the Stopped Ynys Mon UDP, states that the focus will be on “protecting, maintaining and enhancing the existing centres in order to ensure that all sections of the community as well as tourists are provided with a wide range of shops, services and other activities accessible by a choice of means of transport.”

Consequently Policy EP8 of the Stopped Ynys Mon UDP aims to maintain and enhance the vitality, viability and attractiveness of the centres identified within the Plan by ensuring that established centres remain the primary focus for a wide range of retail (A1, A2 and A3), commercial and public offices (B1), community facilities and institutions (D1) and entertainment and leisure (D2).

Of specific relevance to the application in question is Policy EP 9 (Retailing Outside Existing Centres) which states that:

“Permission for retail units outside the established centres will only be permitted where:

The development cannot reasonably be located within established centres and;
The scale and nature of the development would not affect the vitality and viability of the established centres and;
The applicant has demonstrated realistic flexibility in considering sequential alternatives and;
There would be no adverse impact upon the future vitality and viability of established centres identified in the plan and;
The development complies with the sequential test and is justified by a quantitative or qualitative need.”

Within the JLDP the relevant policy is Policy MAN3: ‘Retailing Outside Defined Town Centres but Within Development Boundaries’. This policy states that major retail developments located outside the town centre boundaries should only be approved where they don’t undermine the retail hierarchy, that the development would not undermine the vitality and viability of the defined town centre and further evidence of the additional need is required.

Furthermore, within the JLDP the former Ysgol y Graig site is a safeguarded employment site in accordance with Policy CYF1 – ‘Safeguarding, Allocating and Reserving Land and Units for Employment Use’. This means that the land is safeguarded for uses in B1, B2 and B8 use class. The proposal for an A1 retail development should be considered in accordance with Policy CYF4 – ‘Alternative uses of Existing Employment sites’. Considering alternative uses on safeguarded employment sites needs to comply with either one or more of the criteria which has been listed in Policy CYF4. The policy reads as follows:

"POLICY CYF 4: ALTERNATIVE USES OF EXISTING EMPLOYMENT SITES

Proposals to release employment land on **existing employment sites** safeguarded or allocated for Use Classes B1, B2 or B8 in accordance with Policy CYF1 for alternative uses will be granted only in special circumstances, provided they conform to **one or more** of the following criteria:

1. *If the site is vacant, that it is unlikely to be used in the short and medium term for the original use or the safeguarded use and there isn't a viable business or industrial use for the site, **or**;*
2. *There is an over provision of employment sites within the vicinity, **or**;*
3. *The current employment use is having a detrimental effect on amenity and the environment, **or**;*
4. *The proposal would not have a detrimental effect on employment uses at adjacent sites, **or**;*
5. *There is no other suitable alternative site for the proposed use, **or**;*
6. *If the site is used in the short term (on a temporary basis) it should be assured that there are appropriate restoration measures in place to the satisfaction of the Local Planning Authority."*

The 2013 Gwynedd and Anglesey Retail Study provides an assessment of the potential capacity to support new retail floorspace in Llangefni in order to inform the plan-making process.

Table 30 of Volume 4 of the Retail Study indicates that residents in Zone 3 (Llangefni Menai) generate approximately £38m of convenience goods expenditure in 2012, rising to £40m in 2026 (excluding tourism expenditure inflow). However, the Retail Study indicates that just £20m of this expenditure is captured by existing stores in Llangefni in 2012, rising to £22m in 2026 (excluding tourism inflow). Accordingly, approximately £20m of locally generated convenience expenditure is being spent elsewhere. Table 44 indicates that £14m of convenience expenditure generated within Zone 3 is spent at centres and stores in Bangor (in 2012), with £2.1m spent in Benllech, £1.5m spent in Holyhead and £1.4m in Beaumaris.

This suggests that existing convenience stores in Zone 3 are not meeting the convenience shopping needs of 43% of local residents. Accordingly, many residents are travelling to stores outside the local area to meet their shopping needs. As such in terms of capacity it is considered that the proposals would not harm the vitality or viability of existing stores.

As indicated a sequential approach to site location is required in both plan policy and PPW. The applicants have submitted the findings of the test carried out and state in respect of the existing store:

"The Applicant has, therefore, considered the option to demolish the existing store and build a replacement store within the confines of the existing site. This exercise has confirmed that the existing site arrangement is the optimal layout and that delivering a larger store on a different footprint would not be suitable. Indeed, positioning the store on a north-south axis along Industrial Estate Road would occupy the full width of the site and render any residual areas unsuitable for car parking and servicing due to inaccessibility. The scale of the store would have to be reduced to a scale very similar to the existing store, with car parking and servicing located at the rear of the building, which is not commercially viable. Accordingly, the ability to redevelop the site is limited. Furthermore, it would not be viable for Lidl to demolish the existing store only to rebuild a replacement store of a similar scale to that proposed, but with less parking spaces, on the same site. The required qualitative enhancements would not be delivered.

The only option available to Lidl is, therefore, to deliver the replacement store on a different site that enables the quantitative and qualitative enhancements to be delivered. In the absence of a suitable and available site located within or closer to the town centre, the application site is the sequentially preferable location to deliver the replacement store. In addition, being located opposite the existing store, the application site is ideal in terms of limiting impacts on existing shopping patterns".

Other sites have also been considered but none which are available meet the required criteria for their business model.

Whilst the site is located outside of the retail core it is located within the settlement boundary alongside other mixed uses such as retail outlets, post office, police station and sheltered housing. It is within the commercial area of the settlement with good access routes and only a short walk to the town centre.

In accordance with the above policy requirements a sequential test has been carried out and indeed the suitability of the existing store assessed. Furthermore, an assessment has been made in respect of the impact of the additional retail floor space on the town centre.

With these matters in mind it is considered that the requirements of Local Plan Policy 19 and UDP Policy EP9 have been met.

In respect of the emerging plan policy, whilst the listed policies may be subject to change, it is considered that the proposals satisfy MAN3. Whilst the site is not protected for B1-B8 employment uses in the current development plan it is protected for such under the terms of emerging plan policy CYF1.

However, POLICY CYF 4: ALTERNATIVE USES OF EXISTING EMPLOYMENT SITES sets out criteria whereby an alternative use would be permitted. In respect of this, it is considered that the proposals can be supported by satisfying criterion 1 and 5.

Consideration should also be given to the site which is to be vacated. Upon moving the business to the new site Lidl will be marketing the site as a non-food retail premises where no planning change of use will be required.

7. Conclusion

It has been shown in the contents of this report that there is policy support in current Development plan and emerging plan policies for the proposed development.

Furthermore, there are no technical such as highways or drainage objections to the scheme. The design is likewise considered acceptable.

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) No building shall be occupied until the drainage system for the site has been completed in accordance with the approved details, subject of the 'Flood Consequence Assessment with Detailed Drainage Strategy' prepared by Beam Consulting. 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.

(03) Surface water flows from the development shall only communicate with the public surface water sewer through an attenuation device that discharges at a rate not exceeding 5 l/s.

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

(04) Full design and construction details relating to the Section 278 works shall be submitted to the local planning authority for its written approval prior to commencement of development.

Reason: To ensure that the necessary highway alterations are in accordance with the highway authority's requirements in the interests of highway safety.

(05) Prior to the commencement of any works the written approval of the local planning authority shall be obtained for a construction environment management plan and construction transport management plan the development shall be carried out in accordance with the details contained therein.

Reason - to ensure that the construction of the proposed development is carried out in a safe and acceptable manner without detriment to the highways in the vicinity of the site, in the interests of highway safety.

(06) The implementation and continued maintenance / monitoring of the Travel Plan.

Reason: In the interests of highway safety and to encourage sustainable travel by means other than single occupancy car journeys.

(07) Prior to the commencement of works the written approval from the local planning authority of detailed design and construction details relating to the proposed surface water drainage scheme shall be received.

Reason: In the interests of highway safety to ensure that there is no detrimental effect on the highway as a result of the proposed development.

(08) Full details of any lighting to be included as part of the scheme including light spillage details shall be submitted to the local planning authority for its written approval prior to the commencement of those works the development shall thereafter be carried out in accordance with those details.

Reason: In the interests of amenity and any protected species present on the site.

(09) The prior agreement of the local planning authority in writing shall be obtained before any trees or hedges on the site or on the boundaries of the site are lopped, topped or felled, and if any such trees or hedges are felled they shall be replaced to the satisfaction of the local planning authority.

Reason: In the interests of amenity.

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

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

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11.1

Gweddill y Ceisiadau

Remainder Applications

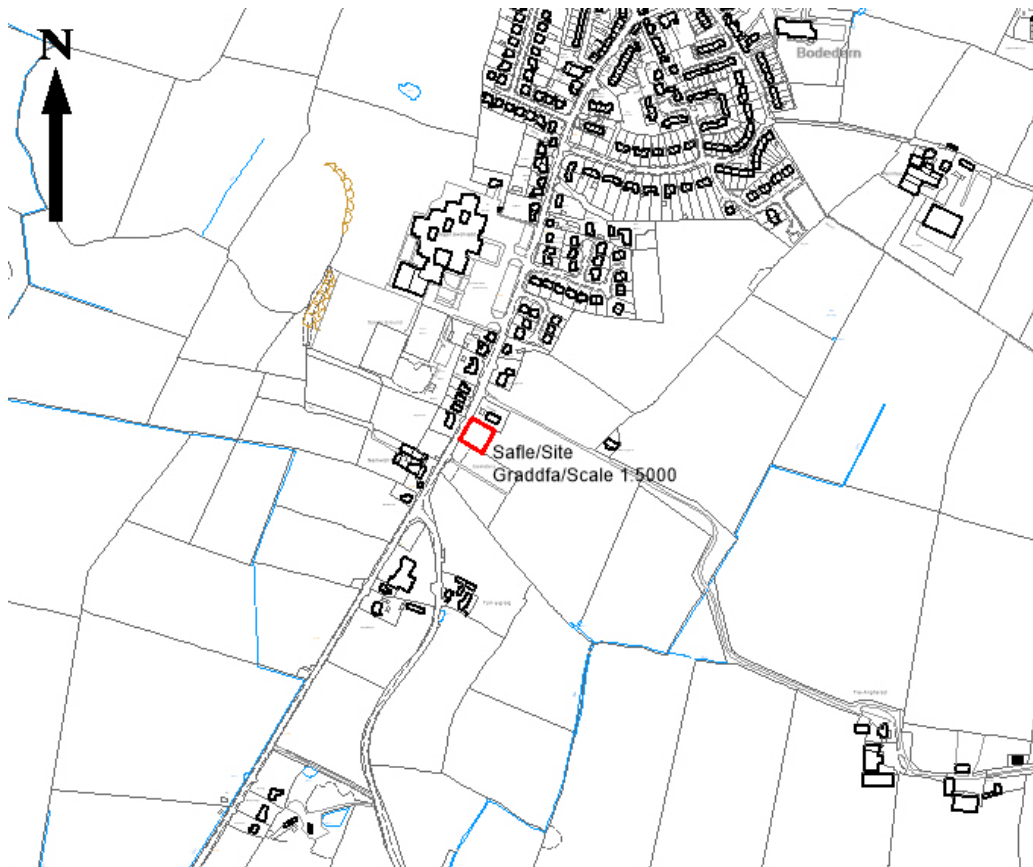
Rhif y Cais: **13C194** Application Number

Ymgeisydd Applicant

Bleddyn a Bethan Hughes

Cais amlinellol ar gyfer codi tri annedd fforddiadwy sy'n cynnwys manylion mynedfa, edrychiad, gosodiad a graddfa, ar dir gyferbyn a / Outline application for the erection of three affordable dwellings which includes details of access, appearance, layout and scale, on land opposite

Llwyn Llinos, Bodedern



Planning Committee: 26/04/2017

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

Recommendation:

Permit.

Reason for Reporting to Committee:

The applicant is related to a relevant officer. The application file and report have been reviewed by the Monitoring Officer.

1. Proposal and Site

The original outline application with all matters reserved was for the development of 3 houses as an exception site for affordable housing. In order to understand the nature of the application and affordability issues, additional details were requested and submitted such that, albeit in outline, the only matter now reserved for future consideration is the landscaping of the site. The scheme as amended proposes three bungalows on part of a field enclosure filling a gap between the existing cemetery and the adjoining bungalow at Rhoslyn. The proposal includes a shared access and shared parking area to the front of the dwellings.

2. Key Issue(s)

Compliance with relevant development plan policies on exception sites, amenity and highway safety.

3. Main Policies

Gwynedd Structure Plan

Policy A8 – Affordable Housing
Policy D4 – Location, Siting and Design
Policy D29 - Design

Ynys Mon Local Plan

Policy 1 – General Policy
Policy 26 – Parking Standards
Policy 42 – Design
Policy 48 – Housing Development Criteria
Policy 49 – Defined Settlement
Policy 52 – Exception Sites

Stopped Unitary Development Plan

Policy GP1 – Development Control Guidance
Policy GP2 – Design
Policy HP3 – Main and Secondary Centres
Policy HP7 – Affordable Housing

Joint Local Development Plan

Policy TAI 10 – Exception Sites

Planning Policy Wales Edition 9

TAN 2 Planning and Affordable Housing

SPG : Affordable Housing
SPG : Design Guide

4. Response to Consultation and Publicity

Councillor Llinos Medi Huws – no reply to consultation

Councillor John Griffith – no reply to consultation

Councillor Ken Hughes – no reply to consultation

Community Council – no reply to consultation

Highway Authority - suggested conditions including provision of a 1.8m wide footway along the site frontage.

Drainage Section - details should be provided in relation to the disposal of surface water and in relation to soakaways.

Welsh Water – suggested condition

Natural Resources Wales – no comments

Housing Officer - confirmation of the need for 3 x 2 bedroom bungalows in Bodedern. The Housing Service confirms support for the application if the proposed dwellings can be delivered at an affordable price.

Joint Planning Policy Unit - both Policy 52 of the Local Plan and Policy HP7 of the stopped UDP can support the development of additional land within or adjoining development boundaries for affordable housing.

Public response to notification: 3 letters of objection were received as a result of the publicity undertaken in relation to the originally submitted proposal. Objections were based on:

Highways safety at the proposed access and traffic generation;
Lack of pavement;
Lack of space within the site for the parking and turning of vehicles,
The proposed row of terraced houses with a large expanse of parking area and lack of landscaping would be out of character with the design and spacing of existing detached bungalows and harmful to the streetscene;
The proposal is an overdevelopment of the site.

No additional letters had been received at the time of writing since the re-issuing of publicity on receipt of the amended details. The expiry date for the receipt of representations is 19th April 2017.

5. Relevant Planning History

None.

6. Main Planning Considerations

Principle of the Development – The site is located immediately adjoining the existing settlement of Bodedern.

The site is a part of a field enclosure bounded by a stone wall and grassed verge. The proposal as now being considered is for three detached bungalows each with a rear rectangular garden area of approximately 50m² together with side and front gardens and a shared parking and turning area. The design is considered reflective of other dwellings in the vicinity and the change from a terrace of two storey dwellings to detached bungalows reflects the existing character.

Highways and Drainage: The Highway Authority has confirmed that it has no objection to the proposed development subject to conditions including that a pavement is provided along the

frontage of the site. Additional drainage details have been requested to ensure that an in principle drainage scheme can be achieved. Welsh Water has no objection subject to a drainage condition.

Housing Need: The Housing Service has confirmed the need for three two bedroom bungalows in Bodedern and the scheme reflects that need in terms of design and affordability. A legal agreement is required to secure the dwellings for affordable dwellings for local need in perpetuity.

Emerging Policy Considerations: Policy TAI10 of the JLDP allows the development of exception sites where a proven need for affordable housing cannot be delivered within a reasonable timescale on market sites within the development boundary. Small scale development proposals, proportionate to the size of the settlement and which form a reasonable extension to it, will be granted. Whilst an allocation for housing development has been made in Bodedern as part of the JLDP, it is not currently a permitted site and would not meet current affordable housing need as identified as part of the current application.

7. Conclusion

The scheme is acceptable in policy terms subject to satisfactory drainage details.

8. Recommendation

To **permit** the development subject to conditions and a S106 agreement to secure the dwellings as affordable dwellings in perpetuity.

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

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

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

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

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

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

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

Reason: To ensure a satisfactory appearance of the development

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

Reason: In the interests of amenity.

(06) No development shall commence until a drainage scheme for the site has been submitted to and approved in writing by the local planning authority. The scheme shall provide for the disposal of foul, surface and land water, and include an assessment of the potential to dispose of surface and land water by sustainable means. Thereafter the scheme shall be implemented in accordance with the approved details prior to the occupation of the

development and no further foul water, surface water and land drainage shall be allowed to connect directly or indirectly with the public sewerage system.

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

(07) A 1.8m wide footway shall be created along the whole frontage of the site adjacent the public highway. No development shall commence until full details of the footway have been submitted to and agreed in writing by the LPA. The footway shall be completed in accordance with the approved plans before the use hereby approved is commenced.

Reason: In the interests of Highway safety

(08) 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. No other part of the development shall commence until the access has been constructed and made available for use.

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

(09) The access shall be completed with a bitumen surface for the first 5 meters from the nearside edge of the County Highway with the surface water drainage system completed and in working order before the use hereby permitted is commenced. No surface water from the within the curtilage of the site shall discharge onto the county highway.

Reason: in the interests of amenity

(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: in the interests of highway safety.

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

**Drawing no. 1264-A3-02 Location / Block Plan
Drawing no. 1264-A3-03 Proposed Elevations**

**Drawing no. 1264-A3-04 Proposed Floor Plan and Section
Drawing no. 1264-A3-05 Site Plan**

Reason: To define the scope of this permission.

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

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12.1

Gweddill y Ceisiadau

Remainder Applications

Rhif y Cais: **12LPA1032/CC** Application Number

Ymgeisydd Applicant

Cyngor Sir Ynys Môn

Cais llawn ar gyfer anewyddu allanol i'r tai, creu mynedfa newydd i gerbydau ynghyd a chreu manylion parcio o fewn y safle yn / Full application for the external refurbishment of the dwellings, creation of a new vehicular access together with the the creation of a parking area within the site at

1-17 Bryn Tirion, Biwmaris / Beaumaris



Planning Committee: 26/04/2017

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 external refurbishment of all 17 bungalows, construction of a new vehicular access and parking spaces at 1-17 Bryn Tiron, Beaumaris.

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 and nearby Conservation 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 30 – Landscape
Policy 40 – Conservation of Buildings
Policy 42 - Design

Stopped Unitary Development Plan

Policy GP1 – Development Control Guidance
Policy GP2 – Design
Policy EN2 – Area of Outstanding Natural Beauty
Policy EN13 – Conservation of Buildings

Joint Local Development Plan

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

4. Response to Consultation and Publicity

Town Council – Approval recommended

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

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

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

Environmental Health – No response at the time of writing the report

Natural Resources Wales – No response at the time of writing the report.

A site notice was placed near the site, neighbouring properties were notified by letter. The expiry date for receiving representations was the 25/04/2017. At the time of writing the report no letters were received.

5. Relevant Planning History

None.

6. Main Planning Considerations

The application is for external renovation work to all 17 bungalows, works include pebbledashing, re-roofing and general maintenance works. A new vehicular access will be constructed and a new parking area will be created in the existing grassed area.

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

The proposed alterations will enhance the existing dwellings and provide much needed parking spaces for the existing dwellinghouses. Although an existing grassed/soft landscaped area will be lost as part of the proposal it is not considered to be out of character with the area and follows the existing pattern of development in the area.

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

Conservation Area

Policy 40 of the Ynys Mon Local Plan, Policy EN1, EN13 of the Stopped Unitary Development Plan and paragraphs 6.4.9 and 6.4.10 of Planning Policy Wales Edition 9 states that proposals within Conservation Areas should be protected from unsympathetic development, alterations or demolition.

The site abuts Beaumaris 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 nearby Conservation Area.

Area of Outstanding Natural Beauty

The application site is located within an Area of Outstanding Natural Beauty under the provisions of Policy 30 of the Ynys Mon Local Plan and D1 of the Gwynedd Structure Plan and policies EN2 of the Stopped Ynys Mon Unitary Development Plan and Paragraph 5.3.5 of Planning Policy Wales (Edition 9). The primary objective for designating AONBs is the conservation and enhancement of their natural beauty. Development plan policies and development management decisions affecting AONBs should favour conservation of natural beauty, although it will also be appropriate to have regard to the economic and social well-being of the areas. Local authorities, other public bodies and other relevant authorities have a statutory duty to have regard to AONB purposes. It is not considered that the proposal will harm the Area of Outstanding Natural Beauty.

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 12LPA1032/CC.

General Layout	5736/GA/100	13/2/17
Proposed Elevations	CPF 5736 ELEV 01(P)	13/2/17
Proposed Elevations	CPF 5736 ELEV 02 (P)	13/2/17
Proposed Elevations	CPF 5736 ELEV 03 (P)	13/2/17
Proposed Elevations	CPF 5736 ELEV 04 (P)	13/2/17
Proposed Elevations	CPF 5736 ELEV 05 (P)	13/2/17
Proposed Elevations	CPF 5736 ELEV 06 (P)	13/2/17
Proposed Elevations	CPF 5736 ELEV 07 (P)	13/2/17
Proposed Elevations	CPF 5736 ELEV 08 (P)	13/2/17
Proposed Elevations	CPF 5736 ELEV 09 (P)	13/2/17
Proposed Elevations	CPF 5736 ELEV 10 (P)	13/2/17
Proposed Elevations	CPF 5736 ELEV 11 (P)	13/2/17
Proposed Elevations	CPF 5736 ELEV 12 (P)	13/2/17
Proposed Elevations	CPF 5736 ELEV 13 (P)	13/2/17
Proposed Elevations	CPF 5736 ELEV 14 (P)	13/2/17
Proposed Elevations	CPF 5736 ELEV 15 (P)	13/2/17
Proposed Elevations	CPF 5736 ELEV 16 (P)	13/2/17
Proposed Elevations	CPF 5736 ELEV 17 (P)	13/2/17
Protected Species Survey	Sam Dyer Ecology	13/2/17

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.

9. Other Relevant Policies

Technical Advice Note 12 – Design

Planning Policy Wales 9th Edition

Rhif y Cais: **12C479B** Application Number

Ymgeisydd Applicant

Ms Julie Burton & Mr Mark Sadler

Cais llawn ar gyfer codi annedd yn yr hen safle farchnad garddio ar dir tu ol i / Full application for the erection of a dwelling on the former garden market on land to the rear of

Rose Hill, Biwmaris/Beaumaris



Planning Committee: 26/04/2017

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.

1. Proposal and Site

Full application for the erection of a dwelling on the former garden market on land to the rear of Rose Hill, Beaumaris.

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 have a negative impact on the conservation area and affect the amenities of the surrounding properties.

3. Main Policies

Ynys Mon Local Plan

Policy 1 – General Policy
Policy 26 – Car Parking
Policy 30 – Landscape
Policy 40 – Conservation of Buildings
Policy 42 – Design
Policy 48 – Housing Development Criteria
Policy 49 – Defined Settlements

Gwynedd Structure Plan

Policy A2 – Housing
Policy A3 - Housing
Policy D4 – Location, Siting and Design
Policy D29 – Design
Policy FF11 – Traffic
Policy FF12 - Traffic

Stopped Unitary Development Plan

Policy GP1 – Development Control Guidance
Policy GP2 – Design
Policy HP3 – Secondary Centre
Policy EN2 – Area of Outstanding Natural Beauty
Policy EN13 – Conservation of Buildings
Policy TR10 – Parking Standards

Deposit Joint Local Development Plan

Policy CYFF1 – Development Criteria
Policy CYFF2 – Design and Place Shaping
Policy TAI5 – Local Market Housing
Policy PS17 – Preserving or Enhancing Heritage Assets

4. Response to Consultation and Publicity

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

Local Member (Cllr Carwyn Jones) – Request that the application is considered by the Planning Committee.

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

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

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

Highways Section – Conditional Approval

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 application was also advertised in the local newspaper as the development is within the Beaumaris Conservation Area. The latest date for the receipt of representations was the 28th April, 2017. At the time of writing the report no letters had been received.

5. Relevant Planning History

12C479 - Full application for the erection of a dwelling on former market garden on land to the rear of Rose Hill, Beaumaris – Refused 10/2/17

12C479A/SCR – Screening opinion for the erection of a dwelling on land to the rear of Rose Hill, Beaumaris – EIA not required 5/12/16

6. Main Planning Considerations

The application is a full application for the erection of a dwelling on the former market garden to the rear of Gaol Street, Rose Hill, Beaumaris.

The site is situated to the rear of residential properties of Goal Street and Rose Hill, access to the site is via a narrow track between 10 and 11 Gaol Street. The access is not wide enough to cater for motor vehicles.

The proposed dwelling will be within 1.5m of the North boundary, 1m of the East boundary and part of the building will be within 2.2m and 9m of the South boundary and 8m from the West boundary.

Beaumaris is identified as a Secondary Centre under the provisions of Policy 49 of the Ynys Mon Local Plan and as a Village Policy HP3 of the Stopped Unitary Development Plan. The above mentioned policies allow new houses within the development boundary as long as proposals conform to other policies of the plan.

Siting, Design, External Appearance and Landscaping and Amenity Considerations.

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

The proposal does not completely comply with distances set in the Supplementary Planning Guidance on Proximity of development. The guidance states that ground floor main windows should be located a distance of 10.5m from the boundary.

Conservation Area

Policy 40 of the Ynys Mon Local Plan, Policy EN13 of the Stopped Unitary Development Plan and paragraphs 6.4.9 of Planning Policy Wales Edition 9 states that proposals within Conservation Areas should be protected from unsympathetic development, alterations or demolition. Buildings of special architectural and historic interest and the designation of conservation areas.

Area of Outstanding Natural Beauty

The application site is located within an Area of Outstanding Natural Beauty under the provisions of Policy 30 of the Ynys Mon Local Plan and D1 of the Gwynedd Structure Plan and policies EN1 and EN2 of the Stopped Ynys Mon Unitary Development Plan and Paragraph 5.3.5 of Planning Policy Wales (Edition 9).

Within an Area of Outstanding Natural Beauty, the Council will give priority to the conservation and enhancement of the landscape

Highways and Parking

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

7. Conclusion

The area is characterised by terraced houses with large narrow gardens to the rear. The rear gardens of Gaol Street and Rose Hill abuts the application site. Access to the site is via a narrow passageway, not big enough to accommodate a motor vehicle. the proposal does not completely comply with distances set in the Supplementary Planning Guidance on Proximity of development. The guidance states that ground floor main windows should be located a minimum of 10.5m away from the boundary. Separation distances vary from 1m from the East boundary to 8 metres from the West Elevation.

It would appear at odds with the character and appearance of the area because of the confined arrangement which would result from the development.

The proposal would conflict with the Ynys Mon Local Plan policies 1, 42 and 48 and Policies GP1, GP2 of the Stopped Unitary Development Plan and Policy D4 of the Gwynedd Structure Plan in relation to the extent to which siting, layout and appearance fit in with the character of the area.

The proposed dwelling would appear as an uncharacteristic intrusion into what is an area of relatively large and open rear gardens, free of substantial buildings. The proposed dwelling would not be well related to the adjacent dwellings or to the existing pattern of development. Having seen the site in context of surrounding properties the proposed dwelling would overlook rear gardens on Gaol Street and Rose Hill.

Access to the site would be via a narrow track between 10 and 11 Gaol Street and the coming and goings to the site would be considerably more than the current use, this would diminish the living conditions of neighbouring residential properties.

8. Recommendation

Refusal

(01) The dwelling would appear an uncharacteristic intrusion into what is an area of relatively large and open rear gardens, free of substantial buildings. The dwelling would not be well related to the adjacent dwellings or to the existing pattern of development contrary to Policy 1, 42 and 48 of the Ynys Mon Local Plan and Policy GP1, GP2 of the Stopped Unitary Development Plan.

9. Other Relevant Policies

Technical Advice Note 12 – Design

Technical Advice Note 18 - Transport

SPG – Urban and Rural Environment

SPG – Beaumaris Conservation Area Character Appraisal

Planning Policy Wales 9th Edition

Rhif y Cais: 19C98D Application Number

Ymgeisydd Applicant

EFB Ltd

Cais llawn ar gyfer gosod ffenestr gromen ynghyd ac addasu blaen y siop a codi polyn 6m o uchder ar gyfer ail-leoli CCTV yn / Full application for the installation of a dormer window together with alterations to the shop front and the erection of a 6m high pole to relocate the CCTV at

2 Stryd Stanley Street, Caergybi/Holyhead



Planning Committee: 26/04/2017

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

Recommendation:

Permit

Reason for Reporting to Committee:

Part of the application is on land owned by the Local Authority.

1. Proposal and Site

The application lies at 2 Stanley Street, Holyhead and is within the designated Holyhead Central Conservation Area.

2. Key Issue(s)

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

3. Main Policies

Ynys Mon Local Plan

Policy 1 – General Policy

Policy 41 – Conservation of Buildings

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

Holyhead Central Conservation Area Character Appraisal.

4. Response to Consultation and Publicity

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

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

Councillor Robert Llewelyn Jones - No response received at the time of writing this report

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

Built Environment – No objection subject to conditions.

Highway Authority – response awaited at the time of writing

Public Consultation – The application was afforded two means of publicity. These were by the placing of a notice near the site and serving of personal notifications on the owners of neighbouring

properties. The latest date for the receipt of representations is the 03/03/2017. 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 proposal entails a new traditionally detailed shop front with replacement of windows, a new dormer window, and parapet wall to the rear. The application also includes the relocation of existing CCTV cameras from the corner of the building to a new 6m pole on the pavement to the front of the building. 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.

The site is located within the designated conservation area. It is considered that in principle the scheme as proposed will enhance the qualities of the conservation area and improve the appearance of this very visible building. A condition is proposed to ensure that the details are acceptable.

7. Conclusion

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

8. Recommendation

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

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

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

(02) No development shall commence until full architectural details of the new shopfront, new windows / doors and the new slate pitched roof dormer have been submitted to and approved in writing by the local planning authority. The scheme shall thereafter be completed in accordance with the details as approved.

Reason: in the interests of the visual quality and character of the conservation area.

(03) The development permitted by this consent shall be carried out strictly in accordance with the plan(s) submitted on the 31/01/2017 under planning application reference 19C98D and as required to be approved under the conditions imposed:

Drawing number	Date Received	Plan Description
2200	31/01/2017	Proposed elevations
2201	31/01/2017	Proposed elevations
2002	31/01/2017	Proposed roofplan

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.

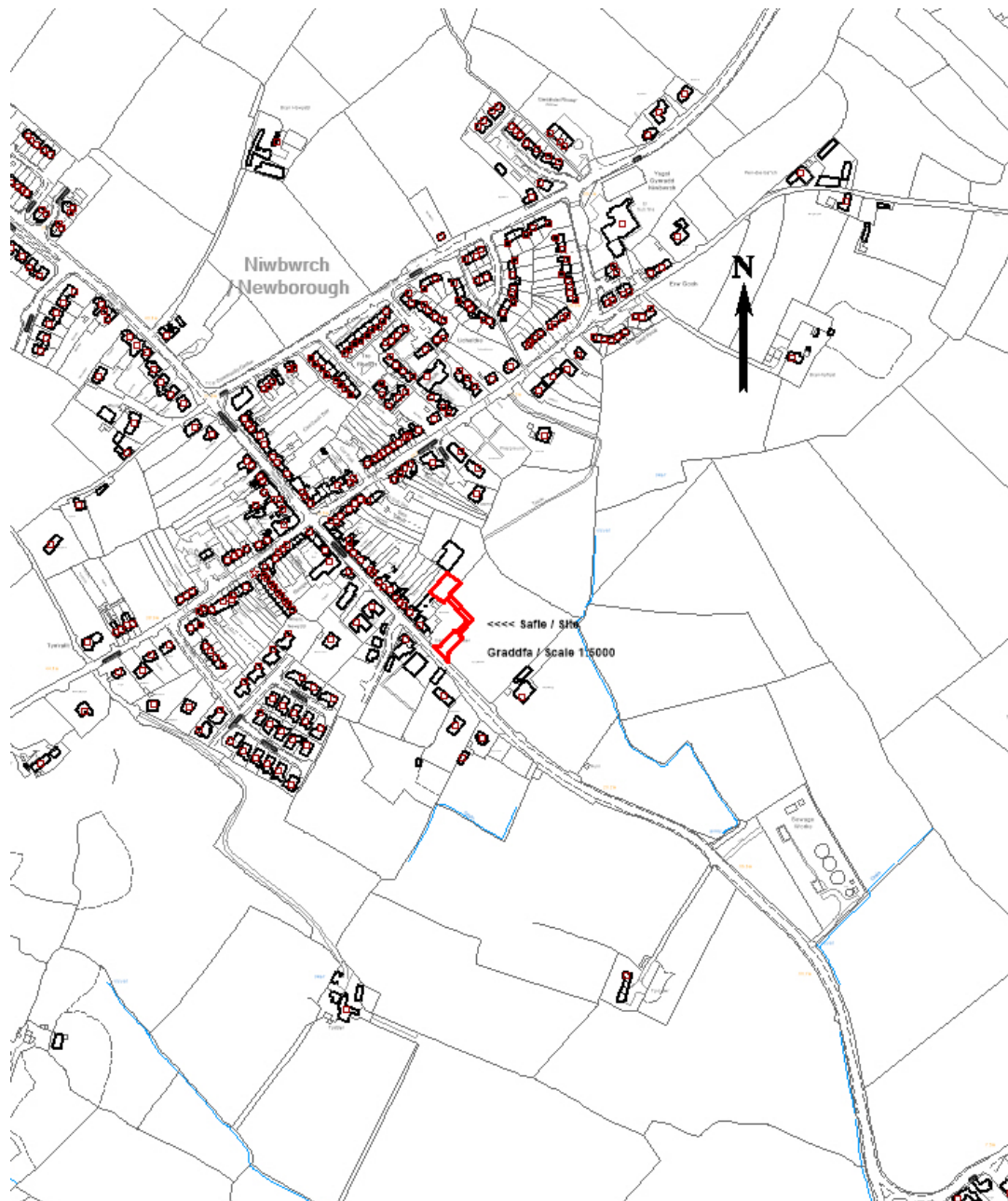
Rhif y Cais: **45C480** Application Number

Ymgeisydd Applicant

Mrs Buddug Pierce Thomas

**Cais amlinellol ar gyfer codi annedd gyda'r holl faterion wedi'u cadw'n ôl ar dir tu cefn i /
Outline application for the erection of a dwelling with all matters reserved on land to the rear of**

Morannedd, Chapel Street, Niwbwrch/Newborough



Planning Committee: 26/04/2017

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

Recommendation:

Refuse

Reason for Reporting to Committee:

At the request of the Local Member.

1. Proposal and Site

The proposal is an outline application for the erection of a new dwelling with all matters reserved for future consideration. However, an indicative plan has been submitted which indicates that a new means of access to the site will be constructed opposite Capel Ebenezer with an access track running through the adjoining field.

The site lies on land to the rear of the detached dwelling known as Morannedd, Chapel Street, Newborough which is a two storey detached dwelling. The proposed dwelling lies within the settlement boundary of Newborough, however the means of access to the site lies outside the development boundary.

2. Key Issue(s)

The applications main issues are whether the proposal complies with current policies and whether the proposal will have a detrimental impact on the amenities of the surrounding properties, surrounding area or on highway safety.

3. Main Policies

Ynys Mon Local Plan

Policy 1 – General Policy
Policy 48 – Housing Development Criteria
Policy 49 – Defined Settlement

Gwynedd Structure Plan

Policy A3 – Housing
Policy D4 – Location, siting and design

Stopped Unitary Development Plan

Policy GP1 – Development Control Guidance
Policy GP2 - Design
Policy HP3 – Secondary Centre

Planning Policy Wales (9th Edition)

Technical Advice Note 12 – Design

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

Emerging Joint Local Development Plan

Policy PCYFF1 – Development Criteria
Policy PCYFF2 – Design and Place Shaping
Policy TAI16 – Housing in Service Villages

4. Response to Consultation and Publicity

Community Council – No objection

Local Member, Councillor P Rogers – No response to date

Local Member, Councillor A Griffith – Call-in if the Officers recommendation is one of refusal

Highway Authority – Recommend conditions

Drainage Section – Requested further information and at the time of writing this report no further information had been received at the department.

Welsh Water – Recommended conditional approval

Response from Members of the Public

The application was afforded two means of publicity; these were by the posting of a notice near the site and the serving of personal notifications on the occupants of the neighbouring properties. The latest date for the receipt of representations was the 31st March 2017 and at the time of writing this report no representations had been received at the department.

5. Relevant Planning History

None

Site history of adjoining land

45C322 – Erection of a two storey dwelling on land at the rear of Afallon, Newborough – Refused 23/01/04

45C109 – Alterations and extensions to the building with formation of a fire escape at Llwyn Helyg, Newborough – Approved 03/04/89

45C109A – Estension to provide a granny flat at Llwyn Helyg, Newborough – Approved 21/05/91

45C109B – Change of use form residential home for the elderly to private dwelling at Llwyn Helyg, Newborough – Approved 18/08/05

6. Main Planning Considerations

Policy Context – The site lies within the development boundary of Newborough. Newborough is defined as a Defined Settlement under Policy 49 of the Ynys Môn Local Plan and as a Secondary Centre under Policy HP3 of the stopped Unitary Development Plan.

Policy TAI16 of the emerging Joint Local Development Plan states that housing to meet the Plan's strategy will be delivered through housing allocations identified below and suitable allocated sites within the development boundary based upon the indicative provision in the table below.

...Newborough – T56 Tyn Cae Estate...

This figure includes units that could be provided on windfall sites and commitments (land bank) housing, but excludes completed housing units up to April 2015...

Both Policy 49 and Policy HP3 support residential developments within the settlement boundary and as the application site lies within the boundary of Newborough and is therefore complies with current policies.

Affect on surrounding area – The proposal involves the erection of a new dwelling on land to the rear of the existing dwellings known as Morannedd and Afallon. The existing pattern of

development in the vicinity is terraced properties located fronting Chapel Street with long narrow rear gardens. The proposal will be located next to the rear garden areas of Wayside and lies to the rear of the dwellings known as Morannedd and Afallon.

Paragraph 9.3.1 of Planning Policy Wales states that 'New housing developments should be well integrated with and connected to the existing pattern of settlements'...

Paragraph 9.3.3 goes on to state that 'Insensitive infilling or the cumulative effects of development or redevelopment, including conversion and adaptation, should not be allowed to damage an area's character and amenity...'

Paragraph 9.3.4 states 'In determining applications for new housing, local planning authorities should ensure that the proposed development does not damage an area's character and amenity. Increases in density help to conserve land resources, and good design can overcome adverse affects, but where high densities are proposed the amenity of the scheme and surrounding property should be carefully considered.

The proposal is out of character with the existing pattern of development and may encourage further residential developments on adjoining land should the current application be approved.

Affect on surrounding properties – The proposed dwelling and its curtilage will lie directly next to the rear gardens of the adjoining properties. The erection of a dwelling in this location will have an impact on the amenities currently enjoyed by the occupants of the neighbouring properties by way of overlooking.

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

7. Conclusion

Whilst the principle of residential development of the site is acceptable under Policy 49 of the Ynys Môn Local Plan and Policy HP3 of the stopped Unitary Development Plan, it is considered that the proposal would result in an insensitive infilling which would be out of character with the surrounding area. The proposal is therefore contrary to Policy 1, 42, 48 and 49 of the Ynys Môn Local Plan, Policy A3 and D4 of the Gwynedd Structure Plan and Policy GP1, GP2 and HP3 of the stopped Unitary Development Plan and the advice contained within Planning Policy Wales 9th Edition.

8. Recommendation

Refuse

(01) The local planning authority consider that the proposal would result in an insensitive infilling which would unacceptably affect the privacy and amenity of the occupiers of the existing dwellings and would be out of character with the surrounding area and would therefore constitute an insensitive infilling contrary to Policy 1, 30, 42, 48 and 49 of the Ynys Môn Local Plan, Policy GP1, GP2 and EN2 of the stopped Unitary Development Plan and the advice contained within Planning Policy Wales (9th Edition, 2016).

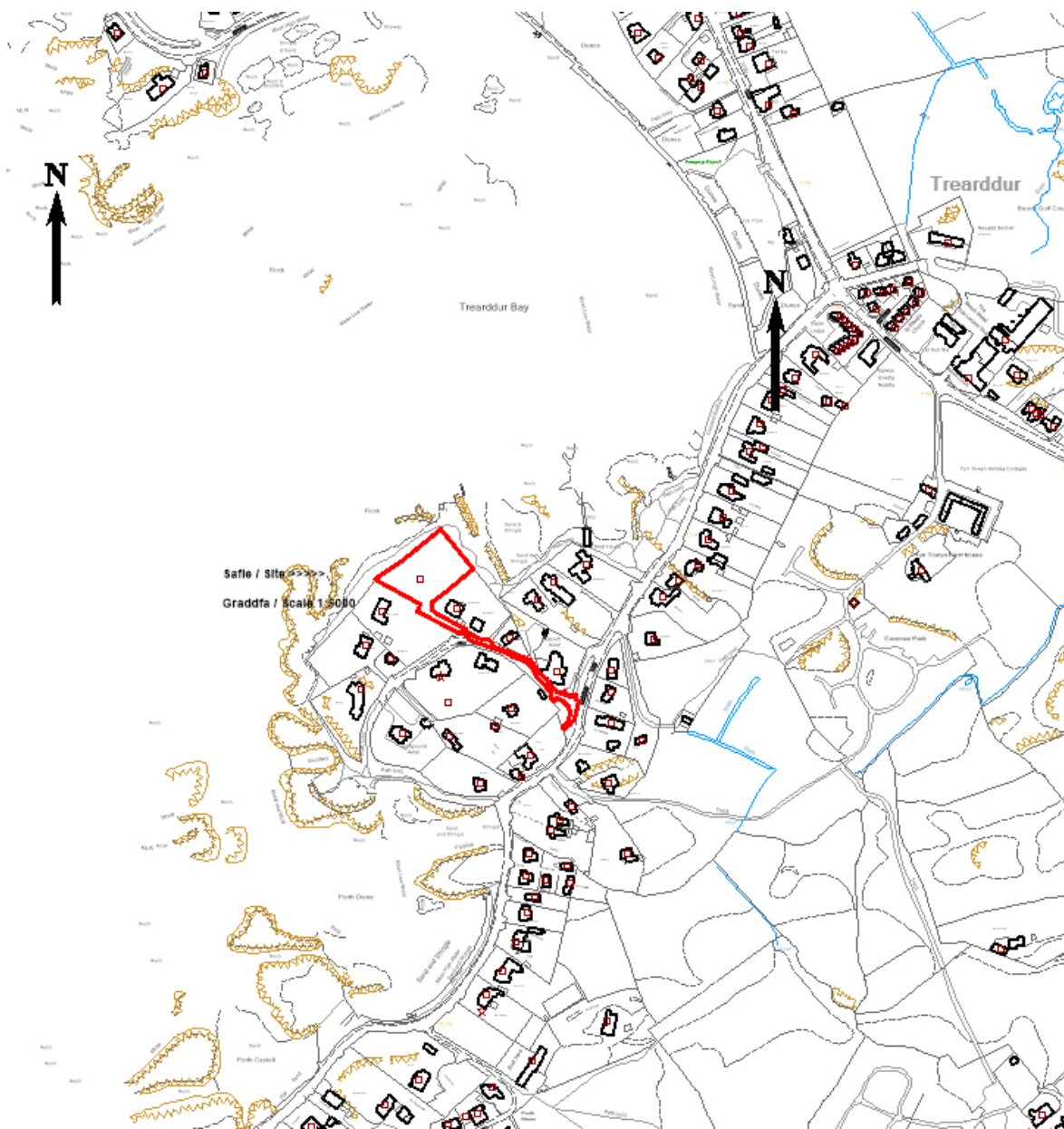
Rhif y Cais: **46C254B** Application Number

Ymgeisydd Applicant

Mr Tim Calderbank

Cais amlinellol ar gyfer dymchwel yr annedd presennol ynghyd a chodi dau annedd newydd yn cynnwys manylion llawn am y fynedfa yn / Outline application for demolition of the existing dwelling together with the erection of two new dwellings with full details of the access at

Ael y Bryn, Lôn Penrhyngarw, Bae Trearddur Bay



Planning Committee: 26/04/2017

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

Recommendation:

Refuse

Reason for Reporting to Committee:

The application has been called in by Councillor Dafydd Rhys Thomas due to concerns regarding overdevelopment on a very prominent site of natural beauty and adverse effect on neighbouring property.

1. Proposal and Site

The application as submitted is for demolition of the existing single storey dwelling and outline planning permission for the erection of two dwellings (indicated as being 4 bedroom dwellings between 13 and 14m in length, between 15 and 16m in width and with a ridge height of between 8 and 9m from finished floor level). Full details of the access is provided which will be shared for part of its length before splitting into the two separate curtilages as proposed which will contain independent parking and turning space for the dwellings. Foul drainage is to connect into the mains while surface water will discharge to sea through natural percolation / run-off.

2. Key Issue(s)

Compliance with relevant development plan policies and amenity.

3. Main Policies

Ynys Mon Local Plan

Policy 1 – General Policy

Policy 42 – Design

Policy 48 – Housing Development Criteria

Policy 50 – Listed Settlements

Gwynedd Structure Plan

Policy A2 – Housing Policy

Policy D3 – Landscape Policy

Policy D4 – Design Policy

Policy D29 - Design

Stopped Unitary Development Plan

Policy GP1 – Development Control Guidance

Policy GP2 – Design

Policy HP3 – Main and Secondary Centres

Policy SG4 - Foul Sewage Disposal

Policy SG6 - Surface Water Run-Off

Joint Local Development Plan

Policy TAI 5 – Local Market Housing

Planning Policy Wales, Edition 9

Technical Advice Note 12 - Design

Supplementary Planning Guidance - Design Guide

4. Response to Consultation and Publicity

Councillor Dafydd Rhys Thomas – Requests that the application be determined by the Planning and Orders Committee due to concerns regarding overdevelopment on a very prominent site of natural beauty and adverse effect on neighbouring property.

Councillor Jeff Evans – No reply to consultation

Councillor Trefor Lloyd Hughes – No reply to consultation

Community Council – No reply to consultation

Highway Authority - No reply to consultation

Drainage Section - Details should be provided in relation to the disposal of surface water and in relation to soakaways.

Welsh Water – Suggested condition

Ecological and Environmental Advisor – Advises precautionary approach during demolition works.

Natural Resources Wales – Advice of local ecologist should be followed.

Joint Planning Policy Unit - Both Policy 52 of the Local Plan and Policy HP7 of the stopped UDP can support the development of additional land within or adjoining development boundaries for affordable housing.

Public response to notification: 6 letters of objection have been received as a result of the publicity undertaken. Objections are based on:

Overdevelopment;
Tandem development;
Adverse impacts on residential amenity;
Houses are very large and overreach the building line, will be out of character and dwarf its neighbours;
Overlooking and loss of privacy to adjoining dwellings;
Unacceptable traffic impacts from increased activity;
Unacceptable drainage impacts;
The development would detract from the character of the headland;
Proposal does not overcome the previous reasons for refusal.

5. Relevant Planning History

46C254 - Extension to provide a new garage and conservatory, Ael y Bryn, Ravenspoint Road – approved 7/10/94.

46C254A - Full application for demolition of part of the existing dwelling together with the erection of a new dwelling at Ael y Bryn, Lon Penrhyn Garw, Trearddur – refused 18/10/16.

6. Main Planning Considerations

Principle of the Development – The site is located within the existing developed part of the settlement of Ravenspoint Road under Policy 50 of the Local Plan which normally allows the erection of single plots within or on the edge of the settlement subject to criteria. The site is located within the development boundary of Trearddur under the stopped UDP which allows residential development on suitable sites.

Under the JLDP Policy TAI5, Trearddur is identified as a village where Local Market Housing (where a planning mechanism is used to control the occupancy of a dwelling to household that

have a specific local connection but is not used to control the price of the dwelling) will be allowed within development boundaries. The site is within the development boundary of the JLDP.

Policy 50 normally allows single plot development. A dwelling occupies the site and the proposal would entail only one additional dwelling as part of the scheme. The Policy requires that any proposal is clearly within or forms 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.

Dwellings on the headland at Lon Penrhyn Garw nearest the application site and read in context with the proposed development present their eaves and longest elevation to the headland whereas the proposal presents a dominant gable elevation to the headland on one of the dwellings and brings it much further forward towards the coast than its neighbours. In order to allow the development of the second dwelling and to allow parking and turning space for both, the plot has to be set further towards the coast by doing so the scheme has an unacceptable impact on the character and appearance of the area. The development is squeezed into too narrow a plot and would not reflect existing patterns. Albeit set further towards the coast the dwelling is still within 3.4m of the boundary with the dwelling at Bryn Eithen and within 5.6m of its conservatory and external seating area. The plan is shown drawn at the lower limit for length and width for the plot as indicated in the outline planning application. Although the location of doors and windows would be considered at the detailed design stage, it is considered that the scheme is sufficiently unneighbourly in its current form as to merit refusal. Any screening of the plots for privacy by fencing or walling would be inconsistent with the open and spacious character of the headland developments.

The second dwelling is located to the west of the plot and would be within 5.6m of the boundary with Craig y Don. The properties are currently separated by a low stone wall but the spacious arrangement of dwellings to plot ratio ensures a level of separation and privacy. The proposed new dwelling would be further west than the existing dwelling and the proposed patio area as shown on plan would overlook the neighbouring garden to an unacceptable extent. Again, screening in the form of a higher wall or fencing would be wholly inappropriate in the context.

Highways and Drainage: The proposal uses an existing vehicular access. Separate curtilages will be provided with parking and turning areas for each of the dwellings. It is not anticipated that unacceptable traffic impacts will occur but a response was awaited from the Highway Authority at the time of writing. The Drainage Section has confirmed that the scheme is satisfactory in principle. Dwr Cymru-Welsh Water has suggested a standard condition that no surface water should be allowed to connect to the public sewerage network.

Ecology: Although the existing dwelling is to be demolished the risks to protected species is considered to be low and a precautionary approach during the demolition stage is therefore advised.

7. Conclusion

The development is considered unacceptable due to its negative impacts on the character of the area and residential amenities.

8. Recommendation

To **Refuse** the application for the following reason:

(01) The development would result in an overdevelopment of this open headland area, and would be out of character with its neighbouring dwellings as well as adversely impacting the privacy and amenity of adjoining occupiers and is therefore contrary to Policy 1, 48 and 50 of the Ynys Mon Local Plan and the advice contained within the Council's Supplementary Planning Guidance Design in the Urban and Rural Built Environment.

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