

Public Document Pack



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

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

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

RHYBUDD O GYFARFOD	NOTICE OF MEETING
PWYLLGOR CYNLLUNIO A GORCHMYNION	PLANNING AND ORDERS COMMITTEE
DYDD MERCHER, 10 IONAWR, 2018 am 1 y. p.	WEDNESDAY, 10 JANUARY 2018 at 1.00 p.m.
SIAMBR Y CYNGOR, SWYDDFEYDD Y CYNGOR, LLANGEFNI	COUNCIL CHAMBER, COUNCIL OFFICES, LLANGEFNI
Swyddog Pwyllgor	Ann Holmes 01248 752518 Committee Officer

AELODAU / MEMBERS

Cynghorwyr / Councillors:

John Griffith
Glyn Haynes
T LI Hughes MBE
K P Hughes
Vaughan Hughes
Richard Owain Jones (Is-Gadeirydd/Vice-Chair)
Eric Wyn Jones
Shaun James Redmond
Dafydd Roberts
Nicola Roberts (Cadeirydd/Chair)
Robin Williams

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

A g e n d a

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

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

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

Index

1 APOLOGIES

2 DECLARATION OF INTEREST

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

3 MINUTES OF THE 6TH DECEMBER, 2017 MEETING_(Pages 1 - 14)

To present the minutes of the previous meeting of the Planning and Orders Committee held on 6th December, 2017.

4 SITE VISIT 20TH DECEMBER, 2017_(Pages 15 - 16)

To present the minutes of the Planning site visit held on 20th December, 2017.

5 PUBLIC SPEAKING

6 APPLICATIONS THAT WILL BE DEFERRED_(Pages 17 - 18)

6.1 39C285D – Lôn y Gamfa, Menai Bridge

7 APPLICATIONS ARISING_(Pages 19 - 26)

7.1 28C472E – Cartref, Station Road, Rhosneigr

8 ECONOMIC APPLICATIONS

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

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

9 AFFORDABLE HOUSING APPLICATIONS

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

10 DEPARTURE APPLICATIONS_(Pages 27 - 36)

10.1 17C503B/VAR – Rhos Bella, Llansadwrn

10.2 25C259B/VAR – Bryn Gollen Newydd, Llanerchymedd

11 DEVELOPMENT PROPOSALS SUBMITTED BY COUNCILLORS AND OFFICERS

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

12 REMAINDER OF APPLICATIONS_(Pages 37 - 44)

12.1 11LPA657/CC – Warden's House, Amlwch

12.2 19LPA1038/CC – Maes yr Ysgol, Holyhead

13 OTHER MATTERS

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

This page is intentionally left blank

Planning and Orders Committee

Minutes of the meeting held on 6 December 2017

- PRESENT:** Councillor Nicola Roberts (Chair)
- Councillors John Griffith, Glyn Haynes, K P Hughes, Vaughan Hughes, Eric Wyn Jones, Shaun James Redmond, Dafydd Roberts and Robin Williams
- IN ATTENDANCE:** Planning Development Manager (NJ),
Planning Assistants,
Highways Officer (JAR),
Legal Services Manager (RJ),
Committee Officer (MEH)
- APOLOGIES:** Councillor Richard Owain Jones
- ALSO PRESENT:** Councillor Richard A Dew – Portfolio Holder for Planning
- Local Members : Councillors Richard Griffiths (application 7.1);
Llinos M Huws (application 7.5); Dafydd R Thomas (application 7.7)
- Councillors R Meirion Jones, Bryan Owen, Bob Parry OBE FRAGS
-

1 APOLOGIES

As noted above.

2 DECLARATION OF INTEREST

None received.

3 MINUTES

The minutes of the meeting of the Planning and Orders Committee held on 1 November, 2017 were confirmed as correct.

4 SITE VISITS

The minutes of the planning site visits held on 15 November, 2017 were confirmed as correct.

5 PUBLIC SPEAKING

There were public speakers with regard to applications 7.7 and 12.1.

6 APPLICATIONS THAT WILL BE DEFERRED

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

7 APPLICATIONS ARISING

7.1 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

The application was presented to the Planning and Orders Committee as the Committee at its meeting held on 8 November, 2017 resolved to refuse the application contrary to the Officer's recommendation on the basis that the proposal does not constitute an exception sufficient to allow departure from Policy ADN 2 of the Joint Local Development Plan (Anglesey and Gwynedd).

Councillor Richard Griffiths, a Local Member said that he was addressing the Committee to strongly oppose this proposal; he was also representing the local residents of Llanbadrig who have grave concerns as regard to this application at Rhyd y Groes. He noted that local residents are supportive of Wylfa Newydd project but faced with this immense development of a solar array farm in the locality would put undue strain on the community. The local Community Councils are also opposed to this development. He further said that there is speculation as to the generated power from this development; the applicant has said that the capacity of 49.9MW will power 15,500 homes; it is argued that the generated power will only be for 9,500 homes. The proposed development, if approved, will generate heavy traffic to and from the site. He considered that these solar panels should be on roofs of houses and commercial properties and not on agricultural land and especially not within rural communities. Councillor Griffiths asked the Committee to listen to the concerns of the local residents of Llanbadrig and reaffirm its decision to refuse this application.

The Planning Development Manager referred to the reasons for refusing the application at the previous meeting as noted within the report. She noted that further letters of support have been received by Friends of the Earth and the landowners at Rhyd y Groes. Further letters of objection have also been received by the residents of Buarth y Foel and from the Council for the Protection of Rural Wales. An independent legal opinion on the decision to refuse the application at the previous meeting of this Committee has been submitted by the applicant and specifically on whether the proposal complies with policy ADN2 of the Joint Local Development Plan. The Planning Development Manager reported that the applicant has submitted an appeal against the decision of the Committee to refuse the application and this appeal is at present being validated before submission to the Planning Inspectorate. It was noted that the Authority has a four weeks period to determine the

application when the appeal is validated before it falls to the Planning Inspectorate to determine. She further said it was important to report that the applicant has requested a Hearing by the Planning Inspectorate as regard to this application and has stated they will claim costs against the Council which may be substantial.

The Planning Development Manager further reported that the previous meeting of this Committee only gave one reason for refusal on the basis that the proposal does not constitute an exception sufficient to allow departure from policy ADN2 of the Joint Local Development Plan. It was considered by the Committee that the only matter the developer had as justification for an exception from policy ADN2 was a connection to the National Grid. The report by the Planning Officer addresses the issue as regards to exception from policy ADN2 and as the Committee at the previous meeting did not consider that there is sufficient departure from policy ADN2 the Committee needs to be clear on the matter before the application is considered at the appeal process. The Planning Development Manager referred to strategic policy PS7 and policy ADN2 within the Development Plan to the Committee. The Officer's report to the Committee is clear that it considers that exceptional circumstances have been presented to the Planning Authority which allows for development outside 'Potential Opportunity Areas' and as such that the scheme is compatible with the first part of Policy ADN2. Following on from site selection, policy ADN2 requires the proposals for Solar PV Farms of 5MW or more and other solar schemes of up to 5MW will be permitted provided that the proposal conforms with the criteria noted within the Planning Officer's report.

The Planning Development Manager reported that the Joint Planning Policy Unit is in support of the application as regard to policy ADN2. The applicant has shared the legal opinion with the Council following refusal of the application at the previous meeting. A detailed assessment has been undertaken as regard to this application and the recommendation is of approval of the application.

Councillor Dafydd Roberts said that he has given due consideration to this application following refusal of the development at the last meeting of this Committee. He noted that within policies of the Welsh Government the land for such solar array farms needs to be primarily level and therefore there is a higher proportion of the site that conforms to these policies than he previously thought. He questioned if a condition could be attached to any approval of the application that the developer does not erect solar panels on the areas which do not conform to the Welsh Government policies. However, he considered that the Welsh Government policies only refer to solar farm of up to 5MW but this proposed development is vastly higher.

The Planning Development Manager responded that the Joint Planning Policy Unit has considered the Welsh Government policies as per the 'toolkit' for a high level assessment for such development. A map of the gradient of the land was shown to the Committee which shows that a very small area does not comply to policies. She noted that a Condition has already been attached to any approval of the application as to the layout of the site as per condition 4 in

the written report. The Planning Development Manager stressed that the application must be dealt with as a whole as has been submitted by the applicant. The proposed development has been assessed as regard to the cumulative effect on other developments in the area which include the Rhyd y Groes Windfarm. She further said that reference has been made to the quality of the agricultural land at this site and she noted that a Technical Report has been received by Welsh Government that the land is of 3B quality and does not prohibit development of site a development on this land.

Councillor John Griffith questioned whether a condition could be applied that a buffer zone be erected near neighbouring properties. The Planning Development Manager responded that specific reasons need to be applied if conditions are to be attached to any approval of planning applications. She said that mitigation measures are attached to this application as to the effect of the amenities of neighbouring properties.

Councillor Shaun Redmond questioned if this application was to be approved would it be proper therefore for consumers having to pay more for their electricity when Windfarms will have to shut as this solar array farm will create overcapacity to the Grid. The Planning Development Manager responded that Welsh Government expects such development of solar wind farm and the costs of electricity to the consumer is not a matter before the Committee.

Councillor Dafydd Roberts raised whether other solar wind farm developments could argue the case that a site was appropriate due to its ability to connect to the National Grid. The Planning Development Manager responded that there are two elements to policy ADN2 that site of over 5MW are referred to specific areas; to show exception to policy ADN2 the applicant must show the need and location and the necessary criteria must be complied with. It was noted that it would be a matter for the National Grid to decide as to how much electricity generated from such development will be required from the Island.

The Legal Services Manager said that the Committee must first consider whether the reason for refusing the application at the previous meeting of the Committee (that the application does not constitute an exception sufficient to allow departure from Policy ADN2) is sufficient bearing in mind that the Joint Planning Policy Unit, who have drawn up the policies within the Joint Local Development Plan, consider that it is an exception to allow departure from Policy ADN2. He noted that if the application is to be refused then evidence to justify that reason may be difficult to find. That could echo in costs within the appeal process. If the Committee was not of a view to reaffirm its previous decision then it could either offer other reasons for refusal or it could approve the application.

Following deliberations it was considered that a recorded vote be undertaken.

In accordance with paragraph 4.1.18.4 of the Constitution the required number of members requested that a recorded vote be taken.

The recorded vote was as follows :-

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

Councillors John Griffith, Vaughan Hughes, Nicola Roberts, Robin Williams
(TOTAL 4)

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

Councillor Shaun Redmond **(TOTAL 1)**

Abstained from voting :-

Councillors Glyn Haynes, K P Hughes, Eric W Jones, Dafydd Roberts
(TOTAL 4)

It was RESOLVED to approve the application in accordance with the Officer's recommendation subject to the conditions set out in the written report together with delegated powers to the Head of Planning Services to add, amend and delete conditions as necessary.

7.2 20C313A – Retrospective application for the erection of 14 affordable dwellings, construction of a new access and internal road together with the installation of a sewerage pumping station on land off Ffordd y Felin, Cemaes

The application was presented to the Planning and Orders Committee due to the adopted Joint Local Development Plan (Anglesey and Gwynedd). The Planning and Orders Committee approved the application on the 1st March, 2017 in accordance with the Officer's recommendation, subject to conditions and a Section 106 agreement under the 1990 Act. The application was initially determined under the development plans' policies in place at the time of determination. Following the adoption of the Joint Local Development Plan the application has been reassessed under the policies contained within the current development plan.

The Planning Development Manager reported that the site now is within the settlement boundary of Cemaes which has been identified for housing development in compliance with policy T34 within the Joint Local Development Plan. The Planning Officer's report to this Committee notes that this proposal is for a 100% affordable housing scheme which in principle exceeds the 30% requirement stipulated within the Development Plan. She noted that an infrastructure provision assessment has been undertaken as regard to this application and the Education Service has confirmed that they are not seeking a contribution from the developer for educational facilities. However, a financial contribution through a S106 legal agreement is sought towards identified open spaces in the area. The Planning Development Manager further said that

works have been undertaken on the access together with clearing works on the site; the application is now in part a retrospective application due to these works. The application however does comply with the Joint Local Development Plan policies and the recommendation is of approval of the application.

Councillor John Griffiths 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 together with a S106 Agreement securing the proposed units to be of an affordable type and the financial contribution relating to open space provision.

7.3 24C300A/ECON – Formation of lakes for fishing/boating recreation use, erection of an ancillary shop/café and an ancillary storage building together with associated access roads and ancillary parking areas and the installation of a new septic tank on land forming part of Tyn Rhos Fawr, Dulas

The application was presented to the Planning and Orders Committee as the application was approved in July 2016 by the Committee but since the adoption of the Joint Local Development Plan (Anglesey and Gwynedd) it is necessary to review the recommendation to the policies contained in the Local Development Plan and any other changes in material considerations.

The Planning Development Manager said that application was approved in July 2016 subject to a legal agreement containing provisions restricting the use of motorised water craft, submission of a travel plan, bonding requirements to fund repair works to repair the A5025 adjacent as a result of any damage from instance breaches as a result of the development and a requirement for bilingual business/place names and signage. A draft of the legal S106 agreement has been prepared but the proposal needs to be reassessed due to policies contained in the adopted Joint Local Development Plan. The assessment has been undertaken specifically to Policy TWR 1 (Visitor Attractions and Facilities) which states that proposals to develop new visitor attractions and facilities will be encouraged to locate to sites within the development boundary. She noted that in the previous approval of this application the site was within a Special Landscape Area and now no longer applies in this particular area.

Councillor Robin Williams questioned if the development was to be open to the public. The Planning Development Manager responded that there is a shop/cafe on site and it will be open to the general public.

Councillor Vaughan Hughes proposed that the application be approved and Councillor Robin Williams seconded the proposal.

It was RESOLVED to approve the application in accordance with the Officer's recommendation subject to the completion of a legal agreement and conditions set out in the written report.

7.4 28C472E – Full application for the erection of 2 dwellings (one which will include a balcony) on land adjacent to Cartref, Station Road, Rhosneigr

The application was presented to the Planning and Orders Committee as the proposal is contrary to policies of the Joint Local Development Plan but which the Local Planning Authority is minded to approve.

The Planning Development Manager reported that it has become apparent that the road leading to the site is in different ownership and therefore the applicant will need to serve the requisite notification on the land owners. She noted that the recommendation is to defer the application.

It was RESOLVED to defer consideration of the application to allow the applicant to serve the requisite notification on land owners.

7.5 38C180F/VAR – Application under Section 73 for the variation of condition (02) of planning permission reference 38C180D (outline application for the erection of a dwelling and vehicular access) so as to allow an extension of time to submit a reserved matters application at Gilfach Glyd, Mynydd Mechell

The application was presented to the Planning and Orders Committee at the request of a Local Member. At its meeting held on 8th November, 2017 the Committee resolved to approve the application contrary to Officer's recommendation.

Councillor Llinos M Huws, a Local Member reiterated that the application was deserving of approval as per her comments at the previous meeting of the Planning and Orders Committee. She referred to the recent adopted Joint Local Development Plan and to the housing figures for development and noted that this application was amongst those figures which had been allocated to Anglesey. She noted that the applicant accepts the commencement of the dwelling will need to be implemented within a year.

The Planning Development Manager referred to the reasons given by the Committee to approve the application contrary to the Officer's recommendations as noted within the report. She stated that the recommendation is still of refusal of the application.

Councillor K.P. Hughes proposed to reaffirm the previous decision to approve the application and Councillor Robin Williams seconded the proposal.

It was RESOLVED to reaffirm the previous decision to approve the application

7.6 39C285D – Full application for the erection of 17 dwellings on land at Lon Gamfa, Menai Bridge

The application was presented to the Planning and Orders Committee as it previously comprised a departure from the Ynys Môn Local Plan. However, the site is now identified as a residential development site within the adopted Joint Local Development Plan.

The Chair said that a request has been received by the Local Members that the site be visited. Councillor Robin Williams, a Local Member said that the area of the application site was flooded recently. He said that this application first came before the Planning and Orders Committee in 2013 and he considered that it would be beneficial for Members of the Committee to visit the site. He proposed that the site be visited and Councillor Nicola Roberts seconded the proposal.

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

7.7 46c168D/DA – Application for reserved matters for the erection of a dwelling which includes a balcony on land at Trearddur House, Trearddur Bay

The application was presented to the Planning and Orders Committee at the request of a Local Member. At its meeting held on 1st November, 2017 it was to visit the site. The site was subsequently visited on the 15th November, 2017.

Mr. Steve Bond (**for the proposal**) said that it is important to recognise that the application before the meeting is a reserved matters application. The site is an open piece of land adjacent to Trearddur House near the centre of the village. However, the application site should not be viewed as land that should be retained as open green space as it has in fact benefited from full planning for a large detached house since 1991 with this consent being safeguarded as a result of the works having been formally commenced on site. The land originally formed part of the curtilage to Trearddur House that was in the applicant's ownership from 1982 up until 2016 when Treardddur House was sold but the plot retained. The 1991 house was also for the current applicant but a change in personal circumstances meant that they never went on to build the house despite full planning approval having been preserved. In 2013, the applicant commissioned to develop proposals for a smaller property on the site and having established with the Planning Department that they would consider alternative proposals an outline application was subsequently submitted and was later approved in July 2014. As part of this process they were required to clearly indicate the positioning, footprint, overall size and the height of the development. The design now proposed is in full compliance with the parameters approve by the Council at the outline stage. The design incorporates features widely seen in the area and is of a style not untypical of Trearddur Bay. Whilst the applicant is aware that objections have been raised with one emanating from the owner of the neighbouring property of Bryn Hyfryd who actually bought the property a year after planning consent was approved.

An objection has also been received by the owners of Maes Eithin, but this property is in fact some 48 metres from the nearest point of the proposal and is not even orientated towards the plot. Two other objections have been received from occupiers of Wellington Court but again there is acceptable spatial separation from the proposed new dwelling. These objections have been carefully considered and a detailed response has been issued to the Planning Department which clearly shows that there is no real merit in any of the objections submitted. Drainage and Ecology matters have been fully addressed and contrary to misleading claims the development will not increase the risk of flooding of neighbouring land. None of the Town Council, Gwynedd Archaeological Trust or CADW have raised any objections to the design or the positioning of the proposed dwelling.

Mr Bond further said that the application before the Committee is now some 25% smaller than the house that benefits from full planning and in addition, the new footprint accounts for only 12% of the overall total area of the plot so the majority of the green open space visible from the village will be retained and any risk of overdevelopment of the plot is avoided. The proposed dwelling is set below the level of Trearddur House and its setting in relation to other properties ensures it will sit within the landscape.

Councillor Dafydd R Thomas, a Local Members said that he has concerns as regard to the loss of greenfield sites in Trearddur Bay and the scale of this development. He said that the applicants has roots in the Trearddur Bay area and referred to Paragraph 4 (iv) within the report as regard to 'no distinct pattern of development in the locality', and this proposed development would not harm the landscape.

The Planning Development Manager said that two additional letters of support together with a letter from the Agent has been received since completion of the report to the Committee. She noted that full planning permission exists on this site which has been secured by the required works. The original planning approval was for a larger dwelling on site and was also much nearer to the neighbouring properties. The Planning Development Manager said that there has been concerns expressed as regard to drainage issues in the area; this can be addressed by an additional Condition attached to any approval of the application.

Councillor K.P. Hughes proposed that the application be approved and Councillor Vaughan 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 and an additional condition relating to drainage.

8 ECONOMIC APPLICATIONS

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

9 AFFORDABLE HOUSING APPLICATIONS

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

10 DEPARTURE APPLICATIONS

10.1 19C587E – Full application for the erection of a dwelling and garage together with the construction of a vehicular access on land at 1/3 Parc Felin Ddŵr, Holyhead

The application was presented to the Planning and Orders Committee as the proposal is contrary to policies of the Joint Local Development Plan but which the Local Planning Authority is minded to approve.

The Planning Development Manager said that she wished to amend the report as the application was 'call-in' by Councillor Shaun Redmond and not Councillor Glyn Haynes. She said that the design of this application is different to an application already approved on this site but the recommendation is of approval of the application.

Councillor Shaun Redmond said that he supported the application but a condition needs to be attached to any approval of the application that the garage on site needs to be for private use only. Councillor Redmond proposed that the application be approved and Councillor Robin Williams 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 together with an additional condition that the garage on site be for private use only.

10.2 42C258A – Full application for the erection of a dwelling to the rear of Tyddyn Orsedd, Rhoscefnhir

The application was presented to the Planning and Orders Committee as the proposal is contrary to policies of the Joint Local Development Plan but which the Local Planning Authority is minded to approve.

The Planning Development Manager said that since the adoption of the Joint Local Development Plan, Rhoscefnhir is identified as a 'cluster settlement' where any new dwelling must be for an affordable local need on an infill site. The scheme previously approved on this site was for two dwellings and therefore it reduces the scale and floor space of the site. The recommendation is of approval of the application.

Councillor Robin Williams proposed that the application be approved and Councillor Kenneth 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.

11 DEVELOPMENT PROPOSALS SUBMITTED BY COUNCILLORS AND OFFICERS

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

12 REMAINDER OF APPLICATIONS

12.1 19C1207 – Full application for the demolition of existing dwelling and garage together with the erection of replacement dwelling which includes a balcony and anew garage at Pentowyn, Holyhead

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

Mr Tudur Thomas (**for the proposal**) said that Pentowyn has been empty since at least 2014 and following professional advice it was clear that the only practical and cost effective option was to demolish the existing dwelling and to build a replacement dwelling. There has been no objection locally to the development and the Holyhead Town Council at its meeting held on 4 September, 2017 had no objection. Following meeting with Planning Officers it was decided to reduce the size and design of the proposed dwelling resulting in a 20% reduction. Pentowyn lies within a designated Area of Outstanding Natural Beauty and considerable thought to the design and siting has been undertaken to ensure that the proposal has no adverse visual impact to the locality. The proposed dwelling now will be finished with natural materials, slate, wooden cladding and stone.

The Planning Development Manager said that the application is a full application for the demolition of an existing dwelling and its replacement with a new build dwelling. The site is within the AONB and is adjacent to the Wales Coast Path. The original submitted plans have been amended and reduced in scale. The first floor balcony on the north eastern gable of the proposed dwelling has now been replace with an attached garage, incorporating a terrace area as first floor level behind a slated roof. As part of the amended scheme stonework has been proposed on part of the front elevation in association with painted smooth render and vertical cladding and natural slate is proposed to roof the dwelling. A hedge is also proposed along the boundary in order integrate well into the surroundings. The AONB Officer has now submitted his comments as regard to the amended plans to reduce the footprint of the proposed dwelling he noted that the reduced scale of the development means that it will integrate better and will enhance the natural beauty of the area.

Councillor Shaun Redmond said that the footprint of the proposed development is partly on the footprint of the current building and is located further back into the garden area; this is in conflict with planning policy TAN13 – Replacement Dwelling. He also referred to the size of the proposed dwelling and the overlooking of an existing caravan park. Whilst he appreciated that the size and design of the proposed dwelling has been

reduced, the rear elevation will be 7.3 metres from the boundary of the caravan site. The SPG - Design generally requires a distance of 10.5 metres but these seems to be acceptable by the Planning Officer. He questioned if this set a precedence for future developments by allowing the distance to be reduced? The Planning Development Manager responded that as regard to the footprint of the proposed dwelling on the site, it is partly on the footprint of the current property. It is considered that the proposed footprint will be an improvement as it will accommodate the plot better. As regard to setting a precedent with allowing a reduction in the distance between neighbouring boundaries she noted that the caravan park near the proposed dwelling is a touring caravan site and following consideration by the Planning Officer's it is not considered that the reduced distance between the boundary will have an adverse effect on the amenities of the neighbouring property and does not constitute refusal.

Councillor John Griffith referred to the size of the proposed dwelling which has a total area of 252m² compared to the existing dwelling of 137m² and questioned if the garage was included within the total area of the site. The Planning Development Manager responded that the garage is include in the total area of the site and an assessment has been carried out within the relevant policies which takes into account the size of the current dwelling.

Councillor Shaun Redmond said that he has looked at old maps of the area and it seemed that there is a public footpath near or going through the property of Pentowyn. He questioned if there will be an application to redirect of remove the footpath. The Planning Development Manager responded that no comments have been raised by the Highways Authority.

Councillor Vaughan Hughes proposed that the application be approved and Councillor Robin Williams 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.

12.2 19LPA1037/CC – Full application for change of use of existing building from community rooms into a dwelling at 9a Peibio Close, Holyhead

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

The Planning Development Manager said that the proposal involves the change of use of the former single storey offices into residential dwelling.

Councillor Shaun Redmond proposed that the application be approved and Councillor Vaughan 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.

13 OTHER MATTERS

13.1 11LPA101N/1/LB/CC – Listed Building Consent for door replacement and fire door installations at Ysgol Syr Thomas Jones, Amlwch

It was RESOLVED to note that the application will be forwarded to the Welsh Ministers for determination in accordance with Regulation 13 of the Planning (Listed Building and Conservation Areas) Act 1990.

13.2 34C614/ECON – Outline application for the demolition of the existing building and erection of a mixed use building comprising of A1, A2, A3 uses and 45 residential apartments at Burgess Ltd., Bridge Street, Llangefni

To note that the application has been withdrawn by the agent.

13.3 36C351B/MIN – Minor amendments to scheme previously approved under planning permission 36C351 so as to amend the finish of the dwelling together with additional windows to the garage at Tyn Llwyd, Rhostrehwfa

The Planning Development Manager reported that a minor amendment application was received for amendments to the scheme previously approved under planning application reference 36C351A/VAR. The amendments being sought were to amend the finishing material by way of replacing the approved stone cladding with facing bricks and introduce facing brick in the side elevation/return of the proposed garage and the installation of velux windows in the front elevation of the proposed garage and installation of a window in the side elevation of the garage. The local planning authority has determined the application and the proposed amendments were deemed to be non-material.

It was RESOLVED to note the information.

13.4 45C467D/MIN – Minor amendments to scheme previously approved under planning permission 45C467B/DA so as to amend the dwelling finish from timber to render on land adjacent to Pen Parc, Penlon

The Planning Development Manager reported that a minor amendment application was received for amendments to the scheme previously approved under planning application reference 45C467B/DA. The amendments being sought were to amend the finishing material at the end gables (north and south elevations) from timber cladding to render. The local planning authority has determined the application and the proposed amendments were deemed to be non-material.

It was RESOLVED to note the information.

**COUNCILLOR NICOLA ROBERTS
CHAIR**

PLANNING SITE VISITS

Minutes of the meeting held on 20 December, 2017

- PRESENT:** Councillor Nicola Roberts - Chair
Councillors Glyn Haynes, Kenneth P Hughes, Vaughan Hughes, Eric W Jones, Dafydd Roberts, Robin Williams.
- IN ATTENDANCE:** Planning Officer (MD).
- APOLOGIES:** Councillors T LI Hughes MBE, R O Jones, Shaun Redmond.
- ALSO PRESENT:** Councillors R Meirion Jones, Alun Mummery.
-

1. 39C285D – Full application for the erection of 17 dwellings on land at Lon Gamfa, Menai Bridge

The Planning Officer explained the proposed development and the state at which the planning application had reached. Discussions were held at the site entrance where the Officer described the proposed layout. Questions were raised as regard to the history of the application, drainage and wildlife.

**COUNCILLOR NICOLA ROBERTS
CHAIR**

This page is intentionally left blank

6.1

Gweddill y Ceisiadau

Remainder Applications

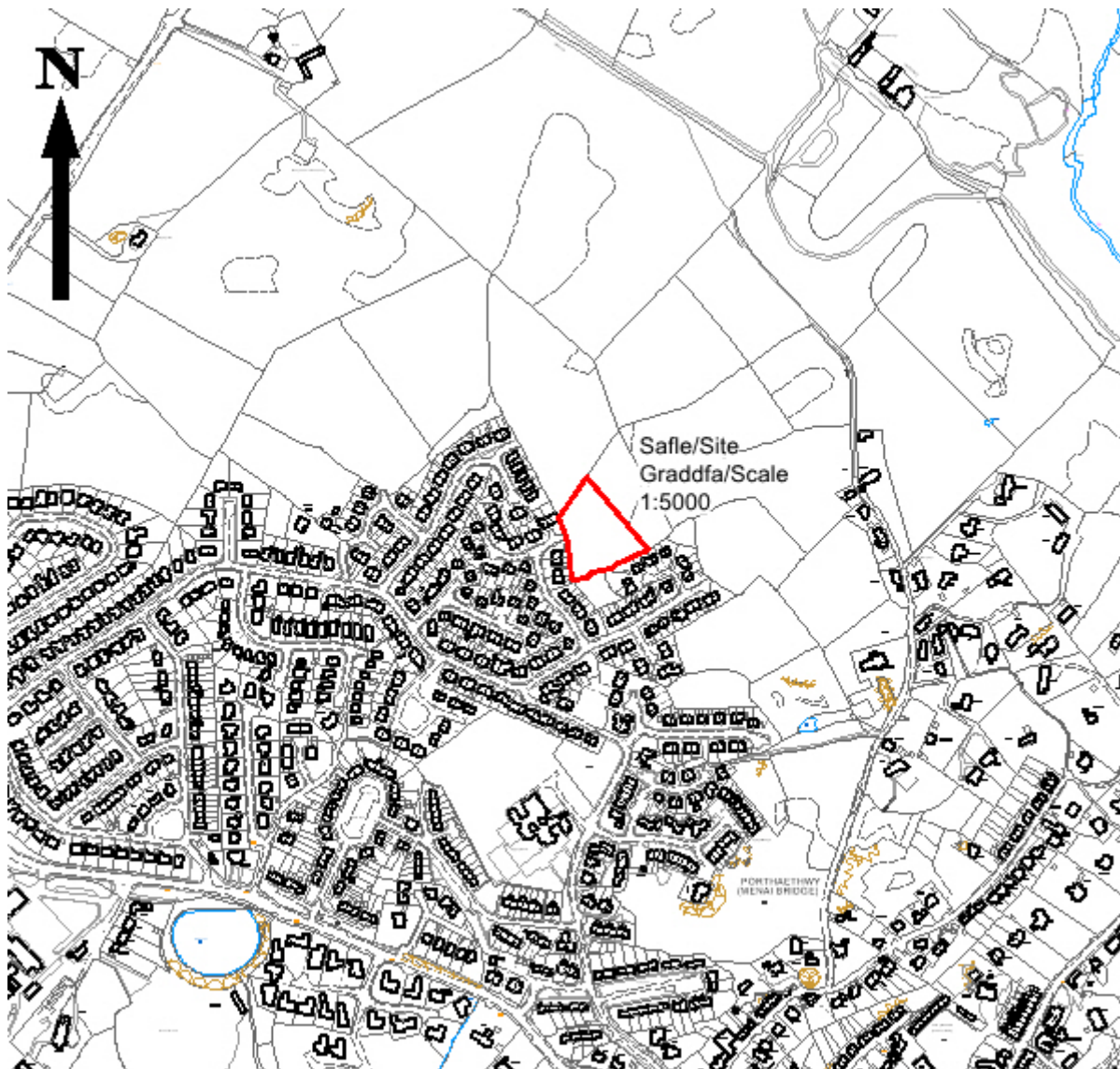
Rhif y Cais: **39C285D** Application Number

Ymgeisydd Applicant

R E Ellerby A.R.I.C.S

Cais llawn ar gyfer codi 17 o dai ar dir yn / Full application for the erection of 17 dwellings on land at

Lôn Gamfa, Porthaethwy/Menai Bridge



Planning Committee: 10/01/2018

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

Recommendation

Defer

Reason for Reporting to Committee:

A report is awaited following a recent flooding incident and the recommendation is to defer determination until the report is received and considered.

7.1

Gweddill y Ceisiadau

Remainder Applications

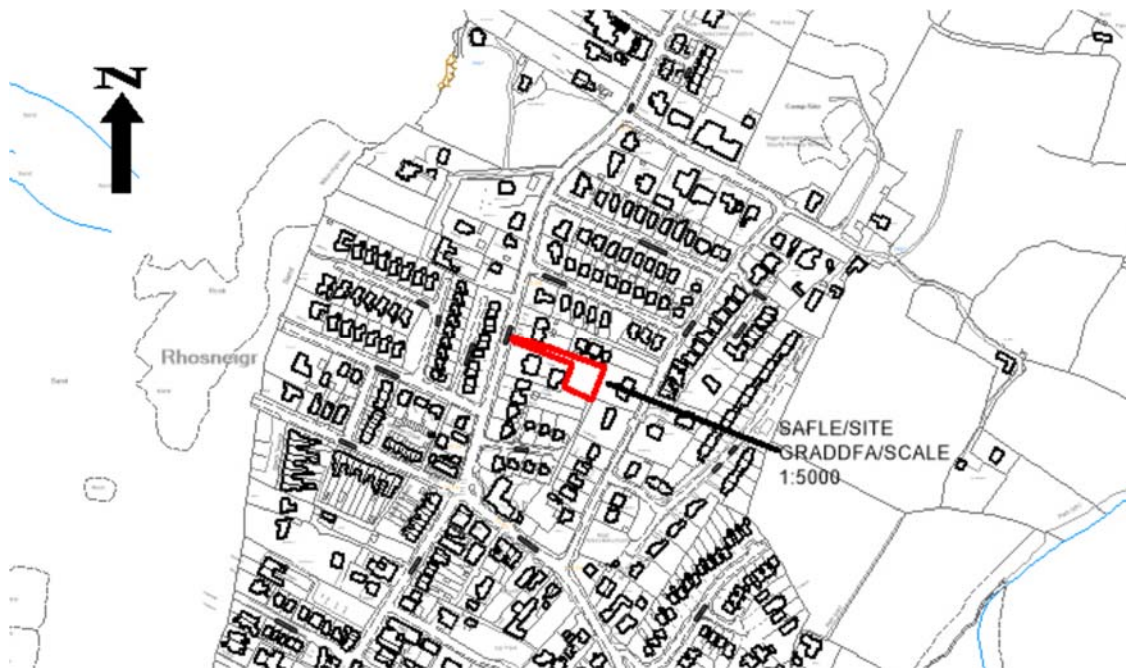
Rhif y Cais: 28C472E Application Number

Ymgeisydd Applicant

Mr Terry O Connor

Cais llawn ar gyfer codi 2 annedd (un sydd yn cynnwys balconi) ar dir ger / Full application for the erection of 2 dwellings (one which will include a balcony) on land adjacent to

Cartref, Ffordd Station Road, Rhosneigr



Planning Committee: 10/01/2018

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

Recommendation:

Permit.

Reason for Reporting to Committee:

The application is being presented to the Committee as the proposal is contrary to policies of the Joint Local Development Plan but which the Local Planning Authority is minded to approve

1. Proposal and Site

The application is a full application for the erection of two detached dwellings. The proposal is an amended design to the scheme previously approved under planning application reference 28C472B.

The site previously formed part of the curtilage of the dwelling known as Cartref, however the site has been divided and the parcel of land which forms the current application site and the dwelling itself have been sold to different parties. The site is flanked on all sides by residential properties. There is no distinct character to the pattern of development in the locality as there is a mixture of dormer bungalows, two storey detached dwellings and three storey terraces in the immediate vicinity. The access to the site will be via the track that leads from Station Road and leads to Sandy Lane. The track serves the four neighbouring properties and is within the applicant's ownership.

The site lies within the development boundary of Rhosneigr

2. Key Issue(s)

The applications key issue is the existence of the fallback position (extant planning consent), what likelihood exists of the extant permission coming forward and that any harm that is generated by the extant permission being balanced against the proposed scheme and any improvement or betterment the proposal offers over and above the fall-back position.

3. Main Policies

Joint Local Development Plan

PCYFF2 – Development Criteria

PCYFF3 – Design and Place Shaping

TAI5 – Local Market Housing

TAI 15 – Affordable Housing Threshold and Distribution

4. Response to Consultation and Publicity

Community Council – No response to date

Cllr. G O Jones – No response to date

Cllr R Dew – No response to date

Highway Authority – Recommended conditional approval

Drainage Section – Drainage details acceptable

MOD Safeguarding – No objection

Welsh Water – Recommended conditional approval

Response to Publicity

The application was afforded two means of publicity. These were by the posting of a notice near the site and the serving of personal notification letters on the occupiers of the neighbouring properties. The latest date for the receipt of representations was the 4th October 2017 and at the time of writing this report, 8 letters of objection had been received at the department. The main issues raised can be summarised as follows;

- i) Loss of light, privacy and noise nuisance
 - ii) Overdevelopment of the site
 - iii) No need for additional dwellings in Rhosneigr and the dwellings will be used for holiday purposes
 - iv) Cartref has been granted permission to extend the dwelling and the owner intends to implement the permission and Block B has been moved closer to Cartref
 - v) Notification not sent to Cartref.
 - vi) Proposed dwelling will be dominant and overbearing and will result in the loss of daylight. The large gable end brings the bulk/vertical wall of the property closer to Cartref. The ridge height of the proposed dwelling will be 8 metres closer to Cartref than the previously approved dwelling.
 - vii) The dwelling is of a three storey height
 - viii) Future extensions could be added to the dwellings
 - ix) No details of the proposed finished floor levels
 - x) Proposal is close to neighbouring properties gas tank
- In response to these issues I would respond as follows;

i) The site has the benefit of planning permission for the erection of two dwellings on the site. The proposed dwellings will be located 1.4 and 0.6 metres closer to the immediate neighbouring properties known as Ty Brenin and Crud y Don Cottage which are located to the west and east of the proposed units respectively.

The guidance contained within Supplementary Planning Guidance – Design Guide for the Urban and Rural Environment (SPG) recommends that the distances between secondary aspects is 15 metres and the distances between the side of the proposed dwelling (plot b) and the rear of Ty Brenin is 16.6 and the distances comply with the guidance.

There is a distance of 4.1 metres between the gable of the proposed unit and the side of the dwelling known as Crud y Don Cottage. There are no windows in the existing side elevation of Crud y Don Cottage, also there is a 1.4 m high stone wall situated along the boundary between Crud y Don Cottage and the proposed dwelling (plot A). One window is proposed in the side elevation being a bathroom window. The recommended distances between side elevations is 3.5 metres and the proposal as submitted complies with these distances. Due to the existing screening on the site the proposal will not harm the amenities of the neighbouring properties to such a degree as to warrant the refusal of the application.

The erection of two dwellings will not generate a noise nuisance to the neighbouring properties.

ii) and iii) As stated above the site has the benefit of planning permission. The scale of the approved dwellings were 9.7 x 10.6 x 8.35 at highest. The proposed dwellings measure 9.3 x 10.5

x 7.1 (plot A) and 9.2 x 11.9 x 7.1 (plot B) at their highest. The volume of the previously approved and proposed dwellings are therefore similar in scale.

iv) Whilst dealing with the original planning applications the site was within the ownership of the owner of Cartref. Since the granting of the previous planning permissions Cartref and the plot of land which forms the current application have been sold separately. Whilst plot B has been moved closer to the rear of by Cartref 700mm the proposed unit has no openings in the front elevation and therefore the proposal will have less of an impact by way of overlooking than the scheme previously approved.

v) Cartref should have received notification of the proposal as part of the statutory publicity of the application and once this was brought to our attention a notification was sent to the owner of Cartref via post and e-mail.

vi) The proposed dwelling (Plot B) is situated 700 mm closer to the rear of Cartref than the dwelling previously approved under planning application reference 28C472B. The height of the proposed dwellings are 1.25 metres lower than that previously approved and the gable closest to Cartref will have no openings. However the design of the proposed dwelling has a vertical gable whereas the previously approved dwelling had a roof which sloped downwards towards Cartref. Although the amended scheme has more of a built form closer to Cartref there is a distance of 12.3 metres between the corner of the proposed dwelling and the rear conservatory of Cartref. It is not considered that the proposed dwellings will harm the amenities currently enjoyed to such a degree as to warrant the refusal of the application.

vii) The height of the proposed dwellings is 7.1 metre which is the average height of a two storey dwelling

viii) A permitted development restriction condition will be included on the decision to ensure that any further extensions to the properties will be subject to a planning application

ix) The application was accompanied with a cross-section drawing through the site and the two neighbouring properties (Ty Brenin and Crud y Don Cottage).

x) Should the proposal not comply with Building Requirements in terms of distances between development/structures and gas tanks the scheme will need to be amended and would be subject to a new application.

5. Relevant Planning History

28C472 - Full application for the erection of a dwelling on land at Cartref, Station Road, Rhosneigr - Approved 31/05/2012.

28C472A/DIS - Application to discharge conditions (08) and (09) of planning permission reference 28C472 on land at Cartref, Station Road, Rhosneigr – Condition Discharged 08/10/2013

28C472B - Full application for the erection of two dwellings on land at Cartref, Station Road, Rhosneigr - Approved 10/09/2015.

28C472C - Full application for alterations and extensions at Cartref, Station Road, Rhosneigr - Approved 19/01/2016.

28C472D - Full application for conversion of the existing garage into an office \ annexe ancillary to the main dwelling at Cartref, Station Road, Rhosneigr - Returned to applicant 13/01/2016.

6. Main Planning Considerations

Policy Context - The principle of the erection of two dwellings on the site has been established under planning application 28C472B. Full permission was approved on the 10/09/2015 for the erection of two dwellings.

Joint Local Development Plan - Rhosneigr is identified as a Local Service Centre where only Local Market Housing can be supported under Policy TAI 5. In order to control the value of market unit the size of the proposed units are controlled. By managing the maximum size of local market units, the value of these units will be more compatible with the policy objective of sustaining the defined communities.

Developments for the erection of two or more houses trigger the need for affordable housing and in the settlement of Rhosneigr the percentage of affordable units required would be 30%.

The application currently under consideration does not comply with Policy TAI 5 or TAI 15 of the Joint Local Development Plan; however, as the application site has an extant planning permission the following must be considered:-

- Is there a likelihood that the existing permission can be implemented.
- Are the amendments to the permission better than that previously approved.

Application reference 28C472E was approved on the 10/09/15 and the likelihood of it being implemented is very likely, as the permission will not expire until 09/09/2020.

The application currently under consideration involves the erection of two detached dwellings the height of the previously approved was 8.35 m and the height of the proposed dwellings are 7m, being 1.3 metres lower than the two dwellings previously approved. There are no openings proposed in the front elevations which directly look onto the rear of Cartref. The materials proposed to be used in the construction of the dwellings are similar to what can be found in the locality.

As stated above there is a distance of 4.1 metres between the gable of the proposed unit and the side of the dwelling known as Crud y Don Cottage. Whilst the gable of the approved dwelling had a sloping roof the proposal currently under consideration has the roof pitch on its side elevation. Due to the screening along the boundary of the site and the fact that no openings are proposed in the first floor side elevations it is not considered that the proposal will harm the amenities currently enjoyed by the occupants of Crud y Don Cottage.

Although the gable of plot B will be located 1.4 metres closer to the rear of the property known as Ty Brenin than that previously approved the dwelling will be situated 16.6 metres away from the rear of Ty Brenin. As stated previously the SPG recommends a distance of 15 m between secondary aspects. Whilst the height of the building has been reduced by 1.3 metres the gable of the proposed dwelling is a full gable wall and not a sloping roof gable. However the proposal lies 16.4 metres away from the rear of Ty Brenin and due to these distances the proposal will not harm the amenities currently enjoyed by the occupants of Ty Brenin.

As stated above Plot B will be located 700 mm closer to the rear of Cartref than that previously approved and the design has a full gable wall in lieu of the sloping roof previously approved. Although the proposal has more of a built form than that previously approved it is not considered that the development would lead to unacceptable harm to such an extent that permission should be withheld.

The height of the proposed dwellings are similar to that of Ty Brenin and will only be 1.2 metres higher than Crud y Don Cottage. Although the proposed dwellings are situated 0.6 and 1.3 metres closer to the neighbouring properties and the elevations that front these properties are now full gable walls and not of a sloping nature (as that approved under 28C472B) it is considered that the reduction in the height of the proposed units will have an overall lesser impact than the approved scheme.

As the current application reduces the height of the dwellings by 1.3 metres and as there will be no windows in the front elevation which look onto the rear of Cartref and no first floor windows proposed in the side elevations which look onto the side of Crud y Don Cottage and rear of Ty Brenin will reduce the impact of the development on the amenities currently enjoyed by the occupants of the neighbouring properties.

Affect on neighbouring properties – The concerns raised by members of the public have been addressed in the 'Response to Consultation and Publicity' Section above. The site is currently screened from the neighbouring properties with trees and shrubs that are located along the boundary of the site. As the proposed dwellings are to be located close to the boundary and works may damage the existing trees / shrubs a condition will be imposed on the permission requesting full details of the proposed screening along the whole boundary of the site.

The scale of the dwellings approved under reference 28C472B were 9.7 x 10.6 x 8.35 at highest. The proposed dwellings measure 9.3 x 10.5 x 7.1 (plot A) and 9.2 x 11.9 x 7.1 (plot B) at their highest. The volume of the previously approved and proposed dwellings are therefore similar in scale. The amendments proposed as part of the proposal will not harm the amenities currently enjoyed by the occupants of the neighbouring

The scheme includes the erection of a first floor balcony within plot B however as the balcony is recessed within the building the use of the balcony will not cause any overlooking to the immediate neighbouring properties.

There is a distance of between 7.7 and 8.1 metres between the rear of the proposed units and the boundary of the site with the rear garden area of the property known as Gwynfa. The rear garden of Gwynfa stretches along the rear of the whole application site. Guidance contained within the SPG states that distances between ground floor secondary to the boundary should be 7.5 metres and when the proposal involves unconventional house designs such as flats, houses of more than two storey or houses with main living accommodation at first floor level the distances recommended should be increased by 3 metres. At its shortest point the proposal falls 2.8 metres short of the recommended distances however due to the existing screening along the rear of the site will obscure the garden area from the proposed dwellings and ensure that the proposal will not harm the amenities currently enjoyed by the occupants of the property.

The existing screening along the rear of the site will screen the garden area from the proposed dwellings and ensure that the proposal will not harm the amenities currently enjoyed by the occupants of the property.

7. Conclusion

The application is contrary to Policy TAI 5 and TAI 15 of the Joint Local Development Plan; however, the fallback position is that the application site has an extant planning permission for a dwelling.

It is considered that the previous application 28C472B is likely to be implemented and the amendments are an improvement to that originally approved.

8. Recommendation

Permit

(01) The development to which this permission relates shall be begun 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.

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

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

(03) The highway boundary wall/hedge/fence or any new boundary erected fronting the highway shall at no time be higher than 1 metre above the level of the adjoining county road carriageway along the whole length of the sites boundary with the adjoining highway and

nothing exceeding this height erected within 2 metre of the said wall/hedge/fence or any new boundary.

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

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

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

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

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

(06) No development shall commence until the written approval of the local planning authority has been obtained in relation to a full comprehensive traffic management scheme including:

- i. The parking of vehicles for site operatives and visitors**
- ii. Loading and unloading of plant and materials**
- iii. Storage of plant and materials used in constructing the development**
- iv. Wheel washing facilities (if appropriate)**
- v. Hours and days of operation and the management and operation of construction and delivery vehicles.**

The works shall be carried out strictly in accordance with the approved details.

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

(07) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Amendment) (Wales) Order 2013 (or any Order revoking or re-enacting that Order), the development permitted by Classes A, B, C, D, E and F of Part 1 of Schedule 2 are hereby excluded.

Reason: In the interests of amenity.

(08) Notwithstanding the details contained on drawing number 1242-102 (proposed site plan that was received on the 18/07/2017), screening shall be provided along the boundary of the site with the adjoining properties (known as Ty Brenin, Crud y Don Cottage and Cartref) from point A to B, C to D and E to F as outlined in green on the attached plan (drawing ref 1242-102). Details of the proposed screening (including a timetable for their planting / erection) shall be submitted to and approved in writing by the local planning authority prior to the commencement of works on site. The approved screening shall be erected / planted prior to the occupation of the dwellings hereby approved. If the screening requires to be changed for whatever reason the replacement shall be of the same height and in the same position as the approved scheme.

Reason: In the interests of residential amenity.

(09) The existing screenig along the boundary of the site and adjoining property known as Gwynfa, as outlined in pink on the attached drawing number 1242-102 shall be retained.

Reason: In the interests of residential amenity.

(10) The developer shall write to the Local Planning Authority within 7 days of the commencement of the development (as that terms is defined in Section 56 of the Town and

Country Planning Act 1990 as amended) to advise it of the fact. At no time thereafter shall the developer commence development or undertake any further work amounting to development on any of the following permission: [28C472B – Full application for the erection of two dwellings on land at Cartref, Rhosneigr].

Reason: To prevent the implementation of separate planning permissions concurrently which would be objectionable to the Local Planning Authority.

(11) The development permitted by this consent shall be carried out strictly in accordance with the plan(s) and document(s) submitted below and as amended under the conditions imposed:

Drawing / Document number	Date Received	Plan Description
1242 – 101	18/07/2017	Existing site plan
1242 - 100	18/07/2017	Location plan
1242 - 102	18/07/2017	Proposed site plan
1242 - 104	18/07/2017	Sections
1242 - 106	18/07/2017	Proposed elevations – plot A
1242 - 108	18/07/2017	Proposed elevations – plot B
1242 – 103	18/07/2017	Previously approved and proposed streetscene
1242 - 105	09/10/2017	Proposed floor plans – plot A
1242 - 107	09/10/2017	Proposed floor plans – plot B
Drainage details	14/09/2017	Drainage details
Drainage details	31/08/2017	Drainage details
Design and Access Statement	18/07/2017	Design and Access Statement

under planning application reference 28C472E.

Reason: For the avoidance of doubt.

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

10.1

Ceisiadau'n Tynnu'n Groes

Departure Applications

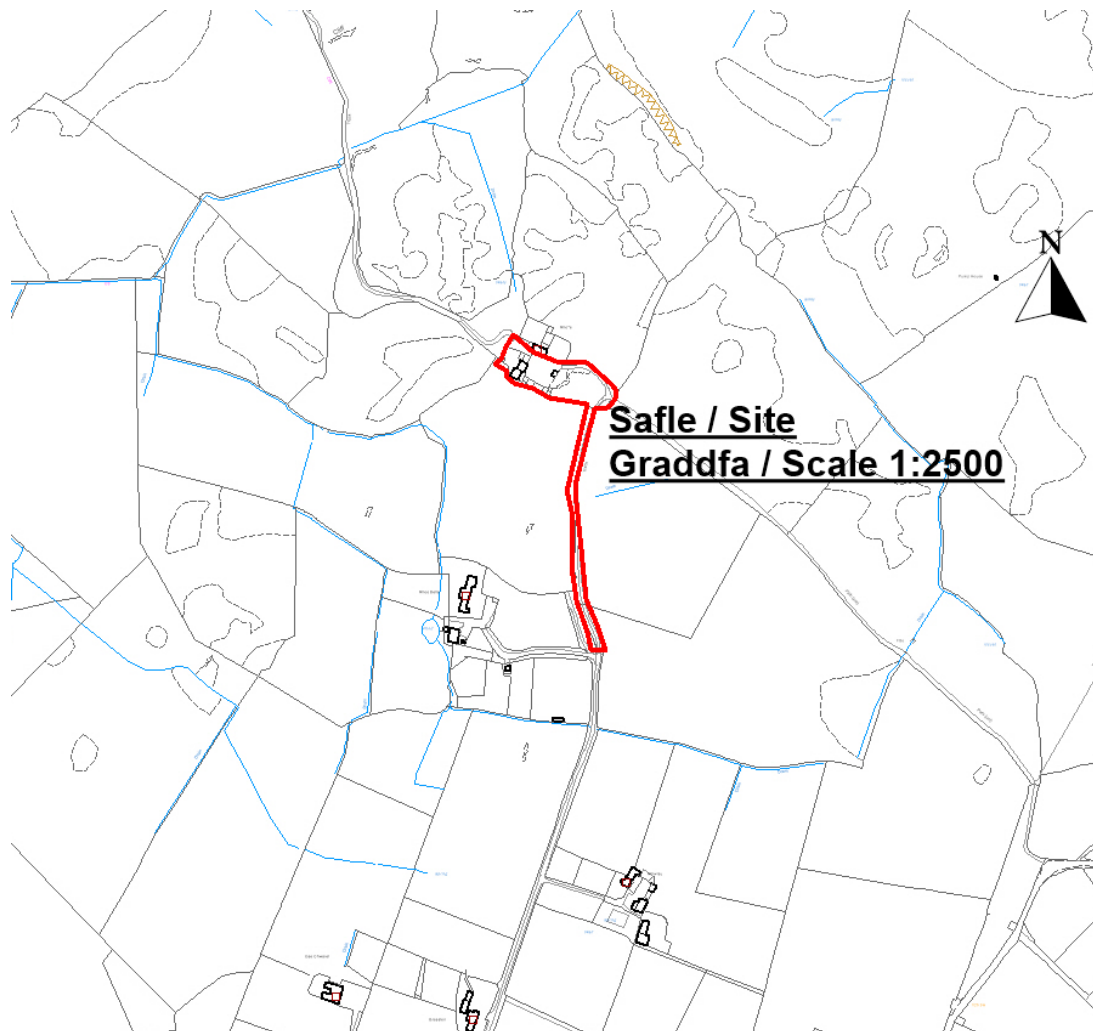
Rhif y Cais: **17C503B/VAR** Application Number

Ymgeisydd Applicant

Rhys Hughes

Cais o dan Adran 73 i ddiwygio amod (04) (gwaith datblygu i gael ei wneud yn gwbl unol â'r cynllun(iau) a gyflwynwyd ar 01/12/2015 a 19/01/2016 a'r arolwg o rywogaethau a ddiogelir dyddiedig 21/06/2015) o caniatâd cynllunio rhif 17C503 (cyfnewid, addasu ac ehangu ty fferm adfail) er mwyn diwygio y cynlluniau yn / Application under Section 73 for the variation of condition (04) (development to be carried out strictly in accordance with the plan (s) submitted on the 01/12/2015 and 19/01/2016 and the protected species survey dated 21/06/2015) of planning permission reference 17C503 (conversion, alterations and extensions of redundant farmhouse) so as to allow submission of amended plans at

Rhos Bella, Llansadwrn



Planning Committee: 10/01/2018

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

Recommendation:

Permit

Reason for Reporting to Committee:

The application is being presented to the Committee as the proposal is contrary to policies of the Joint Local Development Plan but which the Local Planning Authority is minded to approve.

1. Proposal and Site

Application under Section 73 for the variation of condition (04) of planning permission reference 17C503 (conversion, alterations and extensions of redundant farmhouse) so as to allow submission of amended plans at Rhos Bella, Llansadwrn

2. Key Issue(s)

The key issue is whether the proposal is an improvement to that originally approved under application reference 17C503B/VAR.

3. Main Policies

Joint Local Development Plan

PCYFF2 – Development Criteria

PCYFF3 – Design and Place Shaping

TAI7 – Conversion of Traditional Buildings in the Open Countryside to Residential Use

4. Response to Consultation and Publicity

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

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

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

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

Site notices was placed near the site and neighbouring properties were notified by letter. The application was also advertised in the local newspaper as the development is contrary to planning policies. The expiry date for receiving representations was the 9 January, 2018. At the time of writing the report no letters were received.

5. Relevant Planning History

17C503 - Full application for the conversion, alterations and extensions of redundant farm house into a dwelling at Rhos Bella, Llansadwrn – 22/1/16 – Granted

17C503A/VAR - Application under Section 73 for the variation of condition (04) of planning permission reference 17C503 (conversion of outbuilding into a dwelling) so as to amend the approved drawings – 20/9/17 - Withdrawn

6. Main Planning Considerations

The principle of developing the site has already been established under planning application 17C503 where permission was granted for conversion and extension of an outbuilding into a dwelling on the 22/1/16.

Joint Local Development Plan

The Joint Local Development Plan states that conversion of traditional buildings for residential use will only be permitted for employment use, if this is not an option, the development could provide an affordable unit. However, as the application site has an extant planning permission the following must be considered:-

- Is there a likelihood that the existing permission can be implemented.
- Are the amendments to the permission better than that previously approved.

Application reference 17C503 was approved on the 22/1/16 and it is likely to be implemented.

The amendments are proposed in the current application as follows:-

- The rear extension materials will be amended from timber cladding to an oak framed glazed extension. The amendment will allow the original stonework and building form to be viewed through the glass paneling.
- The omission of the proposed apex gable gazing removes an unsympathetic and dominant feature that would have had a significant visual impact on the character of the original building.

It is considered that the amendments proposed as part of this application is an improvement on that previously approved under application reference 17C503.

Adjacent residential properties

Neighbouring properties have been notified of the development. The expiry date to receive representations being 9/1/18. At the time of writing the report no objections were received. It is not considered that the proposal will have a negative impact upon neighbouring properties.

7. Conclusion

The recommendation considers the duty to improve the economic, social, environmental and cultural well-being of Wales, in accordance with the sustainable development principle, under section 3 of the Well-Being of Future Generations (Wales) Act 2015 (the WCFG Act). The recommendation takes into account the ways of working set out at section 5 of the WCFG Act and it is considered that this decision is in accordance with the sustainable development principle through its contribution towards one or more of the Welsh Ministers' well-being objectives set out in section 8 of the WCFG Act.

The application is contrary to Policy TA17 of the Joint Local Development Plan; however the fallback position is that the application site has an extant planning permission for the conversion of an outbuilding into a dwelling.

It is considered that the previous application 17C503 is likely to be implemented and the amendments are an improvement to that originally approved. A condition will be placed on the permission to preclude the implementation of the previous permission.

8. Recommendation

Permit subject to the expiration of the neighbourhood notification period.

(01) The development to which this permission relates shall be begun 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.

(02) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Amendment) (Wales) Order 2013 (or any Order revoking or re-enacting that Order), the development permitted by Classes A, B, C, D, E and F of Part 1 of Schedule 2 are hereby excluded.

Reason: For the avoidance of doubt.

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

Reason: In the interests of visual amenity.

(04) The developer shall write to the Local Planning Authority within 7 days of the commencement of the development (as that term is defined in Section 56 of the Town and Country Planning Act 1990 as amended) to advise it of the fact. At no time thereafter shall the developer commence development or undertake any further work amounting to development on any of the following permission: [17C503 – Full application for the conversion, alterations and extensions of redundant farm house into a dwelling at Rhos Bella, Llansadwrn].

Reason: to prevent the implementation of separate planning permissions concurrently which would be objectionable to the Local Planning Authority

(05) The development permitted by this consent shall be carried out strictly in accordance with the plan(s) submitted and the Protected Species Survey which was undertaken by Greenman Ecology under planning application reference 17C503 and 17C503B/VAR.

Proposed Plans + Elevations	D590.06 Rev C	1/12/17
Proposed Site Plan	D590.07	1/12/17
Location Plan	D492.01	Submitted with application reference 17C503
Structural Report	Cadarn Consulting	Dated September 2015 submitted with application 17C503
Protected Species Survey	Greenman Ecology	Dated 21/6/15 submitted with application 17C503

Reason: For the avoidance of doubt.

Informative

Planning permission has been granted on the basis of the building being converted in accordance with the works specified in the submitted structural survey and plans. Should any external or internal wall be demolished, which have not been approved in the submitted details you are advised to contact the Development Control Section immediately as this may invalidate the planning permission.

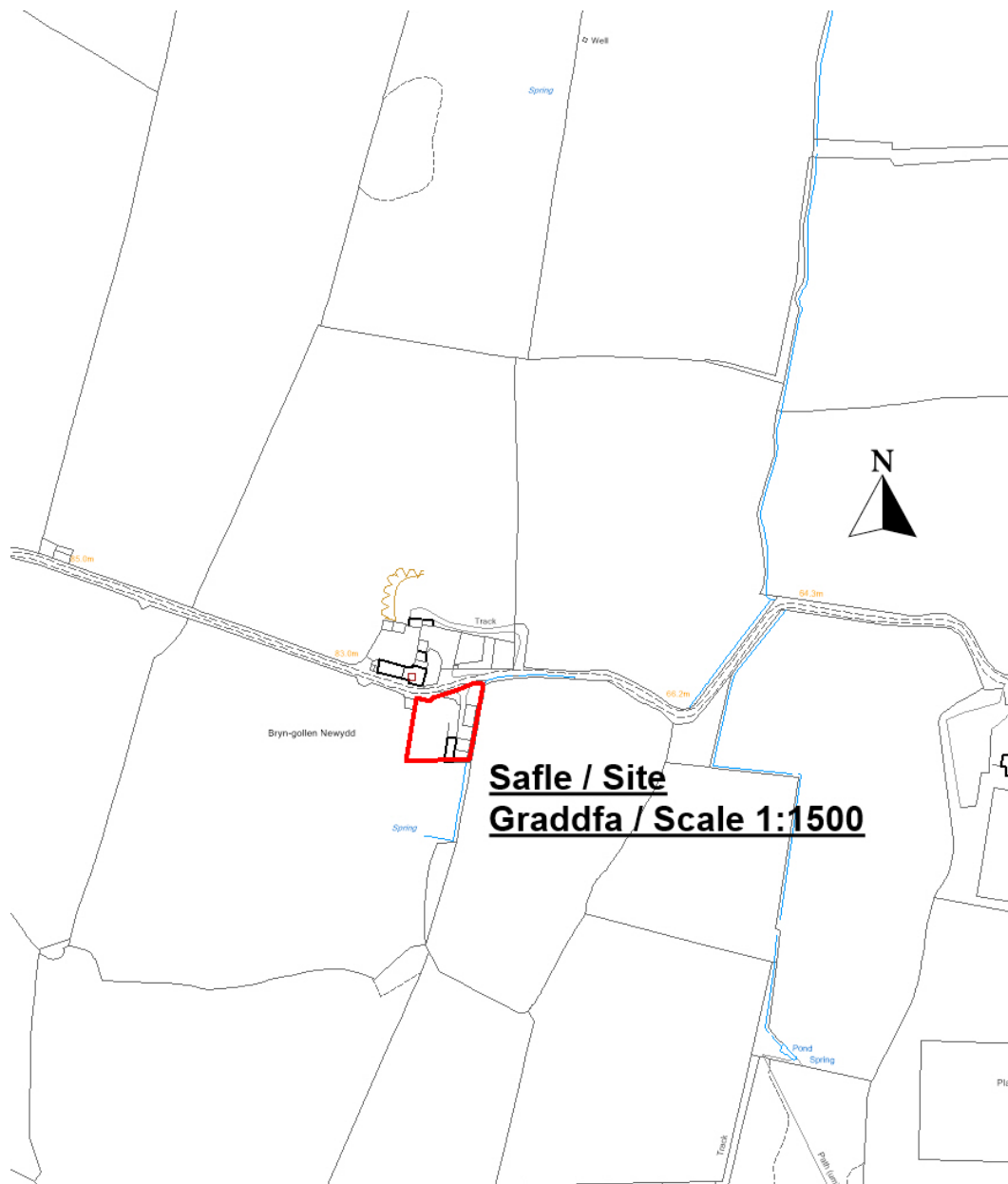
In addition the Head of Service be authorised to add to, remove or amend any condition(s) before the issuing of the planning permission, providing that such changes do not affect the nature or go to the heart of the permission/ development.

Rhif y Cais: **25C259B/VAR** Application Number

Ymgeisydd Applicant

Miss Elizabeth Smith

Cais o dan Adran 73 i ddiwygio amod (11) o caniatâd cynllunio rhif 25C259 (newid adeilad allanol i annedd) er mwyn diwygio y dyluniad yr annedd ar dir gyferbyn a / Application under Section 73 for the variation of condition (11) of planning permission reference 25C259 (conversion of outbuilding into a dwelling) so as to amend the design of the dwelling on land opposite

Bryn Gollen Newydd, Llanerchymedd

Planning Committee: 10/01/2018

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

Recommendation:

Permit

Reason for Reporting to Committee:

The application is being presented to the Committee as the proposal is contrary to policies of the Joint Local Development Plan but which the Local Planning Authority is minded to approve.

1. Proposal and Site

Application under Section 73 for the variation of condition (11) of planning permission reference 25C259 (conversion of outbuilding into a dwelling) so as to amend the design of the dwelling on land opposite Bryn Gollen Newydd, Llanerchymedd.

2. Key Issue(s)

The key issue is whether the proposal is an improvement to that originally approved under application reference 25C259.

3. Main Policies

Joint Local Development Plan

PCYFF2 – Development Criteria

PCYFF3 – Design and Place Shaping

TAI7 – Conversion of Traditional Buildings in the Open Countryside to Residential Use

4. Response to Consultation and Publicity

Community Council – No objection

Local Member (Nicola Roberts) – No response

Local Member (Dylan Rees) – No response

Local Member (Bob Parry) – No response

Site notices was placed near the site and neighbouring properties were notified by letter. The application was also advertised in the local newspaper as the development is contrary to planning policies. The expiry date for receiving representations was the 29 December, 2017. At the time of writing the report no letters were received.

5. Relevant Planning History

25C259 – Full application for conversion of outbuilding into a dwelling, erection of a private garage together with the installation of a package treatment plant on land opposite to Bryn Gollen Newydd, Llanerchymedd – 17/8/16 – Granted

25C259A/MIN - Minor amendments to scheme previously approved under planning permission 25C259 so as to amend height of wall and additional windows – 15/6/17 – Refused

6. Main Planning Considerations

The principle of developing the site has already been established under planning application 25C259 where permission was granted for conversion and extension of an outbuilding into a dwelling on the 17/8/16.

Joint Local Development Plan

The Joint Local Development Plan states that conversion of traditional buildings for residential use will only be permitted for employment use, if this is not an option, the development could provide an affordable unit. However, as the application site has an extant planning permission the following must be considered:-

- Is there a likelihood that the existing permission can be implemented.
- Are the amendments to the permission better than that previously approved.

Application reference 25C259 was approved on the 17/8/16 and it is likely to be implemented.

The amendments are proposed in the current application as follows:-

- Installation of 4 additional windows.
3 of the windows will be located in the original outbuilding and 1 window within the new extension.

It is considered that the amendments are minimal and maintain the architectural characteristics of the original outbuilding.

Adjacent residential properties

Neighbouring properties have been notified of the development. The expiry date to receive representations being 29/12/17. At the time of writing the report no objections were received. It is not considered that the proposal will have a negative impact upon neighbouring properties.

7. Conclusion

The recommendation considers the duty to improve the economic, social, environmental and cultural well-being of Wales, in accordance with the sustainable development principle, under section 3 of the Well-Being of Future Generations (Wales) Act 2015 (the WBFG Act). The recommendation takes into account the ways of working set out at section 5 of the WBFG Act and it is considered that this decision is in accordance with the sustainable development principle through its contribution towards one or more of the Welsh Ministers' well-being objectives set out in section 8 of the WBFG Act.

The application is contrary to Policy TAI7 of the Joint Local Development Plan; however the fallback position is that the application site has an extant planning permission for the conversion of an outbuilding into a dwelling.

It is considered that the previous application 25C259 is likely to be implemented and the amendments are an improvement to that originally approved. A condition will be placed on the permission to preclude the implementation of the previous permission.

8. Recommendation

Permit

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

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

(02) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Amendment) (Wales) Order 2013 (or any Order revoking or re-enacting that Order), the development permitted by Classes A, B, C, D, E and F of Part 1 of Schedule 2 are hereby excluded.

Reason: For the avoidance of doubt.

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

Reason: In the interests of visual amenity.

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

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

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

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

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

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

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

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

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

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

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

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

(10) A passing bay shall be constructed along the public highway to allow the free flow of traffic along the road. Full details of the passing bay shall be agreed before any works commence on the remainder of the development. The passing bay shall be completed to the satisfaction of the LPA before the use hereby approved commences.

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

(11) The windows, doors and any fascia and soffit boards on the development hereby approved shall be of softwood or hardwood material.

Reason: To safeguard the character and appearance of the building

(12) The developer shall write to the Local Planning Authority within 7 days of the commencement of the development (as that terms is defined in Section 56 of the Town and Country Planning Act 1990 as amended) to advise it of the fact. At no time thereafter shall the developer commence development or undertake any further work amounting to development on any of the following permission: [25C259 – Conversion of outbuilding into a dwelling together with alterations and extensions at land opposite Bryn Gollen Newydd, Llanerchymedd].

Reason: to prevent the implementation of separate planning permissions concurrently which would be objectionable to the Local Planning Authority.

(12) The development permitted by this consent shall be carried out strictly in accordance with the plan(s) submitted and the Protected Species Survey which was undertaken by Eco Scope dated February 2016 and updated July 2016 under planning application reference 25C259 and 25C259B/VAR.

Proposed Elevations and Floor Plans	991214/04 Rev A (Received with application 25C259B/VAR)	20/10/17
Block Plan	991214/02 Rev A	11/7/16
Existing Elevations and Floor Plans	991214/03	
Proposed Garage	991214/06 Rev A	11/7/16
Protected Species Survey dated February 2016 and updated July 2016	Eco-scope	1/7/16 and 3/8/16
Location Plan	991214/01 Rev A	11/7/16
Structural Survey by JMckernon + Co Ltd	Dated 4/7/16 (25C259) Dated 6/10/17 25C259B/VAR	11/7/16
Re-building work plan		12/7/16
Drainage Informations		1/7/16
Tanking Details	991214/05	1/7/16

Reason: For the avoidance of doubt.

Planning permission has been granted on the basis of the building being converted in accordance with the works specified in the submitted structural survey and plans. Should any external or internal wall be demolished, which have not been approved in the submitted details you are advised to contact the Development Control Section immediately as this may invalidate the planning permission.

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

12.1

Gweddill y Ceisiadau

Remainder Applications

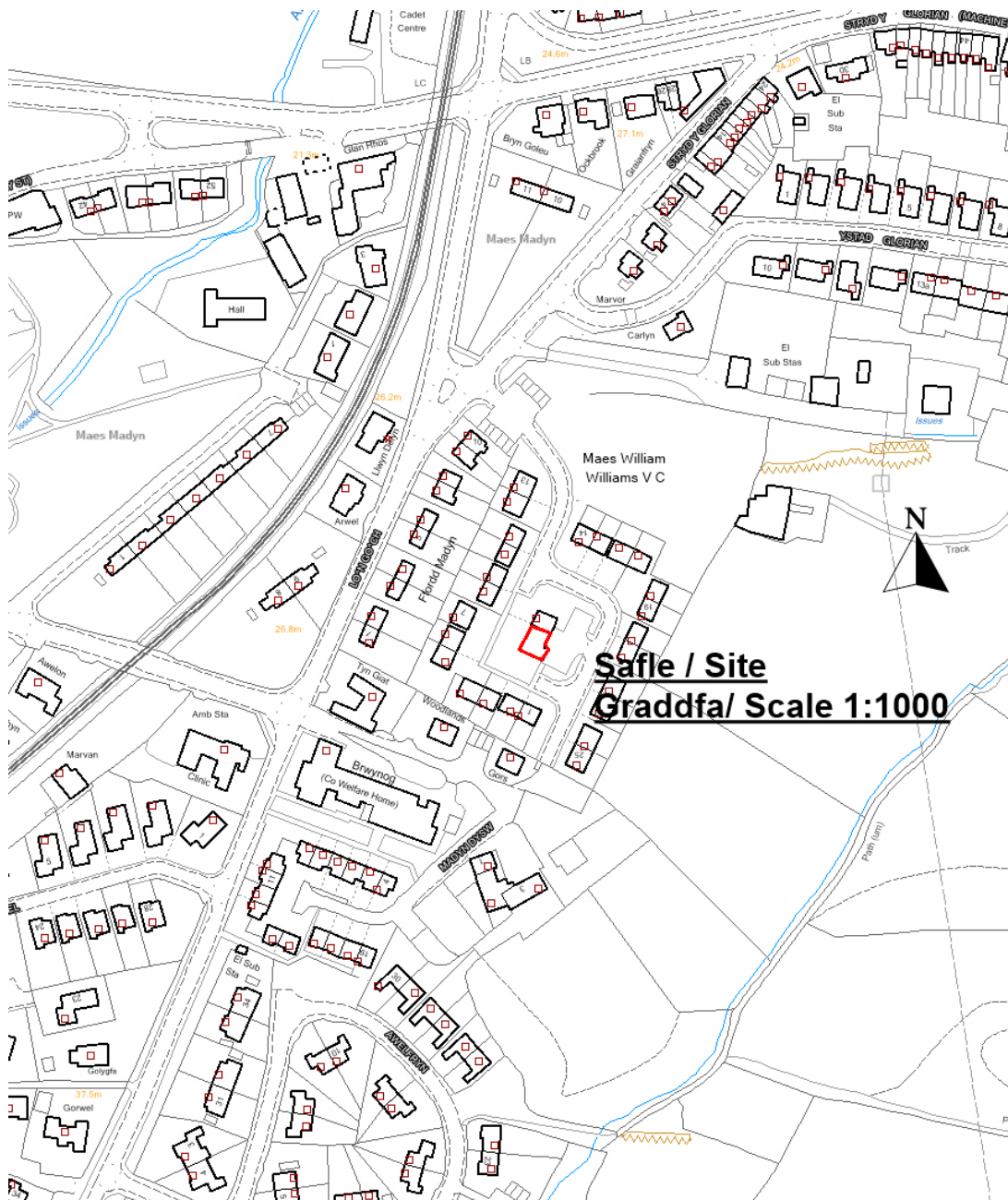
Rhif y Cais: **11LPA657/CC** Application Number

Ymgeisydd Applicant

Isle of Anglesey County Council

Cais llawn ar gyfer addasu ac ehangu yn / Full application for alterations and extensions at

Wardens House, Amlwch



Planning Committee: 10/01/2018

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

Recommendation:

Approve

Reason for Reporting to Committee:

The application is submitted to the Planning Committee since the application is made by the authority on council land.

1. Proposal and Site

The dwelling in question is located on the Maes William Williams estate in Amlwch. It is a two story dwelling, parts of which are used as community rooms for the elderly. The proposal is for an extension to the community room to create a sunroom. The extension will be built over what is currently a grassed area.

2. Key Issue(s)

The key issue is whether the siting, design, scale and materials of the proposed development are acceptable and whether the proposed development will have an adverse impact on the surrounding amenities or any neighbouring properties.

3. Main Policies

Joint Local Development Plan
PCYFF3 – Design and Place Shaping
Planning Policy Wales (9th Edition)
Technical Advice Notes 12: Design

4. Response to Consultation and Publicity

The Town Council – No Objections

Councilor Richard Griffiths – No Comment

Councilor Richard Owain Jones – No Comment

Councilor Aled Morris Jones – No Comment

The proposal was advertised through the posting of a notice on site together with the distribution of personal letters of notification to the occupiers of neighbouring properties. The latest date for the receipt of representation was 24/11/2017. At the time of writing this report, no letters of representations had been received at the department.

5. Relevant Planning History

No planning History

6. Main Planning Considerations

The application is for a relatively small sunroom, therefore the main material considerations would be in regards to any potential impacts of overlooking and the design of the scheme.

One of the key issues of this proposal would be the overlooking aspect. As it is a sunroom, the extension would include the creation of many new windows. However, the current dwelling already contains large windows facing the adjacent properties therefore the overlooking arrangement will

not change an amount significant enough to warrant a refusal. No letters of objections were received from the residents of the estate with concerns regarding this issue.

Other key issues include the design of the extension. The roofing and window material will match that of the current dwelling (Slate and White UPVC). The walls will be rendered which does not match that of the existing dwelling. However as this will only form a minimal part of the extension, it is deemed the design will not impact the character of the current dwelling, neighboring properties or the local amenities to such a degree to warrant a refusal.

7. Conclusion

The scheme is deemed to be acceptable as its implementation would not bring any adverse impacts to the area and its residents. The main issues with the development have been addressed sufficiently and none of which warrant a refusal.

The recommendation considers the duty to improve the economic, social, environmental and cultural well-being of Wales, in accordance with the sustainable development principle, under section 3 of the Well-Being of Future Generations (Wales) Act 2015 (the WCFG Act). The recommendation takes into account the ways of working set out at section 5 of the WCFG Act and it is considered that this decision is in accordance with the sustainable development principle through its contribution towards one or more of the Welsh Ministers' well-being objectives set out in section 8 of the WCFG Act.

8. Recommendation

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

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

(02) The development permitted by this consent shall be carried out strictly in accordance with the plan(s) submitted below except as otherwise required to be approved under the conditions imposed:

Drawing Number	Date Received	Plan Description
24999/LP	10/10/2017	Proposed Location Plan
24999/002	10/10/2017	Proposed Floor Plan
24999/004	10/10/2017	Proposed Elevation Plan

Under planning application reference 11LPA657/CC.

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.

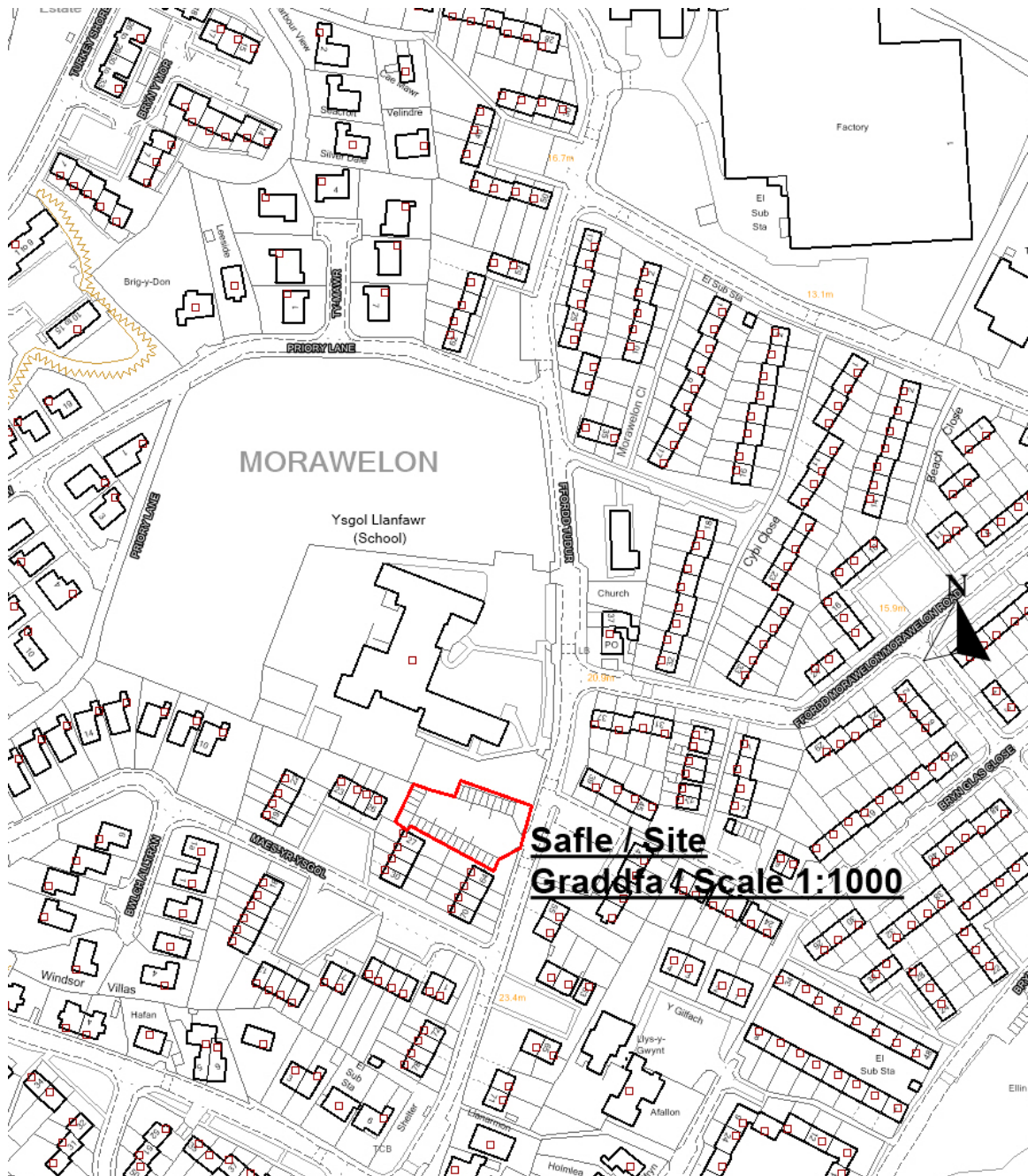
Rhif y Cais: 19LPA1038/CC Application Number

Ymgeisydd Applicant

Mr Trystan Evans

Cais llawn ar gyfer dymchwel y modurdaï presennol ynghyd a codi 4 annedd un person yn cynnwys lle parcio yn / Full application for demolition of the existing garages together with the erection of 4 single person dwellings with associated parking at

Maes Yr Ysgol, Caergybi/Holyhead



Planning Committee: 10/01/2018

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

Recommendation:

Permit

Reason for Reporting to Committee:

The application is made by the Council.

1. Proposal and Site

The proposal is a full application for the demolition of the existing flat roof garages together with the erection of 4 number single storey/single person occupancy dwellings. The scheme as originally submitted was not considered acceptable as the proposal did not comply with the guidance contained within the Supplementary Planning Guidance Design Guide for the Urban and Rural Environment in terms of distances between developments and an amended scheme has been received.

The site is located within the development boundary of Holyhead and lies on land adjoining Ysgol Llanfawr and adjoins the boundaries of the properties known as 64 Ffordd Tudur and 26 and 27 Maes yr Ysgol. The site is currently occupied by single storey garages which are rented by members of the public.

2. Key Issue(s)

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

3. Main Policies

Joint Local Development Plan

Policy PCYFF2 – Development Criteria
Policy PCYFF3 – Design and Place Shaping
Policy PCYFF 4 – Design and Landscaping
Policy TAI 1 – Urban Service Centre
Strategic Policy PS18: Affordable Housing
Policy TAI 15 – Affordable Housing Threshold and Distribution
Policy TAI 8 – Appropriate Housing Mix

Planning Policy Wales (9th Edition, 2016)

TAN 12: Design

Supplementary Planning Guidance Design Guide for the Urban Environment

4. Response to Consultation and Publicity

Town Council – Council should defer until appropriate consultation and discussion have taken place between the applicant and Local Members

Local Member Cllr. S Redmond – Call-in - Loss of parking and storage area in densely populated area. No consultation has taken place with Local Members or residents/tenants

Local Member Cllr. R LI Jones – Call-in - Concerns regarding the process of consultation with Local Members prior to submitting the application

Local Member Cllr. G Haynes – No response to date

Drainage Section – Requested further information in regards to the disposal of surface water

Highway Authority – Recommended conditional approval regarding car parking provision

Welsh Water – No response to date

Environmental Health – Comments regarding previous use of site. The applicant has provided further details regarding the previous use of the site however at the time of writing no further comments have been received from the department.

Natural Resource Wales – Standard comments

Response to Publicity

The application was afforded two means of publicity. These were by the posting of a notice near the site and the serving of personal notification letters on the occupiers of the neighbouring properties. The latest date for the receipt of representations is 16th January, 2018. At the time of writing this report two letters of representation had been received at the department. The main issues raised can be summarised as follows;

- 1) Notice has not been served on the owner of the adjoining property.
- 2) Highway safety – due to loss of parking spaces
- 3) Concern if boundary fence is to be 1.1 metre high
- 4) Concern regarding who will be housed in the properties

Other matters were raised in regards to the Council spending money on resurfacing the road some months ago – however these are not material planning matters.

In response to these comments I would state;

- i) Notice has now been served on the occupants of the adjoining properties.
- ii) The Highway Authority have raised no objection to the proposal. The applicant has confirmed that the site is not a public car park but parking for tenants of the garages on the site.
- iii) At the time of writing this report we are awaiting further details of the means of enclosure of the site.
- iv) The applicant has confirmed that and the units will become part of the general Council housing stock and the tenants will be single people under 35 who will be selected from the Councils Housing Waiting list.

5. Relevant Planning History

None

6. Main Planning Considerations

Policy Context – Holyhead is identified as an Urban Service Centre under Policy TAI 1 of the Joint Local Development Plan.

The proposal is situated within the development boundary and lies on land next to a residential housing estate and the local primary school. The proposal is to demolish the existing garages which are rented by both local residents and people from the nearby villages.

The principle of residential developments is therefore acceptable.

In accordance with Policy TAI 15 of the Joint Local Development Plan proposals for two or more units trigger the need for the provision of affordable units. The application is submitted by the Local Authority for the provision of single occupancy units in order to increase the social housing stock and will provide 100% affordable housing. The units are designed as transitional dwellings to assist a younger demographic find housing as a stepping stone for securing works and life skills.

At the time of writing this report we are awaiting confirmation from the applicant that the units are to be rented to persons in affordable need and should the Authority decide to sell the site in the future one of the units will be sold as an affordable unit for a local person.

Impact on neighbouring properties – The originally submitted scheme has been amended as the units proposed along the boundary of the site with the adjoining properties were located too close to the boundary. The units have now been located along the boundary of the site with the adjoining primary school. A 2 metre high fence will be erected along the boundary of the site with the adjoining school and neighbouring properties and this will ensure that the amenities of the occupants of the proposed units and neighbouring properties are safeguarded.

Due to the above it is not considered that the development will harm the amenities currently enjoyed by the occupants of the dwellings to such a degree as to warrant the refusal of the application.

Impact on Highway Safety – The existing vehicular access is to be utilised for the proposed development and no alterations are proposed to the access. The Highway Authority have raised no objection to the scheme subject to the inclusion of a standard highway condition in regards to car parking facilities.

7. Conclusion

The proposal complies with current policies and will not have a detrimental impact on the amenities of the occupants of neighbouring properties or on highway safety.

The recommendation considers the duty to improve the economic, social, environmental and cultural well-being of Wales, in accordance with the sustainable development principle, under section 3 of the Well-Being of Future Generations (Wales) Act 2015 (the WBFG Act). The recommendation takes into account the ways of working set out at section 5 of the WBFG Act and it is considered that this decision is in accordance with the sustainable development principle through its contribution towards one or more of the Welsh Ministers' well-being objectives set out in section 8 of the WBFG Act.

8. Recommendation

Permit

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

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

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

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

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

Drawing / Document number	Date Received	Plan Description
D618.05	11/12/2017	Location Plan
D618.10	15/12/2017	Proposed Elevations – Semi-detached Units
D618.07	15/12/2017	Proposed Floor Plans
D618.06/B	19/12/2017	Proposed Site Plan
D618.08	15/11/2017	Proposed Elevations – Detached Units
Design and Access Statement	15/11/2017	Design and Access Statement

under planning application reference 19LPA1038/CC.

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.