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**CYNGOR SIR
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ISLE OF ANGLESEY
COUNTY COUNCIL**

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RHYBUDD O GYFARFOD	NOTICE OF MEETING
PWYLLGOR CYNLLUNIO A GORCHMYNION	PLANNING AND ORDERS COMMITTEE
DYDD MERCHER, 7 MAWRTH, 2018 am 1:00 y.p.	WEDNESDAY, 7 MARCH 2018 at 1.00 pm
SIAMBR Y CYNGOR, SWYDDFEYDD Y CYNGOR, LLANGEFNI	COUNCIL CHAMBER, COUNCIL OFFICES, LLANGEFNI
Swyddog Pwyllgor	Ann Holmes 01248 752518
	Committee Officer

AELODAU / MEMBERS

Cynghorwyr / Councillors:

**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**

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A g e n d a

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

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

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

Index

1 APOLOGIES

2 DECLARATION OF INTEREST

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

3 MINUTES OF THE 7TH FEBRUARY, 2018 MEETING_(Pages 1 - 12)

To present the minutes of the previous meeting of the Planning and Orders Committee held on 7th February, 2018.

4 SITE VISIT 21ST FEBRUARY, 2018_(Pages 13 - 14)

To present the minutes of the planning site visit held on 21st February, 2018.

5 PUBLIC SPEAKING

6 APPLICATIONS THAT WILL BE DEFERRED_(Pages 15 - 18)

6.1 19C452F – Canada Gardens, Holyhead

6.2 39C285D – Lôn y Gamfa, Menai Bridge

7 APPLICATIONS ARISING_(Pages 19 - 28)

7.1 39C592 – 2 Glanrafon, Beach Road, Menai Bridge

8 ECONOMIC APPLICATIONS

None to be considered by this meeting.

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9 AFFORDABLE HOUSING APPLICATIONS

None to be considered by this meeting.

10 DEPARTURE APPLICATIONS_(Pages 29 - 36)

10.1 46C14Y/1/VAR - Plots 20-22 Cliff Holiday Centre, Trearddur Bay

10.2 46C14Z/1/VAR - Plots 8-13 Cliff Holiday Centre, Lôn Isallt, Trearddur Bay

11 DEVELOPMENT PROPOSALS SUBMITTED BY COUNCILLORS AND OFFICERS_(Pages 37 - 40)

11.1 49C219A – 44 Newlands Park, Valley

12 REMAINDER OF APPLICATIONS_(Pages 41 - 64)

12.1 12LPA1042C/CC – 1, 1A, 1B & 2 Greenedge, Beaumaris

12.2 19LPA89Q/CC – Holyhead Secondary School, South Stack Road, Holyhead

12.3 34LPA791D/VAR/CC – Anglesey Business Centre, Llangefni

12.4 34LPA1015C/MIN/CC- Former Môn Training Site, Llangefni

12.5 39LPA589R/CC – Ysgol David Hughes, Pentraeth Road, Menai Bridge

12.6 42C268 - Arfryn, Mayn Awel and Groeslon, Rhoscefnhir

13 OTHER MATTERS

None to be considered by this meeting.

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Planning and Orders Committee

Minutes of the meeting held on 7 February 2018

- PRESENT:** Councillor Nicola Roberts (Chair)
Councillor Richard Owain Jones (Vice-Chair)
- Councillors John Griffith, Glyn Haynes, T LI Hughes MBE,
K P Hughes, Vaughan Hughes, Eric Wyn Jones,
Shaun James Redmond and Dafydd Roberts.
- Councillor Richard A Dew – Portfolio Holder for Planning
- IN ATTENDANCE:** Planning Development Manager (NJ),
Planning Assistants,
Legal Service Manager (RJ),
Senior Engineer (Highways Development Control) (EDJ),
Committee Officer (MEH).
- APOLOGIES:** Councillor Robin Williams.
- Leader of the Council – Councillor Llinos M Huws.
- ALSO PRESENT:** Local Members : Councillors R LI Jones (application 7.1); Peter
Rogers (application 12.9).
- Councillor Bryan Owen.
-

1 APOLOGIES

As noted above.

2 DECLARATION OF INTEREST

None received.

3 MINUTES

The minutes of the previous meeting of the Planning and Orders held on 10 January, 2018 were confirmed as correct.

4 SITE VISITS

The minutes of the planning site visit held on 17 January, 2018 were confirmed as correct.

5 PUBLIC SPEAKING

There were public speakers as regard to application 7.1.

6 APPLICATIONS THAT WILL BE DEFERRED

6.1 39C285D – Full application for the erection of 17 dwellings on land at Lôn Gamfa, Menai Bridge

The Planning Development Manager reported that the Officer recommends that consideration of the application be deferred pending receipt of a report following a recent flooding incident.

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

7 APPLICATIONS ARISING

7.1 19LPA1038/CC – Full application for demolition of the existing garages together with the erection of 4 single person dwellings with associated parking at Maes yr Ysgol, Holyhead

The application was presented to the Planning and Orders Committee as the application is made by the Council. At its meeting held on 10 January, 2018 the Committee resolved to visit the site. The site was subsequently visited on the 17 January, 2018.

Mr Mike Jones (**objector to the application**) said that he has been a resident of the Morawelon for 68 years. The development of housing in the Morawelon area commenced in the 1950's which had green areas and open spaces. He said that there were very few people living in the Morawelon estates with cars but during the years more and more people have cars and the removal of garages and parking areas increase cars having to park on pavements and on the highway. He referred to the application at Maes yr Ysgol to demolish existing garages which he considered would increase traffic in the area with the erection of 4 dwellings. The loss of the parking area near the garages will displace vehicles who park there already and they will therefore park in other locations. Mr Jones said that the Morawelon area is in dire need of parking facilities.

The Committee questioned Mr Jones on issues relating to the nearby primary school in the vicinity of the application site and asked whether street parking is worse when children arrive and leave the school. Mr Jones agreed that a high volume of traffic occurs during peak time when children are arriving and leaving the primary school; the road in the area is narrow and lorries travelling to the nearby factory are having to mount the kerb to pass parking vehicles.

Mr Ned Michael (**for the proposal**) said that the County Council has established a housing development plan to develop social housing on the Island. He said that this scheme at Maes yr Ysgol, Holyhead is the first scheme

the County Council has submitted since the last 40 years. The priority of Welsh Government is to build 20,000 affordable housing and to alleviate the number of homeless young people in Wales. The County Council was successful in obtaining a grant from Welsh Government towards its social housing scheme. He referred to the application before the Committee and said that there are 24 garages at the application site with 12 of the garages being used. 7 of these garages are rented by residents of the Morawelon Estate. The application before the Committee is to demolish the garages and to build 4 single storey/single person occupancy dwellings. Mr Michael said that 43 people are currently on the housing register for single person occupancy dwellings in Holyhead. He further said that parking areas of up to 10/11 spaces will be afforded on site.

Councillor R LI Jones, a Local Member said that he fully supported the need for social housing and especially single occupancy dwellings but necessary consultation needs to be undertaken as to the location of such housing. He expressed that the Morawelon area is in dire need of parking facilities as there are local concerns about cars parking on the highway and also having to park on the pavements.

The Planning Development Manager reported that the application is for the demolition of the existing garages and the erection of 4 single person's dwellings with 10 parking spaces. The application was amended from the 7 parking spaces afforded due to local concerns for parking facilities in the area. The originally submitted scheme has also been amended as regards the impact on the neighbouring properties and the units have now been located along the boundary of the site with the adjoining primary school. She said that the site visit to the site was conducted when the children were leaving the school in the afternoon and the Highways Authority have raised no objection to the scheme.

Councillor Glyn Haynes said that the site visit took place at 3.00 p.m., when only the youngest children left the school but the main time for children leaving the school is after 3.30 p.m. The Planning Development Manager responded that parking issues during peak periods is a problem at most schools.

Councillor Shaun Redmond said that the Morawelon area is a highly populated area with a considerable amount of small streets which is experiencing traffic problems. He considered that there are numerous empty houses in the Morawelon area which could be adapted into single occupancy dwellings. He said that he considered that this was an overdevelopment and there are already traffic issues in the area and that the application should be refused.

The Senior Engineer (Highways Development Control) said that the application has been evaluated as regards to highway safety as is the case in each planning application. The Highways Authority have raised no objection to the scheme subject to the inclusion of a standard highway condition in regards to car parking facilities.

Councillor T LI Hughes MBE said that he considered that the authority should consider development of social housing on land that is available due to the

recent closure of three schools in Holyhead as part of the Modernisation Programme.

Councillor Kenneth P Hughes said that he supported the programme of building social housing as there is a dire need for such housing on the Island for young people. Whilst he sympathised with the local members as regard to this application he considered that most areas are affected by parking issues near schools. He said that as the proposed development does not have an impact on neighbouring properties he proposed that the application be approved in accordance with the Officer's recommendation. Councillor Eric W Jones seconded the proposal.

Councillor Shaun Redmond said that he also supported the scheme to build social housing but believed that this application site would equate to overdevelopment in the area and would cause traffic issues. Councillor Redmond proposed that the application be refused and Councillor Glyn Haynes seconded the proposal.

Following the vote **it was RESOLVED to approve the application in accordance with the Officer's recommendation subject to the conditions contained within the written report and an additional condition in relation to excavation.**

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 15C29M/VAR - Application under Section 73 for the variation of condition (02) (submission of details of the boundary treatments, means of enclosure and demarcation prior to occupation rather than prior to development taking place together with allowing work to be completed within 12 months of occupation) of appeal decision reference APP/L6805/A/12/2194277 (outbuilding conversion into a dwelling) at Hen Feudy, Fferam Bailey, Trefdraeth

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 the application is for the variation of condition (02) as regard to submission of boundary treatments prior the commencement of the works of conversion at Hen Feudy, Fferam Bailey, Trefdraeth. She noted that conversion has already taken place and completed and the dwelling is currently occupied. The required details as set

out in the conditions attached to the original approval of the application were not submitted and this application addresses these matters i.e. stone walling and fencing. The application is contrary to policy TAI 7 of the Joint Local Development Plan but as the conversion is for residential use the Local Planning Authority is minded to approve the application.

Councillor John Griffith proposed that the application be approved in accordance with the Officer's recommendation and Councillor Dafydd Roberts seconded the proposal.

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

10.2 21C38G/VAR – Application under Section 73 and Section 73A for the variation of condition (16) (approved plans) of planning permission reference 21C38D (erection of 4 dwellings and new vehicular access) so as to amend the design of the 4 dwellings on land of the former Daniel Business Centre, Llanddaniel

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 the application is for the variation of condition (16) of previously approved planning application as regard amendment to the design of the 4 dwellings at the former Daniel Business Centre, Llanddaniel. The amendments requested are for the change to the windows, doors and sunroom at the dwellings. The approved application was at a height of 7.7 meters, however, the height has now been reduced to 7.3 meters together with the ridge height. She noted that a small area of the estate road is outside the development boundary and hence the reason for reporting the application to the Planning and Orders Committee. However, as works has commenced on site the Local Planning Authority is minded to approve the application.

Councillor Vaughan Hughes proposed that the application be approved in accordance with the Officer's recommendation and Councillor John Griffith seconded the proposal.

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

10.3 43C195F/VAR – Application under Section 73A for the variation of conditions (02) (photographic record), (03) (disposal of surface water) and (04) (proposed boundary treatment) of planning permission reference 43C195D (change of use of outbuilding into dwelling) so as to allow the submission of details after works has commenced at Y Granar, Rhoscolyn

The application was presented to the Planning and Orders Committee as the application is a departure from the development plan which the Local Planning Authority is minded to approve.

The Planning Development Manager reported that the application is for the variation of conditions (02), (03) and (04) of the previously approved planning application. She noted that under the former development plan the conversion of existing buildings in the countryside into residential use was permitted subject to the listed criteria. The Joint Local Development Plan has superseded the former development plan and under the provisions of policy TAI 7 the conversion of existing buildings to residential purposes is only permitted where evidence is provided that an employment use of the building is not viable. The Officer further noted that the relevant consultees have now responded but an additional condition needed to be attached to any approval of the application as regard to the completion of boundary works on site.

Councillor Vaughan Hughes expressed concerns that this was another retrospective application and asked the Officers to approach Welsh Government as regard to the need to review retrospective planning policies.

Councillor John Griffith proposed that the application be approved in accordance with the Officer's recommendation 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 contained within the written report and an additional condition on the implementation of boundary works.

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 11LPA1039/CC/TPO – Application for works to Lime, Ash and Sycamore trees protected by a Tree Preservation Order at Maesllwyn, Amlwch

The application was presented to the Planning and Orders Committee as part of the site is on Council owned land.

The Planning Development Manager reported that during substantial storm damage in 2017 a number of trees at Maesllwyn, Amlwch were damaged and safety works will need to be undertaken and 2 trees will also need to be felled. The trees are in a close group with inadequate light to allow new planting between and consequently no replanting is proposed or made subject to a condition.

Councillor Richard O Jones asked whether the path near the application site could also be cleared as the growth from the application site has caused damage to the path. The Planning Development Manager responded that she would forward the request to the applicant.

Councillor Richard O Jones proposed that the application be approved in accordance with the Officer's recommendation and Councillor Eric W Jones seconded the proposal.

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

12.2 14C83D – Full application for the erection of two dwellings together with the construction of a vehicular access on land adjacent to Cae'r Delyn, Bodffordd

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

The Planning Development Manager reported that the application was originally submitted in 2015 under Policy 50 of the Local Development Plan. The Planning Authority has been awaiting details regarding drainage issue and ownership of land from the applicant but no response had been received. She noted that subsequently the Joint Local Development Plan has now been adopted since July 2017 and this application now does not conform with policy TAI 15 in terms of the provision of affordable housing provision. She further said that there are local concerns as regard to parking provision on the site together with concerns as to how the water overflow from the land is to be addressed.

Councillor Nicola Roberts proposed that the application be refused in accordance with the Officer's recommendation and Councillor Richard O Jones seconded the proposal.

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

12.3 19LPA434E/CC – Full application for the erection of a fence at Jessie Hughes Centre, Holyhead

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

Councillor T LI Hughes MBE proposed that the application be approved in accordance with the Officer's recommendation 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 contained within the written report.

12.4 20LPA1040/CC – Full application for the siting of two maritime buoys together with associated works to include stone plinths and seating at Traeth Mawr, Cemaes Bay

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

The Planning Development Manager reported that the public consultation does not come to an end until the 8th February, 2018 and requested that the Officer's be afforded power to act following the public consultation period if no representations have been received by the department.

Councillor Kenneth P Hughes proposed that the application be approved in accordance with the Officer's recommendation and Councillor Vaughan Hughes seconded the proposal.

It was RESOLVED to approve the application and to grant the Officer's power to act following the statutory public consultation period coming to an end.

12.5 28LPA1035A/CC – Full application for 21 pay and display car parking spaces on land near Ffordd Llechi, Rhosneigr

It was noted that the application had been withdrawn.

12.6 34LPA1013C/CC – Full application for the creation of a vehicular access off Section 3 of the link road on land to the south of Llangefni Industrial Estate, Llangefni

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

The Planning Development Manager reported that the application is for an additional access off the approved link road into an agricultural field. She said that an additional condition needs to be attached to any approval of the application as to ecology.

Councillor Nicola Roberts proposed that the application be approved in accordance with the Officer's recommendation and Councillor Richard O Jones seconded the proposal.

It was RESOLVED to approve the application in accordance with the Officer's recommendation subject to the conditions contained within the written report and additional condition relating to ecology.

12.7 39LPA589Q/CC – Full application for change of use of the tennis court into a car park together with associated lighting at Ysgol David Hughes, Menai Bridge

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

The Planning Development Manager reported that the application is for the change of use of the tennis courts at Ysgol David Hughes, Menai Bridge into parking facilities. She said that the Drainage Section and Dŵr Cymru have now responded with the usual standards requirements. The Highway Department have also responded that they have no objection to the application. The Officer further reported that consultation is taking place with Sports Council for Wales as regard to the loss of a sporting facility on the site. The consultation does not come to an end until the 14th February, 2018 and she requested that the Officer's be afforded power to act following the consultation period if no representations have been received by the department.

Councillor Vaughan Hughes proposed that the application be approved in accordance with the Officer's recommendation and Councillor Eric W Jones seconded the proposal.

It was RESOLVED to approve the application and to grant the Officer's power to act following the consultation period with Sports Council for Wales coming to an end as regard to the loss of sporting facility at the application site.

12.8 39C592 – Outline application for the erection of a dwelling with all matters reserved on land adjacent to 2 Glanrafon, Beach Road, Menai Bridge

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

The Chair said that a Local Member, Councillor Robin Williams was unable to attend the meeting as he was attending a training course on behalf of the Council. She read out a statement received by Councillor Williams which asked the Planning and Orders Committee to visit the site due to overdevelopment and traffic issues; the Menai Bridge Town Council are also in opposition to the application due to overdevelopment.

Councillor Nicola Roberts proposed that the application site be visited and Councillor T LI Hughes MBE seconded the proposal.

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

12.9 45C313E – Full application for the erection of 6 affordable dwellings on land at Ty Gwyn Estate, Newborough

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

The Planning Development Manager reported that a Local Member, Councillor Peter Rogers called in the application for the Committee as Phase 1 of the development as regard to lighting and road into the estate has not been completed. She said that it is given to understand that the developer has not been able to complete the Phase 1 of the development due to being unable to proceed to the second phase of the site. The principle of residential development of 6 units has already been established on the site. This application is for 6 affordable dwellings and it is given to understand that the housing association, Pennaf Group, will be responsible for the site. She noted that it will be part of the Housing Department's grant scheme for the building of rented accommodation available and it is supportive of this development. She updated the Officer's report to the Committee as the Rhosyr Community Council has submitted no objection to the application.

The Planning Development Manager reported that negotiations are taking place with the Highways Authority and the developer as regard to drainage and parking arrangements on site. A Section 38 agreement is in place under the Highway Act as regard to Phase 1 of the Ty Gwyn Estate. A further condition will need to be attached to any approval of the application as regard to surface water and parking arrangements. The Officer said that the recommendation is approval of the application subject to granting delegated powers to the Officers to negotiate issues with the developer as regard to surface water and parking arrangements on site on both phases of the development.

Councillor Peter Rogers speaking as a Local Member said that he had serious concerns as to this development at Ty Gwyn Estate, Newborough. Phase 1 of the development with people living in those houses, have no adequate street lighting and the road of the estate is incomplete. He said that a 'construction bond' is paid by developers to address such deficiencies on development sites. Councillor Rogers referred to the comments of the Highways Authority within the report and said that the developers must adhere to legislative conditions attached to the approval of the estate at Ty Gwyn. He further said that he was wholly supportive of construction of affordable homes but play areas should also be a condition attached when approval of such developments. Councillor Rogers asked the Committee to refuse this application until Phase 1 of the development at Ty Gwyn Estate has been completed.

The Planning Development Manager said that the application presented to this meeting needs to be dealt on its own merit and not attached to the first phase of the Ty Gwyn Estate. She reiterated that negotiations have taken place at the end of last year as regard to drainage and highways issues and details of these negotiations are awaited. She said that both phases of the development are linked and drainage and highways need to be addressed. The Officer referred to the comment by the Local Member in relation to a

provision of a play area condition attached to developments and that there needs to be 10 or more dwellings to require a condition for play areas.

Councillor Shaun Redmond questioned if it was appropriate to defer the application to allow Officers to express the concerns of the Committee to the developer that Phase 1 of the scheme at Ty Gwyn Estate has not been completed and that the necessary works needs to be completed before commencing on Phase 2 of the scheme. The Planning Development Manager responded that the Committee has been asked to delegate powers to the Officers to negotiate issues with the developer before releasing planning approval of the application.

Councillor Dafydd Roberts expressed his concerns that if the approval was granted the road and lighting of the estate would still not be complete. The Planning Development Manager responded that enforcement procedures under Planning and Highways Regulations would be implemented if this matter arose.

Councillor John Griffiths said that he would proposed approval of the application but there needs to be assurance from the developer that the road and lighting of the estate be completed. Councillor Vaughan Hughes seconded the proposal.

It was RESOLVED to approve the application in accordance with the Officer's recommendation subject to the conditions contained within the written report and to grant delegated powers to the Officer's to negotiate issues with the developer as regard to adequate surface water and parking arrangements before release of the planning approval.

13 OTHER MATTERS

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

**COUNCILLOR NICOLA ROBERTS
CHAIR**

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PLANNING SITE VISITS

Minutes of the meeting held on 21 February, 2018

- PRESENT:** Councillor Nicola Roberts - Chair
Councillors John Griffith, Glyn Haynes, Kenneth P Hughes, Robin Williams.
- IN ATTENDANCE:** Planning Officer (IWJ),
Highways Officer (JAR).
- APOLOGIES:** Councillors T.LI. Hughes MBE, Vaughan Hughes, R.O. Jones, Eric W Jones, Shaun Redmond, Dafydd Roberts.
- ALSO PRESENT:** None
-

1. 39C592 –Outline application for the erection of a dwelling with all matters reserved on land adjacent to 2 Glanrafon, Beach Road, Menai Bridge

The Planning Officer explained the proposed development and the site was viewed from Beach Road and the road to the northern part of the site where the proposed access is to be located.

**COUNCILLOR NICOLA ROBERTS
CHAIR**

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6.1

Gweddill y Ceisiadau

Remainder Applications

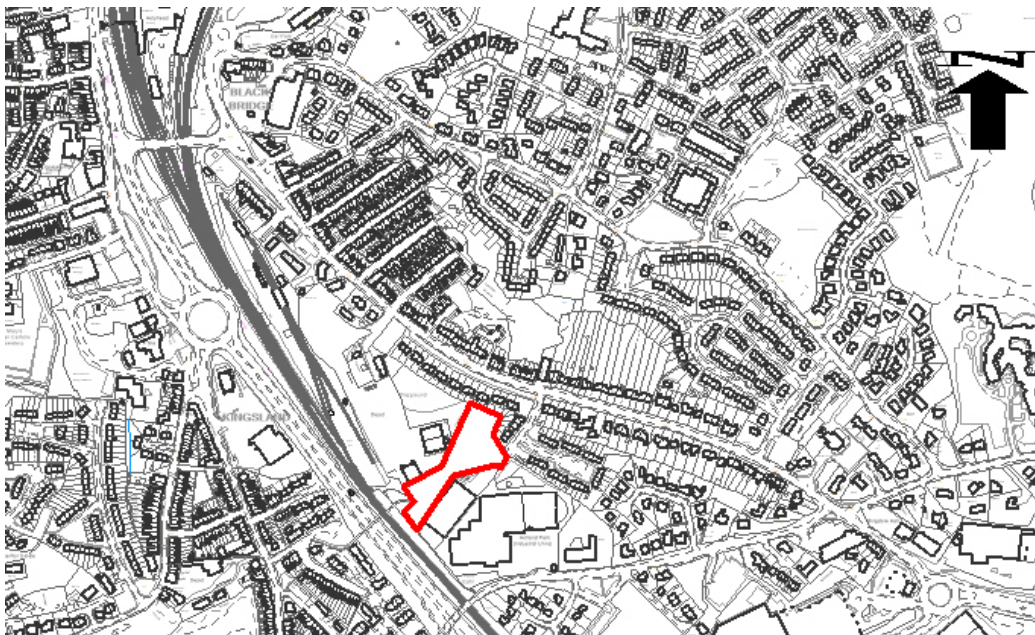
Rhif y Cais: **19C452F** Application Number

Ymgeisydd Applicant

B C Services (Anglesey) Ltd

Cais llawn ar gyfer codi 15 o aneddu 2 lloft ac 10 o flatiau 1 lloft ar dir yn / Full application for the erection of 15 2 bedroom houses together with 10 1 bedroom flats on land at

Canada Gardens, Caergybi / Holyhead



Planning Committee: 07/03/2018

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

Recommendation:

Site Visit

Reason for Reporting to Committee:

It is considered necessary for members to view the proposal and its context prior to considering the planning application.

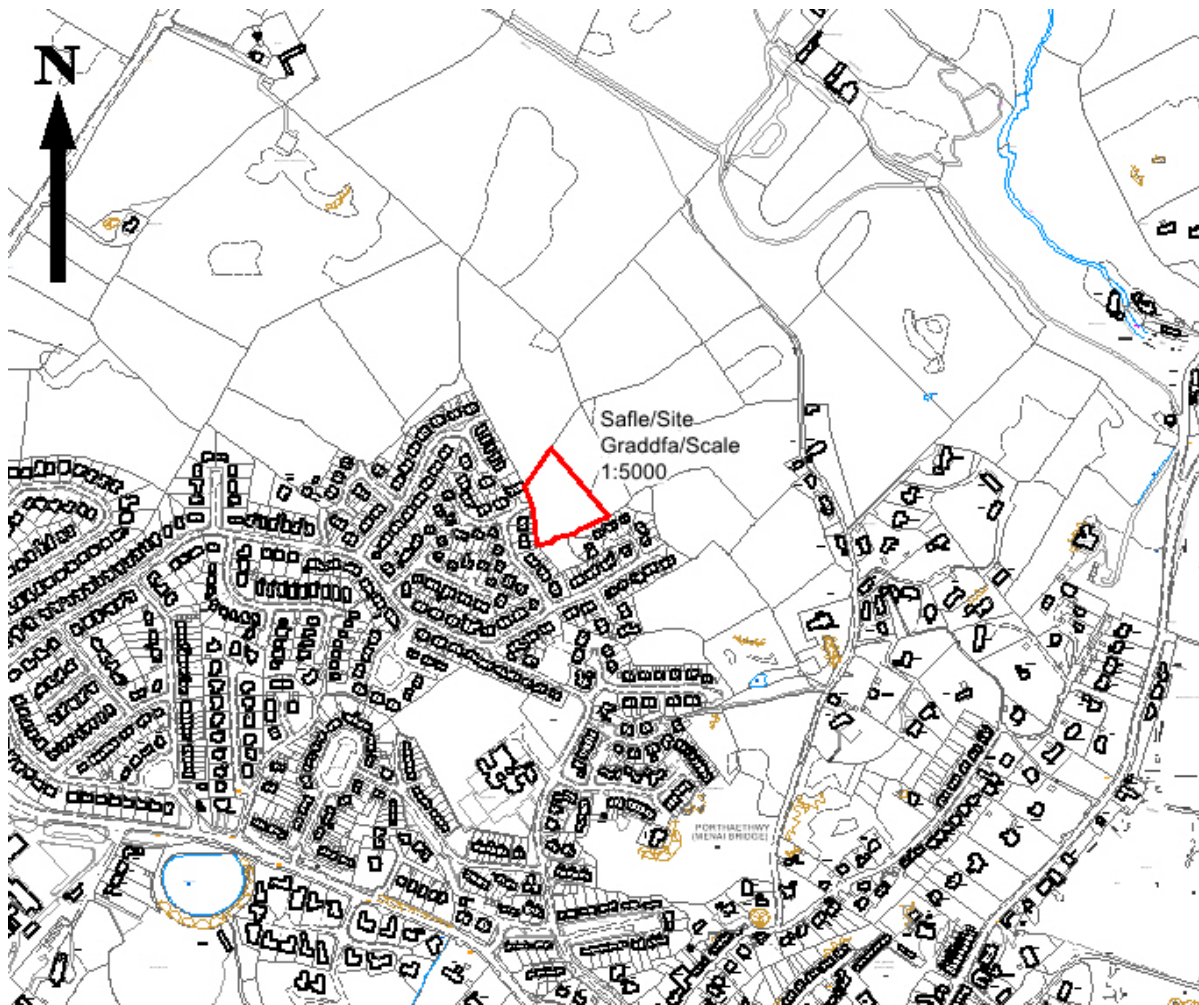
Rhif y Cais: **39C285D** Application Number

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: 07/03/2018

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: **39C592** Application Number

Ymgeisydd Applicant

Mr Brunnschweiler

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

2 Glanrafon, Lôn Cei Bont/Beach Road, Porthaethwy/Menai Bridge



Planning Committee: 07/03/2018

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

Recommendation:

Permit

Reason for Reporting to Committee:

At the request of the Local Member – Councillor Robin Wyn Williams

At its meeting held on the 7th February, 2018 Members resolved to carry out a site visit prior to determining the application.

The site was visited on the 21st February, 2018 and Members will now be familiar with the site and its setting.

1. Proposal and Site

The proposal is an outline application for the erection of a dwelling with all matters reserved on land adjacent to 2 Glanrafon, Menai Bridge

The application site is a parcel of land between 2 Glanrafon and Menaifron. The application site is located north in an elevated position above Beach Road.

2. Key Issue(s)

Whether or not the proposal is justified in this location, complies with local and national policies and whether the proposal will have an impact upon the neighbouring properties, amenity of the area, designated Conservation Area and highway safety.

3. Main Policies

Joint Local Development Plan

PCYFF1 – Development Boundaries
PCYFF 2 – Development Criteria
PCYFF3 – Design and Place Shaping
PCYFF 4 – Design and Landscaping
PCYFF5 – Carbon Management
PCYFF 6 –Water Conservation
TAI 2 – Housing in Local Service Station
TAI 8 – Appropriate Housing Mix
TAI 15 – Affordable Housing Threshold and Distribution
AT1 – Conservation Areas, World Heritage Sites and Registered Historic Landscapes, Parks and Gardens
PS1 – Welsh Language and Culture
PS2 – Infrastructure and Developer Contributions
PS4 – Sustainable Transport, Development and Accessibility
PS 5 – Sustainable Development
PS 6 – Alleviating and Adapting to the Effects of Climate Change
ISA1 – Infrastructure Provision
TRA 2 – Community Facilities
TRA 4 – Managing Transport Impacts

Planning Policy Wales (9th Edition)

Technical Advice Note 5: Conservation and Planning

Technical Advice Notes 12: Design

Technical Advice Note 24: The Historic Environment

Conservation Area Character Appraisal – Menai Bridge (2004)

Supplementary Planning Guidance: Design Guide for the Urban & Rural Environment

4. Response to Consultation and Publicity

Councillor Robin Wyn Williams – Request that the application be referred to the Planning Committee for determination.

Councillor Alun Wyn Mummery – No response

Councillor Meirion Jones – No response

Town Council – Overdevelopment

Housing – The department have confirmed there is a high demand for local housing market within the settlement.

Drainage – No objection to the application.

Welsh Water – An agreement is in place to allow surface water run off to discharge into the combined public sewer. However, Welsh Water have requested that a condition be imposed requesting the no land drainage shall be allowed to connect directly or indirectly with the public sewerage network.

Built Environment – The application site is within the designated Conservation Area. Concerns were initially raised regarding a historic stone boundary wall fronting the site being removed. However, following receiving amended plans which alters the location of the access, the department are supportive of the application.

Environmental Health – The department have raised concerns with respect to rock excavations. A condition is attached to the recommendation requiring details of any proposed method of rock excavation.

Landscape Officer – None of the trees located at the site are individually prominent. The proposal is of a scale and impact below the requirements of the relevant JLDP policy.

Local Highways Authority – Following receiving amended plans, the department have no objection to the proposed development subject to conditions.

Housing - high demand of local housing market within the settlement of Menai Bridge.

Response to publicity:

The proposal was advertised with the posting of notifications to adjacent properties and the displaying of site notices near the application site. The application was also advertised within the local newspaper. Since receiving amended plans / further information the publicity period has been undertaken on four separate occasions.

At the time of writing this report, twelve letters of representations were received as a result of the publicity afforded to the application. The main points raised are summarised below:

- 'Alley' in which the application will be accessed will become a private driveway and prevent other road users from using the highway. The use will have an effect upon neighbouring properties. A public footpath is also located at the 'top of the alley'.

- The construction of the access will require excavation.
- Concerns regarding highway safety, turning and manoeuvring of vehicles.
- Proposal would result in the loss of on street parking.
- Concerns regarding drainage / sewerage system.
- Proposed development would adversely affect the amenity of adjoining properties in terms of loss of privacy, loss of light, overbearing structure
- The construction of the proposed dwelling would have an impact upon the stability of neighbouring properties and the drainage system.
- Concerns regarding fire safety.
- A dwellinghouse located in this position would not be in keeping with the nearby historic dwelling houses and conservation area.
- Concerns regarding noise from construction works and that public services would be affected.

In response to the points raised, the Authority comments as follows:

- The road in which is accessible by the proposed access is an adopted highway.
- The footpath officer has been consulted regarding the application and have raised no objection.
- A condition is attached to the recommendation requesting details of the method of rock excavations.
- The Local Highway Authority have been consulted regarding the application and have raised no objection.
- Welsh Water and the drainage section of the Authority have been consulted regarding the application and have raised no objection.
- It is not considered that the proposed development would affect unacceptably effect the amenities of neighbouring properties to warrant refusal of the application.
- Whether or not the development would have an effect upon the stability of adjoining properties and existing drainage system is a civil matter.
- Concerns regarding fire safety is a matter for the fire department.
- Following amending the location of the access, the Built Environment have raised no objection to the application.
- The Environmental Health department have been consulted regarding the application and have requested that details for the method of rock excavation be submitted and that the hours of construction are limited.

5. Relevant Planning History

No Planning History

6. Main Planning Considerations

The main planning considerations are whether or not the proposed development is acceptable with national and local policy, highway safety and whether the development will have a detrimental affect upon the amenities currently enjoyed by the occupants of the surrounding properties together with the designated Conservation Area.

The application is made in outline form with all matters reserved. However, details with respect to the scale of the development has been submitted as part of the current application. The application is accompanied by a site layout plan which includes cross sections.

The proposal is for the erection of a dwelling of 8 meters (length) x 7.5 meters (width). The ridge height is 10 meters.

Policy Considerations:

In the Joint Local Development Plan (JLDP) Menai Bridge is identified as a Local Service Centre under policy TAI 2. This policy supports housing to meet the Plan's strategy through housing allocations and suitable unallocated sites within the development boundary based upon the indicative provision shown within the Policy. This site lies within the development boundary and is not allocated for a specific use.

In relation to Menai Bridge this means the site subject to this application falls within the development boundary and can be considered under policy TAI 2. The indicative windfall provision for Menai Bridge over the plan period stands at 45 units. This windfall provision includes a 10% 'slippage allowance', which means that the calculation has taken account of potential unforeseen circumstances that could influence delivery of housing due to, e.g. land ownership issues, infrastructure constraints, etc). In the period 2011 to 2016 a total of 24 units have been completed in Menai Bridge and 23 of these were on windfall sites. The windfall land bank, i.e. sites with existing planning consent, at April 2016 stood at 13 units. This means that at present there is capacity within the indicative provision for the settlement of Menai Bridge.

Policy TAI 15 of the JLDP seeks an appropriate provision of affordable housing. It has a threshold figure of 2 or more units within Local Service Centres such as Menai Bridge. Since this is an application for a single unit policy TAI 15 and the provision of affordable housing is not applicable for this application.

Policy TAI 8 'Appropriate Housing Mix' of the JLDP seeks to ensure that all new residential development contributes to improving the balance of housing and meets the identified needs of the whole community. Regard should be given to the LHMA, Council Housing Register, Tai Teg Register etc. to assess the suitability of the mix of housing in terms of both type and tenure proposed on development sites to redress an identified imbalance in a local housing market.

Affect upon Amenities of the Area and Neighbouring Properties:

The application site is located within a relevantly dense residential area of Menai Bridge. Two storey dwellinghouses are located each side of the application site with terraced housing located on the opposite side of Beach Road. Curtilages of Brynafon Terrace are located at the rear (north west) of the site.

An amended plan has been received which reduced the dimensions of the proposed dwelling. The upper limit of the length has been reduced from 10 meters to 8 meters whilst the upper limit of the width has been reduced from 10 meters to 7.5 meters.

Windows are located on side elevations of the dwellinghouses (site 2 Glanrafon and Menaifron) adjoining the application site. There is a distance of 2.5 between the upper limit of the proposed dwelling and 2 Glanrafon, whilst there is a distance of 7 between the upper limit of the proposed dwelling and Manaifron. The indicative minimum distances within the Supplementary Planning Guidance: Design Guide for the Urban & Rural Environment (SPG) from side to side is 3.5 meters.

Dwellings are also located on a lower level across the highway from beach road at a distance of 12.5 meters from the proposed dwelling. The indicative minimum distances within the SPG from ground floor main to ground floor main is 19 meters.

The curtilages of the dwellings at the rear of the property are measured at a distance of 16 meters from the proposed dwelling. The indicative minimum distances within the SPG from secondary aspect window to a boundary is 7.5 meters.

Given that the upper limits of the length and width of the proposed dwelling has been reduced, it is considered there is ample space within the application site to accommodate the proposal without appearing cramped or overdeveloped.

The proposed upper limit of the ridge height has been reduced from 14 meters to 10 meters. The ridge heights of adjacent properties are approximately 19.04AOD and 21.89AOD (2 Glanrafon and Menaifron respectively). The height of the proposed dwelling will be between both properties at 20.86AOD.

Given due consideration to these height, it is not considered that the proposed dwelling will have a detrimental affect upon the neighbouring properties. In addition, it is considered the proposed dwelling is sympathetic to the area and not considered out of character with the existing townscape.

The curtilage of Glanrafon is at a higher level than the application site, whilst the curtilage of 2 Glanafon is at a lower level than the proposed dwelling. Since the parking area is proposed at the rear of the site, a condition will be attached to the recommendation requiring that a 1.8-meter-high timber fence is erected along the length of the northern part of the car parking area in an order to safeguard the amenities of the neighbouring property.

Although the development does not fully comply with the guidance contained within Supplementary Planning Guidance in regards to separation distances, due to the fact there is currently a degree of overlooking, that the site lies within a relatively built up high density residential area and its relationship with existing properties are typical of the area, the proposal is considered acceptable and will not detrimentally harm the amenities currently enjoyed by the occupants of the surrounding properties to such a degree as to warrant the refusal of the application in which an appeal can be sustained upon this ground.

Built Environment:

The site lies within the Menai Bridge Conservation Area. Policy AT1 'Conservation Areas, World Heritage Sites and Registered Historic Landscapes, Parks and Gardens' states that proposals within or affecting the setting and / or significant views into and out of Conservation Areas should where appropriate have regard to adopted conservation areas character appraisals, conservation area plans and delivery strategies.

The Built Environment section was consulted in relation to any impact upon the conservation area. The section initially raised concerns with respect to a historic stone boundary wall fronting the site being removed. However, following receiving amended plans which alters the location of the access, the section is supportive of the application.

Local Highway Authority

The access was initially proposed south east of the application site, accessing the site from Beach Road. Following concerns being raised by the Built Environment section the scheme was amended in which the access is now proposed at the north west part of the site onto an unclassified highway. The Local Highway Authority are satisfied with the proposal.

7. Conclusion

The amenities of the area and neighboring properties have been taken into account, however it is not considered that the proposed development will harm the amenities of the neighbouring properties to such a degree as to warrant the refusal of the application. Various material considerations have been considered and assessed by the specialist Officers of the Authority who have not raised any objection to the scheme subject to conditions. It is my recommendation that the application be approved.

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

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

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

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

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

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

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

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

(04) The development permitted by this consent shall be carried out strictly in accordance with the plan(s) submitted and as required to be approved under the conditions imposed below under planning application reference 39C592

Drawing/ Document Number	Date Received	Plan Description
A.SITE	12/07/2017	Location Plan
A.0.01 Rev H	20/12/2017	Site Layout
	12/07/2017	Design and Access Statement

Reason: For the avoidance of doubt.

(05) No land drainage shall be allowed to connect directly or indirectly with 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 pollution of or detriment to the environment

(06) The access shall be laid out and constructed strictly in accordance with the submitted plan (drawing number A.0.01 Rev H) 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 Local Highway Authority.

(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 operational order before the use hereby permitted is commenced.

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

(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 Local Highway Authority.

(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. The 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 Local Highway Authority.

(10) No development shall commence until a Construction Traffic Management Plan has been submitted to and approved in writing by the Local Planning Authority. The Plan shall include:

- 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.**

Reason: To comply with the requirements of the Highway Authority to ensure reasonable and proper control is exercised over construction activities in the interests of road safety.

(11) Gable end ground and first floor windows of dwellinghouse hereby approved shall be obscure glazed at all times and openable in a manner to be agreed with the Local Planning Authority prior occupation of the dwelling. The windows shall not be glazed or re-glazed other than with obscure glass.

Reason: In the interests of amenity.

(12) Full details of any proposed method of rock excavation undertaken as part of the development shall be submitted as part of the full or reserved matters application. The method statement shall include;

- i) Details of the type and number of machines / equipment that are to be used in connection with any rock excavation**
- ii) Measures that shall be undertaken to mitigate and minimise noise vibration and dust impacts during the works**
- iii) The proposed hours of work**

The development shall thereafter be carried out in accordance with the approved method statement.

Reason: In the interest of residential amenity.

(13) Construction works shall only be carried out between the hours of 08:00 - 18:00 Monday to Friday and 08:00 – 13:00 on Saturday. No works shall be carried out on Sunday or Bank Holidays.

Reason: In the interest of amenity

(14) No development shall commence until full details of a 1.8-meter-high fence as delineated in blue between points A-B on the attached plan (drawing reference number A.0.01 Rev H) has been submitted and approved in writing by the Local Planning Authority. The fence shall be erected before the dwelling hereby approved is occupied. The fence shall not be removed at any time. If the fence needs to be replaced/changed for whatever reason the replacement shall be of the same specification, height and in the same position.

Reason: In the interest of amenity

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

9. Other Relevant Policies

Planning Policy Wales (Edition 9)

SPG: Design Guide for the Urban and Rural Environment

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10.1

Ceisiadau'n Tynnu'n Groes

Departure Applications

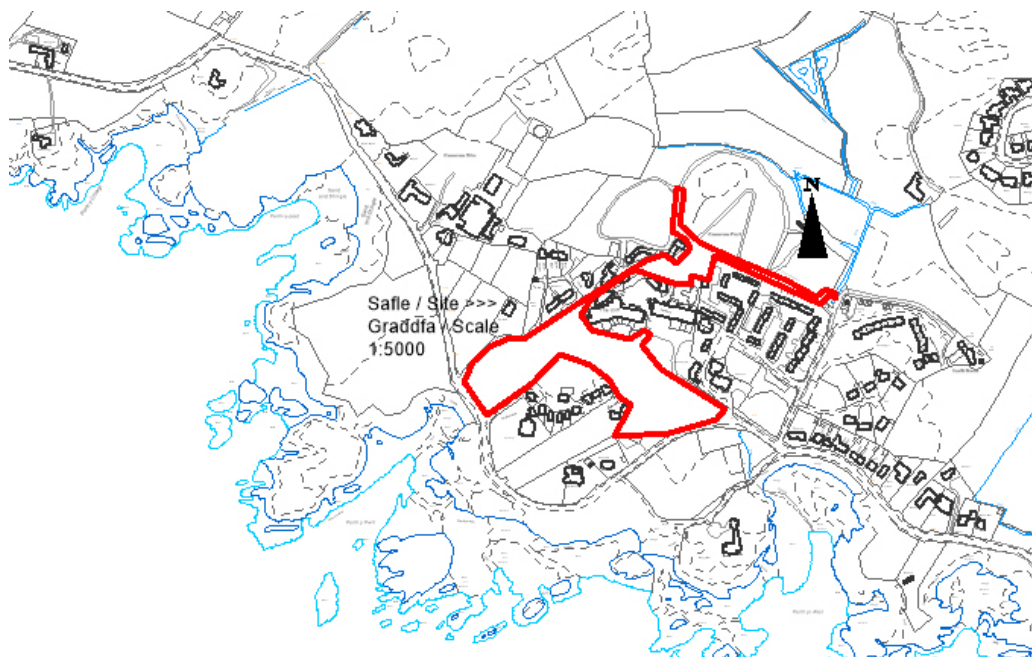
Rhif y Cais: **46C14Y/1/VAR** Application Number

Ymgeisydd Applicant

Anglesey Sales Ltd

Cais o dan Adran 73 i ddiwygio amod (01) (gweithredu'r datblygiad yn unol a'r cynlluniau) o ganiatâd rhif 46C14S/1/MIN (newidiadau i gynllun sydd wedi ganiatau) er mwyn newid y dyluniad yn / Application under Section 73 for the variation of condition (01) (implemented in accordance with the approved plans) of permission reference 46C14S/1/MIN (amendments to previously approved plans) so as to amend the design at

Lleiniau/Plots 20-22, Cliff Holiday Centre, Bae Trearddur Bay



Planning Committee: 07/03/2018

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

Recommendation:

Permit

Reason for Reporting to Committee:

The application conflicts with Policy TAI 5 Local Market Housing of the Joint Local Development Plan and constitutes a departure application which the Local Planning Authority is minded to approve.

1. Proposal and Site

The site is situated within the development boundary of the village of Trearddur and has planning permission for residential development comprising 33 units.

The application is for amended plans for the erection of dwellings on plots 20 to 22 inclusive.

2. Key Issue(s)

The applications key issues are compliance with current development plan policies and whether the proposal will affect the amenities of the surrounding properties or the character of the area.

3. Main Policies

Joint Local Development Plan

PCYFF1 – Development Boundaries
PCYFF 2 – Development Criteria
PCYFF3 – Design and Place Shaping
PCYFF 4 – Design and Landscaping
TAI 5- Local Market Housing

Planning Policy Wales (9th Edition)

Technical Advice Note 5: Conservation and Planning

Technical Advice Notes 12: Design

4. Response to Consultation and Publicity

Councillor Trefor Lloyd Hughes – no response to consultation

Councillor Jeffrey M Evans – no response to consultation

Councillor Dafydd Rhys Thomas – no response to consultation

Community Council – No response to consultation

The application was afforded two means of publicity. These were by the posting of a site notice near the site and the serving of personal notifications on the occupants of neighbouring properties. The expiry date for the receipt of representations was 14th February 2018. No representations were received.

5. Relevant Planning History

46C14H/1 full application for the erection of 33 dwellings on land at the Cliff Apartments Site, Trearddur Bay – approved 18/4/2011

6. Main Planning Considerations

Background: The application was submitted in February 2017 for internal and external amendments to plots 20 to 22 inclusive. The planning permission for 33 units is in course of being implemented. The application was determined under delegated powers as being acceptable under policies prevailing at the time but subject to a Deed of Variation in relation to an existing Section 106 agreement providing affordable housing. The Deed of Variation has not yet been completed but in response to the material change in policy context the application has been reviewed.

Effect on surrounding properties – Planning permission was granted for housing development on the site in 2011 which comprised 33 plots in total. The application as made seeks to vary the design of plots 20-22 inclusive with both internal and external changes. However the general character of the scheme remains very much in keeping with the original consent. Minor changes to balconies and fenestration occur but the scheme has been designed to minimise overlooking between plots by stepping buildings and ensuring where possible balconies look towards the blank walls of neighbouring properties. Where windows do occur they are secondary windows and it is not anticipated that any degree of overlooking is such as to make the scheme unacceptable in amenity terms.

Effect on the locality – The design of the proposal reflects the pattern of development in the vicinity and no adverse impacts will occur.

Policy Context: Policy TAI 5 requires housing development in Trearddur to be supplied as local market housing units in accordance with the criteria set within the policy. The housing units on this site, already built and under construction, are a mix of open market and affordable housing units as approved under the Ynys Mon Local plan policies prevailing at the time. The proposal now under consideration involves minor design changes to open market units. Whilst technically contrary to policy TAI 5, given the fallback position and advanced stage of implementation, it is not considered reasonable to require compliance.

7. Conclusion

The site has the benefit of full planning permission. The proposed amendments to the plots are relatively minor in nature and are acceptable in their impacts. Given the fallback position and advanced stage of site development, although contrary to the provisions of Policy TAI 5, the recommendation is to approve the application.

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

Permit subject to a Deed of Variation in relation to affordable housing.

(01) The sole means of vehicular access to the development shall be via the existing access on Lon Isallt as shown on drawing ref. A(200) 12 Revision C as approved under application reference number 46C14H/1.

Reason: For the avoidance of doubt and to limit the number of access points along the site boundary for the safety and convenience of the highway user.

(02) No other pedestrian or vehicular access points other than those approved on drawing ref. A(200) 12 Revision C under application reference number 46C14H/1 shall be permitted on any part of the site boundary with Lon Isallt.

Reason: In the interest of highway safety.

(03) No occupation of the dwelling shall take place until the car parking and turning spaces have been laid out and made available for use in accordance with the approved drawings. The car parking spaces shall thereafter be retained for that use.

Reason: For the avoidance of doubt and in the interests of amenity.

(04) The means of enclosure or demarcation used in the development shall be in accordance with the details approved under planning application reference 46C14H/1 unless the local planning authority gives its prior written approval to any variation. Such works shall be erected following completion of the building(s) or the completion of the development, whichever is sooner.

Reason: To ensure the satisfactory appearance of the development and to ensure that protected species habitat is not compromised.

(05) No occupation of the dwelling hereby approved shall take place until the foul and surface water drainage systems serving the site have been constructed and are operational.

Reason: To ensure that the development is adequately drained.

(06) 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 and E of Part 1 of Schedule 2 are hereby excluded.

Reason: In the interests of amenity and to ensure the satisfactory appearance of the development and to preserve the integrity of the surface water drainage system.

(07) The development shall proceed in accordance with the Protected Species Management Plan approved under planning reference 46C14H/1 unless the local planning authority gives its prior written consent to any variation.

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

(08) The development shall be completed in accordance with the following drawings:

3966/2 A(300)26 D Proposed Plans and Elevations
A(050) 30 Plots 8-13 Location Plan
A(200)06 Revision B Site Levels

Reason: To define the scope of this permission

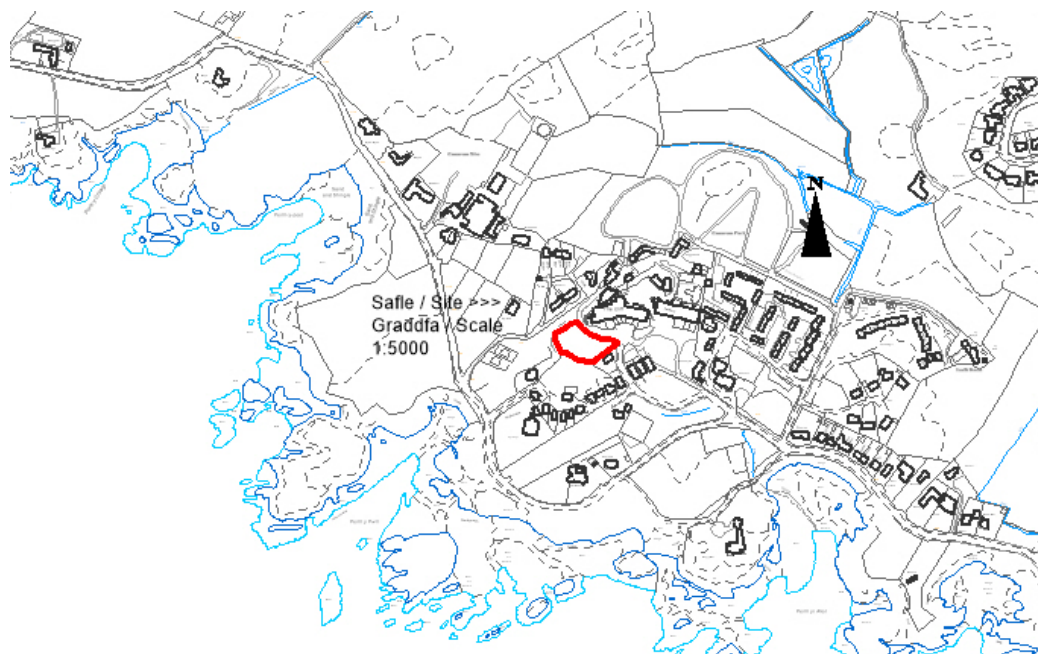
Rhif y Cais: **46C14Z/1/VAR** Application Number

Ymgeisydd Applicant

Anglesey Sales Ltd

Cais o dan Adran 73 i ddiwygio amod (01) o ganiatâd rhif 46C14S/1/MIN er mwyn diwygio dyluniad y tai o caniatad cynllunio 46C14H/1 yn / Application under Section 73 for the variation of condition (01) of permission reference 46C14S/1/MIN so as to amend the design of the approved dwellings of planning permission 46C14H/1 at

Plot 8-13, Cliff Holiday Centre, Lôn Isallt, Bae Trearddur Bay



Planning Committee: 07/03/2018

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

Recommendation:

Permit

Reason for Reporting to Committee:

The application conflicts with Policy TAI 5 Local Market Housing of the Joint Local Development Plan and constitutes a departure application which the Local Planning Authority is minded to approve.

1. Proposal and Site:

The site is situated within the development boundary of the village of Trearddur and has planning permission for residential development comprising 33 units.

The application is for amended plans for the erection of dwellings on plots 8-13 inclusive.

2. Key Issue(s)

The applications key issues are compliance with current development plan policies and whether the proposal will affect the amenities of the surrounding properties or the character of the area.

3. Main Policies

Joint Local Development Plan

PCYFF1 – Development Boundaries
PCYFF 2 – Development Criteria
PCYFF3 – Design and Place Shaping
PCYFF 4 – Design and Landscaping
TAI 5- Local Market Housing

Planning Policy Wales (9th Edition)

Technical Advice Note 5: Conservation and Planning

Technical Advice Notes 12: Design

4. Response to Consultation and Publicity

Councillor Trefor Lloyd Hughes – there are often amendments at this site

Councillor Jeffrey M Evans – no response to consultation

Councillor Dafydd Rhys Thomas – no response to consultation

Councillor John Arwel Roberts – no response to consultation

Community Council – No response to consultation

The application was afforded two means of publicity. These were by the posting of a site notice near the site and the serving of personal notifications on the occupants of neighbouring properties. The expiry date for the receipt of representations was 14th February 2018. No representations were received.

5. Relevant Planning History

46C14H/1 full application for the erection of 33 dwellings on land at the Cliff Apartments Site, Trearddur Bay – approved 18/4/2011

6. Main Planning Considerations

Background: The application was submitted in February 2017 for internal and external amendments to plots 8-13 inclusive. A further amendment to the drawings was submitted in November 2017. The planning permission for 33 units is in course of being implemented. The application was determined under delegated powers as being acceptable under policies prevailing at the time but subject to a Deed of Variation in relation to an existing Section 106 agreement providing affordable housing. The Deed of Variation has not yet been completed but in response to the material change in policy context the application has been reviewed.

Effect on surrounding properties – Planning permission was granted for housing development on the site in 2011 which comprised 33 plots in total. The application as made seeks to vary the design of plots 8-13 inclusive with both internal and external changes. However the general character of the scheme remains very much in keeping with the original consent. Minor changes to balconies and fenestration occur but the scheme has been designed to minimise overlooking between plots by stepping buildings and ensuring where possible balconies look towards the blank walls of neighbouring properties. Where windows do occur they are secondary windows and it is not anticipated that any degree of overlooking is such as to make the scheme unacceptable in amenity terms.

Effect on the locality – The design of the proposal reflects the pattern of development in the vicinity and no adverse impacts will occur.

Policy Context: Policy TAI 5 requires housing development in Trearddur to be supplied as local market housing units in accordance with the criteria set within the policy. The housing units on this site, already built and under construction, are a mix of open market and affordable housing units as approved under the Ynys Mon Local plan policies prevailing at the time. The proposal now under consideration involves minor design changes to open market units. Whilst technically contrary to policy TAI 5, given the fallback position and advanced stage of implementation, it is not considered reasonable to require compliance.

7. Conclusion

The site has the benefit of full planning permission. The proposed amendments to the plots are relatively minor in nature and are acceptable in their impacts. Given the fallback position and advanced stage of site development, although contrary to the provisions of Policy TAI 5, the recommendation is to approve the application.

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

Permit subject to a Deed of Variation in relation to affordable housing.

(01) The sole means of vehicular access to the development shall be via the existing access on Lon Isallt as shown on drawing ref. A(200) 12 Revision C as approved under application reference number 46C14H/1.

Reason: For the avoidance of doubt and to limit the number of access points along the site boundary for the safety and convenience of the highway user.

(02) No other pedestrian or vehicular access points other than those approved on drawing ref. A(200) 12 Revision C under application reference number 46C14H/1 shall be permitted on any part of the site boundary with Lon Isallt.

Reason: In the interest of highway safety.

(03) No occupation of the dwelling shall take place until the car parking and turning spaces have been laid out and made available for use in accordance with the approved drawings. The car parking spaces shall thereafter be retained for that use.

Reason: For the avoidance of doubt and in the interests of amenity.

(04) The means of enclosure or demarcation used in the development shall be in accordance with the details approved under planning application reference 46C14H/1 unless the local planning authority gives its prior written approval to any variation. Such works shall be erected following completion of the building(s) or the completion of the development, whichever is sooner.

Reason: To ensure the satisfactory appearance of the development and to ensure that protected species habitat is not compromised.

(05) No occupation of the dwelling hereby approved shall take place until the foul and surface water drainage systems serving the site have been constructed and are operational.

Reason: To ensure that the development is adequately drained.

(06) 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 and E of Part 1 of Schedule 2 are hereby excluded.

Reason: In the interests of amenity and to ensure the satisfactory appearance of the development and to preserve the integrity of the surface water drainage system.

(07) The development shall proceed in accordance with the Protected Species Management Plan approved under planning reference 46C14H/1 unless the local planning authority gives its prior written consent to any variation.

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

(08) The development shall be completed in accordance with the following drawings:

**3966/2 A(300)26 D Proposed Plans and Elevations
A(050) 30 Plots 8-13 Location Plan
A(200)06 Revision B Site Levels**

Reason: To define the scope of this permission

11.1

Gweddill y Ceisiadau

Remainder Applications

Rhif y Cais: **49C219A** Application Number

Ymgeisydd Applicant

Mr & Mrs R. Parr-Sturgess

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

44 Newlands Park, Y Fali/Valley.



Pwyllgor Cynllunio: 07/03/2018

Adroddiad gan y Pennaeth Gwasanaeth Rheoleiddio a Datblygu Economaidd (OWH)

Argymhelliad:

Caniatáu.

Rheswm dros Adrodd i'r Pwyllgor:

Mae'r ymgeisydd yn perthyn i 'swyddog perthnasol' fel y diffinnir hynny ym mharagraff 4.6.10 y Cyfansoddiad.

Mae'r cais wedi cael ei sgrwtineiddio gan y Swyddog Monitro fel sy'n ofynnol dan baragraff 4.6.10.4 y Cyfansoddiad.

1. Y Safle a'r cynnig

Cais cynllunio llawn yw hwn i altro ac ymestyn i gefn yr annedd sef 44 Newlands Park yn Y Fali.

Mae'r estyniad newydd yn mesur 3.2 metr gan 4.0 metr ac mae 4.8 metr o uchder i'r grib. Bydd yr estyniad newydd yn ffurfio ystafell haul newydd yng nghefn yr annedd.

Mae gan yr ymgeisydd ddigon o dir yn ei feddiant i sicrhau bod lle ar gyfer y cynllun hwn.

Bydd y ffenestri newydd yn edrych tuag at ardd yr ymgeisydd a'r cae gwag y tu cefn i'w eiddo.

2. Mater(ion) Allweddol

Y mater allweddol yw a yw'r cais arfaethedig yn dderbyniol o ran y polisiau cynllunio cyfredol, a fyddai'n cael effaith ar eiddo cyfagos ac a fyddai'n cael effaith hefyd ar yr Ardal o Harddwch Naturiol Eithriadol.

3. Prif Bolisiau

Cynllun Datblygu Lleol ar y Cyd

PCYFF3 - Dylunio a Siapio Lle

PCYFF4 – Dylunio a Thirweddu

AMG1 – Ardal o Harddwch Naturiol Eithriadol

4. Ymateb i'r Ymgynghoriad a'r Cyhoeddusrwydd

Cyngor Cymuned - Dim ymateb

Aelod Lleol (Cyng Gwilym Owen) – Dim ymateb

Aelod Lleol (Cyng Richard Dew) – Dim ymateb

Dwr Cymru – Sylwadau safonol

Adain yr Amgylchedd Adeiledig a Thirweddu – Sylwadau - yn cydymffurfio â'r polisiau cynllunio

Draenio – Sylwadau safonol.

Ymateb i Gyhoeddusrwydd

Rhoddyd cyhoeddusrwydd i'r cais mewn dwy ffordd. Gosodwyd rhybudd ger y safle ac fe anfonwyd llythyrau personol at ddeiliaid eiddo cyfagos. Y dyddiad olaf ar gyfer derbyn sylwadau oedd 01/02/2018 ac ar adeg ysgrifennu'r adroddiad hwn, nid oedd unrhyw lythyrau wedi dod i law yn cynnig sylwadau ar y cais.

5. Hanes Cynllunio Perthnasol

49C219 – Addasu ag ehangu yn 44 Newlands Park, Y Fali Caniatáu 30/01/2002

6. Prif Ystyriaethau Cynllunio

Cyd-destun Polisi – Mae'r cynllun arfaethedig yn cydymffurfio gyda gofynion polisiâu PCYFF3, PCYFF 4 ac AMG1 y Cynllun Datblygu Lleol ar y Cyd. Dywed Polisi PCYFF3 y bydd disgwyl i unrhyw ddatblygiad newydd 'roi ystyriaeth lawn i gyd-destun yr amgylchedd naturiol, hanesyddol ac adeiledig ac sy'n cyfrannu at greu llefydd deniadol a chynaliadwy.' Dywed Polisi PCYFF 4 – 'y dylai pob cynnig integreiddio gyda'r hyn sydd o'i gwmpas'.

Dywed Polisi AMG 1 y dylai'r cynnig, lle mae hynny'n briodol 'gymryd i ystyriaeth yr Ardal o Harddwch Naturiol Eithriadol'. Ystyrir bod y cynllun arfaethedig yn cydymffurfio gyda'r polisiâu uchod oherwydd ni fyddai'n cael effaith ar gymeriad yr annedd bresennol na'r strydlyn ac mae'n ymdoddi'n dda i'r ardal o'i gwmpas. Yn ychwanegol at hyn, ac oherwydd maint y datblygiad, nid ystyrir y byddai'n cael effaith ychwaith ar yr Ardal o Harddwch Naturiol Eithriadol.

Nid ystyrir y byddai'r estyniad arfaethedig yn cael effaith ar y mwynderau o'i gwmpas i'r graddau y byddai hynny'n cyfiawnhau gwrthod y cais.

Mae'r deunyddiau y bwriedir eu defnyddio hefyd yn dderbyniol.

Effaith ar eiddo cyfagos –

Fel y dywedwyd yn yr adroddiad, bydd y ffenestri newydd yn edrych drosodd tuag at ardd yr ymgeisydd a'r cae gwag sydd yng nghefn yr annedd – o'r herwydd, nid ystyrir y byddai'r cynllun arfaethedig yn cael effaith ar eiddo cyfagos i'r graddau y byddai hynny'n cyfiawnhau ei wrthod. Ar adeg ysgrifennu'r adroddiad, nid oedd unrhyw lythrau wedi cyrraedd yr adran hon.

7. Casgliad

Ystyrir bod y datblygiad arfaethedig yn dderbyniol i'r Awdurdod Cynllunio Lleol, gydag amodau.

8. Argymhelliad

Caniatáu

(01) Rhaid cychwyn ar y datblygiad yr ymwna'r caniatâd hwn a fo o fewn pum mlynedd i ddyddiad y caniatâd hwn.

Rheswm: Ufuddhau i anghenion Deddf Cynllunio Gwlad a Thref 1990.

(02) Rhaid ymgymryd a'r datblygiad a ganiateir gan y caniatâd hwn yn fanwl yn ôl y cynllun a gyflwynwyd isod:

Rhif Dyluniad	Dyddiad a dderbyniwyd	Disgrifiad Dyluniad
A-03-04	04/01/2018	Cynllun Lleoliad
A-03-03	04/01/2018	Cynllun Edrychiad Arfaethedig
A-03-01	04/01/2018	Cynllun Llawn Arfaethedig
A-03-02	04/01/2018	Cynllun Trawstoriad Arfaethedig

o dan cais cynllunio rhif 49C219A.

Rheswm: Er mwyn osgoi unrhyw amheuaeth.

Hefyd, rhoi awdurdod i'r Pennaeth Gwasanaeth ychwanegu at, dileu neu newid/amrywio unrhyw amod(au) cyn rhoi'r caniatâd cynllunio, cyn belled ag na fydd y newidiadau yn effeithio ar natur neu yn mynd i galon y caniatâd/datblygiad.

12.1

Gweddill y Ceisiadau

Remainder Applications

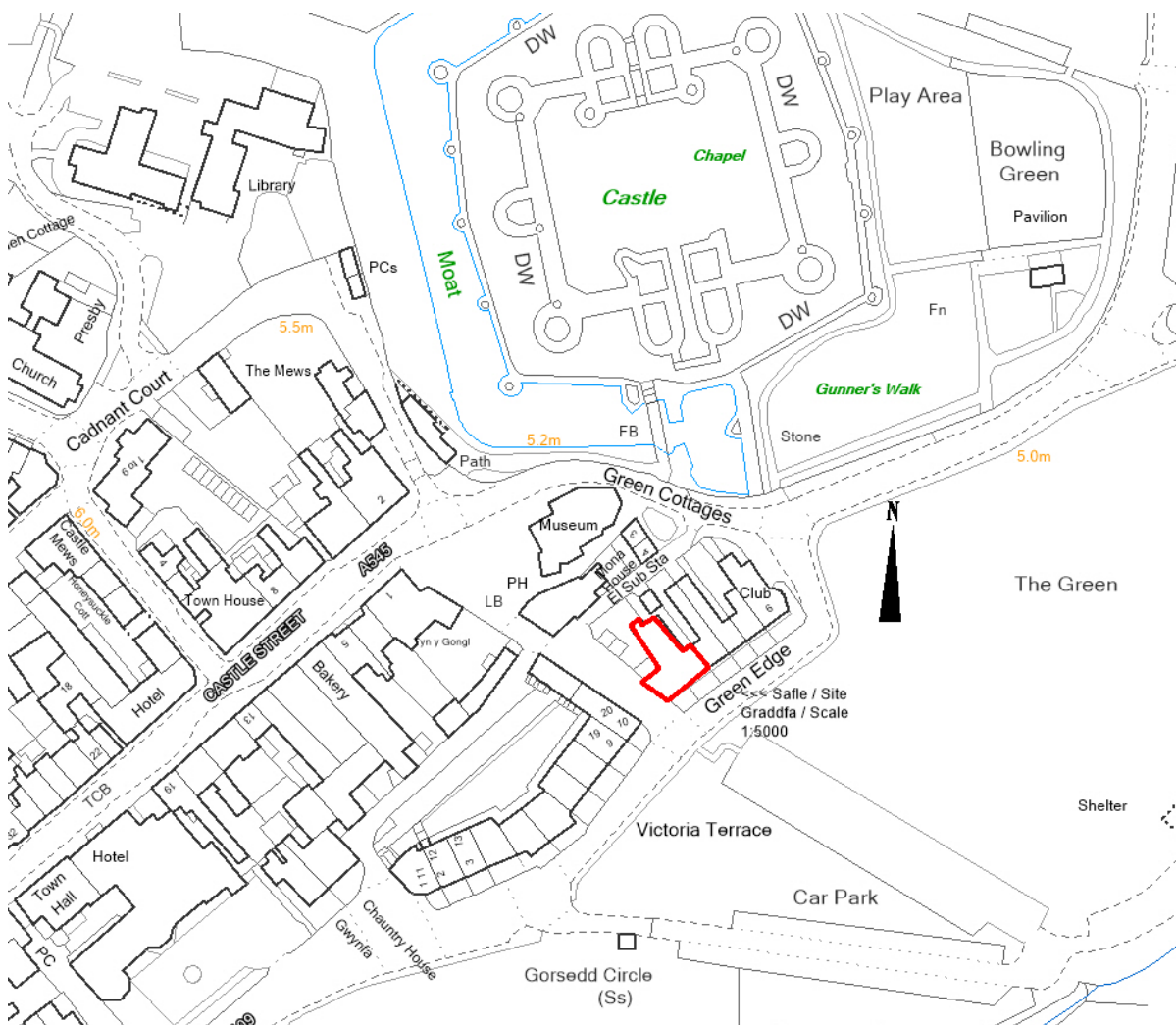
Rhif y Cais: **12LPA1042C/CC** Application Number

Ymgeisydd Applicant

Isle Of Anglesey County Council

Cais llawn ar gyfer ail doi ynghyd a newid ffenestri ac ail rendero yn / Full application for re roofing together with changing the windows and re rendering at

1, 1A, 1B and 2 Greenedge, Biwmares/Beaumaris



Planning Committee: 07/03/2018

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

Recommendation:

Permit

Reason for Reporting to Committee:

Application made by County Council

1. Proposal and Site

The site is located within the town of Beaumaris. The properties included in the application (1 + 2 Green Edge) are three story terraced type dwellings that have been sub-divided into flats. One of the properties included within the proposal is an end house in the terrace. To the rear of the application site there is a public house and forward of it there is a car parking area.

The application is for re-roofing works along with works to the chimney breasting and rainwater goods. The roof will remain at the same height but insulation will be installed and the roof will be re-laid using similar slates and butted clay ridge tiles. The chimney breasting render will be removed and redone with Lime render which will be more in keeping with the character of the building and its listed status. The rainwater goods will also be replaced with units more suitable for the character of the listed building.

2. Key Issue(s)

The applications key issues are whether the proposal will affect the amenities of the surrounding properties, the character of the local area or of the listed building.

3. Main Policies

PS 20 – Preserving And Where Appropriate Enhancing Heritage Assets

PCYFF 3 – Design And Place Shaping

PCYFF 4 – Design And Landscaping

4. Response to Consultation and Publicity

Councillor Alun Roberts – No Response
Councillor Lewis Davies – No Response
Councillor Carwyn Jones – No Response

Town Council – No Response

Landscape Advisor – No Objections

Heritage Advisor – No Objections

The application was afforded three means of publicity. These were by the posting of a site notice near the site, the publication of a notice in the local press and the serving of personal notifications on the occupants of neighbouring properties. The latest date for the receipt of representation is the 9th March, 2018. At the time of writing this report no letters of representation had been received at the department.

5. Relevant Planning History

12C450 - Full application for the demolition of part of the existing wall, creating a new access for cars and parking area at 1A & 1B, Green Edge, Beaumaris. Approved 14/05/2014.

12LPA1042A/LB/CC - Listed Building Consent for re roofing at 1 Green Edge. No Decision to date

12LPA1042B/LB/CC - Listed Building Consent for re roofing at 2 Green Edge, Biwmares/Beumaris. No Decision to date

6. Main Planning Considerations

Affect on surrounding properties – As the scheme only includes minor external works it is deemed that there will be no unacceptable effects on the surrounding properties. The nature of the scheme also means that there will be no change in any overlooking issues.

Affect on the Listed Building – The Heritage advisor had no issues with the details of the scheme and deemed them acceptable. The rainwater goods and chimney breasting are currently modern units therefore the scheme will be an improvement on these as the goods to be installed will be more in-keeping with the character of the Listed Building.

7. Conclusion

The scheme seeks to improve the long term sustainability of the properties by improving the roof health/safety and increasing efficiency by installing insulation. The works will improve the character of the building while remaining in-keeping with the character of the terrace and the wider setting of Beaumaris and its heritage assets.

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

Approval. (subject to no representations being received raising issues not already discussed in this report by the expiry of the consultation period)

(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
N/A	06/02/2018	Heritage Impact Statement
24840/LBC/001	06/02/2018	Proposed Roofing Works
24840/LBC/002 24840/LBC/003	06/02/2018	Proposed External Works
24840/LP	06/02/2018	Location Plan

under planning application reference 12LPA1042/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.

12.2

Gweddill y Ceisiadau

Remainder Applications

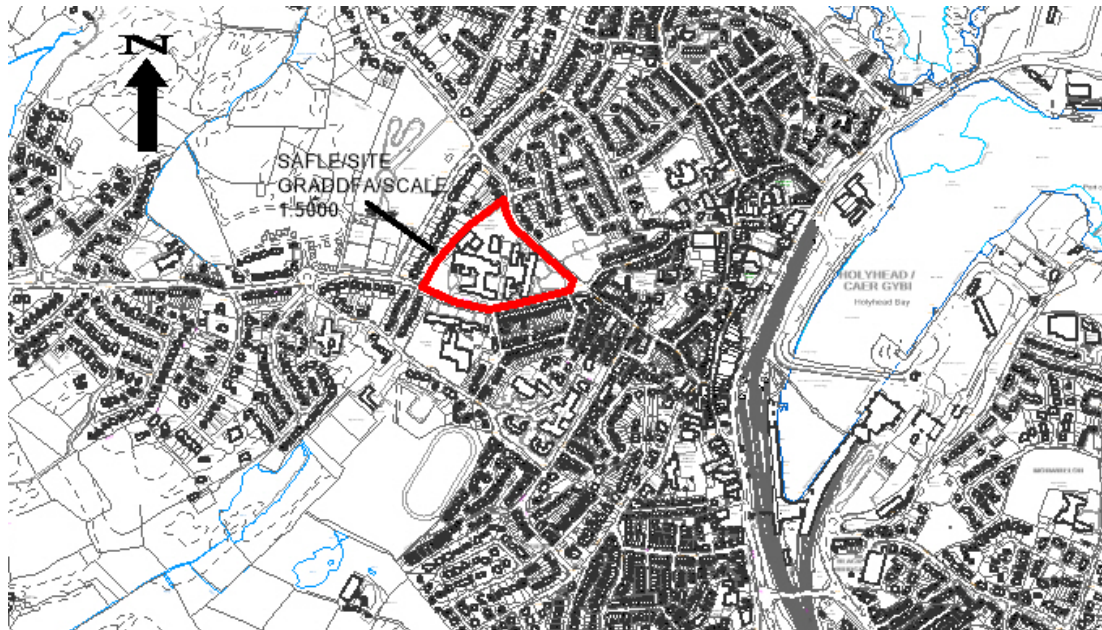
Rhif y Cais: **19LPA89Q/CC** Application Number

Ymgeisydd Applicant

CSYM/IOACC

Cais llawn i godi ffens a giat ar dir yn/Full application for the erection of a fence and gate on land at

Ysgol Uwchradd Caergybi/Holyhead Secondary School, South Stack Road, Caergybi/Holyhead



Planning Committee: 07/03/2018

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

Recommendation:

Permit

Reason for Reporting to Committee:

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

1. Proposal and Site

The application is a full application and entails the following work:

- a) Erection of a 4 meter high fence on the South West boundary between Holyhead Secondary School and residential properties at New Park Road.
- b) Erection of a 2.4 meter high fence and gate on the South boundary between Holyhead Secondary School and South Stack Road.

2. Key Issue(s)

The applications key issue is whether the fence would have a negative impact upon the immediate area, and or adjoining properties.

3. Main Policies

PCYFF2 – Development Criteria

PCYFF3 – Design and Place Shaping

PS20 - Preserving and Where Appropriate Enhancing Heritage Assets

Planning Policy Wales (9th Edition)

Technical Advice Note 12: Design

4. Response to Consultation and Publicity

Community Council – No objection raised.

Local Member (Cllr Shaun James Redmond) – No response.

Local Member (Cllr Robert Llewelyn Jones) – No response.

Local Member (Cllr Glyn Haynes) – No response.

Highways – No comments.

Response to Publicity

The application was afforded three means of publicity. These were by the posting of a notice near the site, serving of personal notification letters on the occupiers of the neighbouring properties together with an advertisement in the local newspaper as the proposed is within the setting of a nearby Listed Building. The latest date for the receipt of representations was the 21st February, 2018 and at the time of writing this report, no letters had been received.

5. Relevant Planning History

19LPA89G/CC - Erection of satellite Dish 900mm diameter at Holyhead Secondary School – 7/3/90 – No objection

19LPA89H/CC - Demolition of existing classrooms/workshops together with the erection of new classrooms/workshops at Holyhead Secondary School – 18/12/01 – No objection

19LPA89J/CC - Erection of a 3.0m high security fence on land at Holyhead Secondary School – 2/8/02 – No objection

19LPA89K/CC - Erection of a 2.4m high security fence on land at Holyhead Secondary School – Granted - 7/9/06

19LPA89M/CC - Erection of a perimeter galvanised fence and gates at 2 metres high at Holyhead Secondary School – 8/3/07 - Granted

19LPA89N/CC - Erection of a 1 metre extension to existing 3 metre high fence for 10 metres together with the erection of a 3 metre high fence at Holyhead Secondary School – 8/3/07 – Granted

19LPA89P/CC - Remodelling Phase 1, erection of new single storey Technology classrooms, extension to the existing two storey technology block, together with over-cladding to the existing walls, new low pitched roof and new windows, demolition of the existing kitchen and erection of new kitchen, together with over cladding works to part of adjoining music wing at Holyhead Secondary School – 4/6/09 – Granted

6. Main Planning Considerations

The proposed fence will vary from a 4 meter high fence between the school and properties on New Park Road and a 2.4 meter high fence between the school and South Stack Road. The fence will be a high quality galvanized security fence with polyester coating 'Betafence Securifor System' which will be green in colour. The fence will match existing fencing at Holyhead Secondary School.

The fence is required due to ongoing issues of footballs going over the existing 2 meter high stone wall into the gardens of New Park Road causing nuisance and damage to properties. It is hoped that a 4 meter high fence will solve the problem for the residents.

The fence between the school and South Stack Road is required to stop footballs going over onto the road and hitting pedestrians and cars. The fence will not obstruct visibility from the existing vehicular access.

Policy Context

Policy PCYFF3: Design and Place Shaping states that proposals are expected to demonstrate high quality design which fully takes into account the natural, historic and built environmental context. The policy goes on to state that proposals must complement and enhance the character and appearance of the site in terms of siting, appearance, scale, height, massing and elevation treatment. Materials should be appropriate to its surroundings.

This policy plays an important role in addressing design of new development in order to maintain high quality development. Good design helps to provide a sense of place, creates or reinforces local distinctiveness, promotes community cohesiveness and social well being. New developments should integrate into its surroundings whilst seeking to enhance the overall character of the locality. High quality design will be required for all developments. Policy PCYFF3 sets out a range of issues which must be taken into account.

Policy PS20: Preserving and Where Appropriate Enhancing Heritage Assets states that proposals shall preserve and where appropriate, enhance its unique heritage assets.

Affect on neighbouring properties

The proposed fence is proposed to the South West boundary in order to alleviate concerns from neighbours on New Park Road that footballs are being kicked by children into their gardens causing nuisance and damage. The fence between the school and South Stack road will not have a negative impact on neighbouring properties. The fence is of high quality and is of a type that will not block out the light to the properties. It is not considered that the fence will have a negative impact upon neighbouring properties and will alleviate their concerns.

7. Conclusion

It is considered that the fence complies with all relevant policies listed above. It is not considered that the fence will have a negative impact upon the immediate area, heritage assets or neighbouring properties.

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: For the avoidance of doubt

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

Date Received	Plan Description
16/1/18	Site Plan
16/1/18	Proposed Work
16/1/18	Location Plan
30/1/18	Proposed Elevations

under planning application reference 19LPA89Q/CC.

Reason: For the avoidance of doubt.

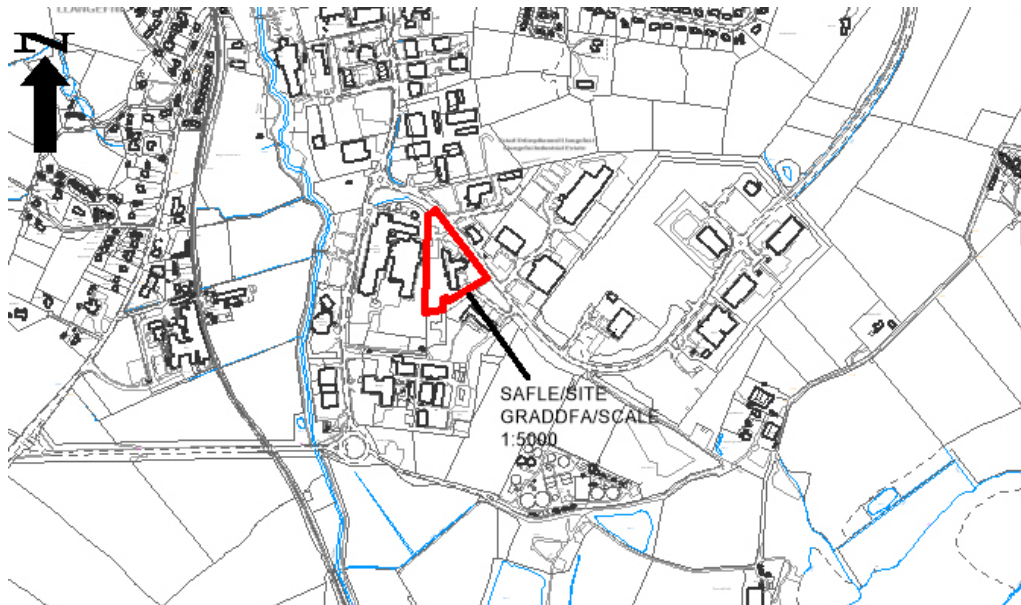
In addition the Head of Service be authorised to add to, remove or amend/vary any condition(s) before the issuing of the planning permission, providing that such changes do not affect the nature or go to the heart of the permission/ development.

Rhif y Cais: **34LPA791D/VAR/CC** Application Number

Ymgeisydd Applicant

Head of Service - Property Services

Cais o dan Adran 73 i ddiwygio amod(au) (02)(Rhaid i'r lle parcio ceir gael ei gwblhau yn hollol unola'r manylion fel y'u cyflwynwyd cyn dechrau'r defnydd a ganiateir yma a'u cadw wedi hynny i'r pwrpasau hynny'n unig, a (04)(Rhaid ymgymryd a'r datblygiad a ganiateir gan y caniatad hwn yn fanwl yn ol cynllun a gyflwynwyd ar y 18/12/2014 o dan cais cynllunio rhif 34LPA791C/CC/ECON) o ganiatâd cynllunio rhif 34LPA791C/CC/ECON (addasu ag ehangu, creu man storio beicio a chreu man parcio) er mwyn diwygio y cynlluniau a ganiatawyd yn / Application under Section 73 for the variation of condition(s) (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 purpose) and (04)(The development permitted by this consent shall be carried out strictly in accordance with the plan(s) submitted on the 18/12/2014, under planning application reference 34LPA791C/CC/ECON) of planning permission reference 34LPA791C/CC/ECON (alterations and extension, creation of a bike storage area and creation of a car park) so as to amend the approved scheme at

Canolfan Busnes Ynys Môn / Anglesey Business Centre, Llangefni

Planning Committee: 07/03/2018

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

Recommendation:

Permit

Reason for Reporting to Committee:

This is a council application in respect of development by the County Council on Council owned land

1. Proposal and Site

The site is located within the Bryn Cefni industrial estate and accesses onto the main road which leads to the Llangefni link road.

It is proposed to amend an approved scheme which allowed for the extension of the business centre along with additional car parking.

The changes include reduction in size of the connection to the existing office building from the extension, removal of a gabion wall in favour of a retaining wall, some changes to materials to be used namely the use of Kingspan cladding in silver as opposed to CA Group products. Changes to elevations and roof to allow for the revised connection.

The overall floor area will be reduced from 820sqm to 769sqm.

The proposed car parking scheme will also be amended. The overall number of spaces will be reduced by 1 (disabled space near entrance). The northern car park extension will be reduced by 13 spaces, the car park to the south east will however be extended to provide 13 spaces. A new footpath within the site will link this to the main entrance.

2. Key Issue(s)

Whether the proposed changes are visually acceptable and will the revised parking scheme give rise to conditions prejudicial to road safety.

3. Main Policies

Joint Local Development Plan

Strategic Policy **PS 5** Sustainable development

Policy **PCYFF 3** Design and Place shaping

Policy **PCYFF 4** Design and Landscaping

Technical Advice Note 12 Design

Technical Advice Note 18 Transport

SPG Design Guide for the Urban and Rural Environment.

4. Response to Consultation and Publicity

The application has been publicised with the expiry date for receiving representations being 2nd March 2018.

Responses;

Town Council - no response at time of writing report

Cllr N Roberts - no response at time of writing report

Cllr D Rees - no response at time of writing report

Cllr Bob Parry - no response at time of writing report

NRW - no response at time of writing report

Highways - no response at time of writing report

Welsh Water - no response at time of writing report

5. Relevant Planning History

34LPA791/CC erection of a business centre approved 23/12/99

34LPA791A/CC Alterations and extension approved 26/5/04

34LPA791B/CC Installation of solar panels approved 21/8/12

34LPA791C/CC/ECON alteration and extensions approved 9/12/15

6. Main Planning Considerations

With the principle of extending the offices and addition of associated car parking established the considerations here can be confined to the changes in appearance and car parking.

The changes to the design and material are considered to be of a minor nature and will not change the overall character and nature of the proposed works.

Furthermore, the revised parking scheme is technically acceptable and whilst there is a reduction in space provision there is also a reduction in floor space proposed as such the Highways Authority is satisfied with that provision

7. Conclusion

As mentioned in this report permission already exists to extend the business centre. This application deals with modest changes to that scheme to ensure the optimal design for the delivery of the project.

The changes are considered acceptable not introducing any additions/alterations which would raise concern.

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

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.

(02) No development approved by this permission shall be commenced until to following drainage details have been submitted to and approved in writing by the Local Planning

Authority; Surface water regulation to control flows Introduction of sustainable drainage system where appropriate. The details approved under the provision of this condition shall be implemented and completed prior to the occupation of the development.

(03) The development shall be completed in accordance with the following drawings:

**39926-XX-DR-LA-6001 Landscape
39926-XX-DR-A-0002 Location Plan
39926-XX-DR-A-2002revC LGF Plan
39926-XX-DR-A-3002revA GA section BB
39926-XX-DR-A-3001revA GA Section AA
39926-XX-DR-A-2003recA Roof Plan
39926-XX-DR-A-2001revC
39926-XX-DR-A-5001revA Site Plan
39926-XX-DR-A-6001 External Hardworks plan
39926-XX-DR-A-1001revA Elevations**

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.

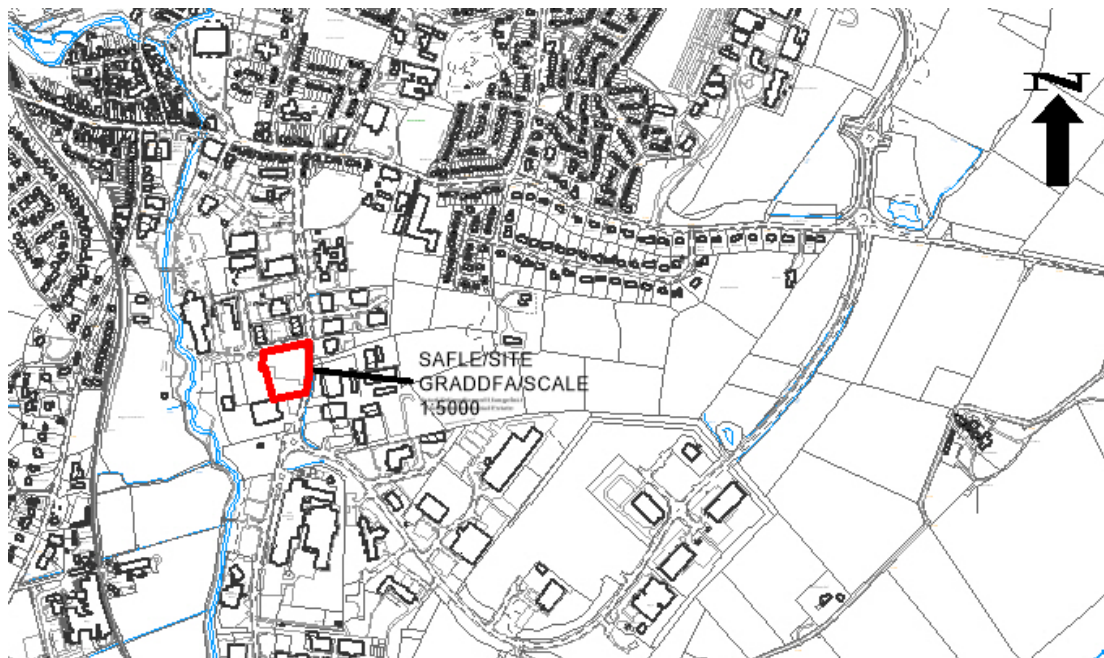
Rhif y Cais: **34LPA1015C/MIN/CC** Application Number

Ymgeisydd Applicant

Head of Service - Property Services

Mân newidiadau i gynllun sydd wedi ei ganiatáu yn flaenorol o dan caniatád cynllunio 34LPA1015B/CC er mwyn diwygio yr Edrychaid, To, Gosodiad parcio, Defnyddiau ac Tirlunio yn yr hen / Minor amendments to scheme previously approved under planning permission 34LPA1015B/CC so as to amend Elevations, Roof, Carpark Layout, Materials and Landscaping at former

Mon Training Site, Llangefni.



Planning Committee: 07/03/2018

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

Recommendation:

Permit

Reason for Reporting to Committee:

Application made by County Council

1. Proposal and Site

The site is located within the Bryn Cefni industrial estate in the town of Llangefni. Access to the site is from the industrial estate road. The site is surrounded by businesses and a car park to the rear. The site is currently undeveloped and covered in rubble and slab and has existing planning permission.

The application is a minor amendment that seeks to amend the finish and appearance of the building/site. The amendments include changing the roof from a curved design to a single slope roof, the roof height will also be lowered from 9.0m to 8.127m. The finishing material will also be changed from steel cladding to Kingspan Trapezoidal Wall panel systems which will also be the roof material. Large glazed areas will also be added to the front elevation of the building.

The landscaping will be amended by the additional planting of 14 trees. The car park layout will be amended by the provision of 3 extra spaces and giving a loss of one disabled parking space. The amended scheme will have a total of 43. The bulk of the spaces will now be closer to the building as opposed to along the industrial estate road. The bike and bin store will also be made larger.

2. Key Issue(s)

The applications key issues are whether the proposal will affect the amenities of the surrounding properties, the character of the local area or affect highway safety.

3. Main Policies

Joint Local Development Plan

PCYFF1 – Development Boundaries
PCYFF 2 – Development Criteria
PCYFF3 – Design and Place Shaping
PCYFF 4 – Design and Landscaping
CYF 7 – Regeneration Sites

Planning Policy Wales (9th Edition)

Technical Advice Notes 12: Design

4. Response to Consultation and Publicity

No consultations were undertaken for this application due to the minor nature of the changes.

5. Relevant Planning History

34LPA1015/CC - Application to determine whether prior approval is required for the demolition of the existing building at Môn Training, Llangefni – Permitted Development – 25/03/2015

34LPA1015A/CC/SCR - Screening opinion for the erection of 5 new business units at the former site of Môn Training, Llangefni – EIA Not Required

34LPA1015B/CC - Full application for the erection of 5 flexible business units together with associated parking and service yard, landscaping, electrical vehicle charging point, solar panels and two bin \ recycling and cycling stores on the site of the former Hyfforddiant Môn Training, Industrial Estate, Llangefni. Approved 9/12/2015.

6. Main Planning Considerations

Material change – The proposed changes are not considered to be a material change from the original application therefore may be determined as a minor amendment.

7. Conclusion

The amendments will not constitute a material change and will not have an effect on the character of the area to such a degree to warrant a refusal. The large glazed areas will not cause overlooking as there are no residential buildings in the area. The amendments will improve the site function and appearance as it will more closely match the finish of the neighbouring businesses.

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

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

12.5

Gweddill y Ceisiadau

Remainder Applications

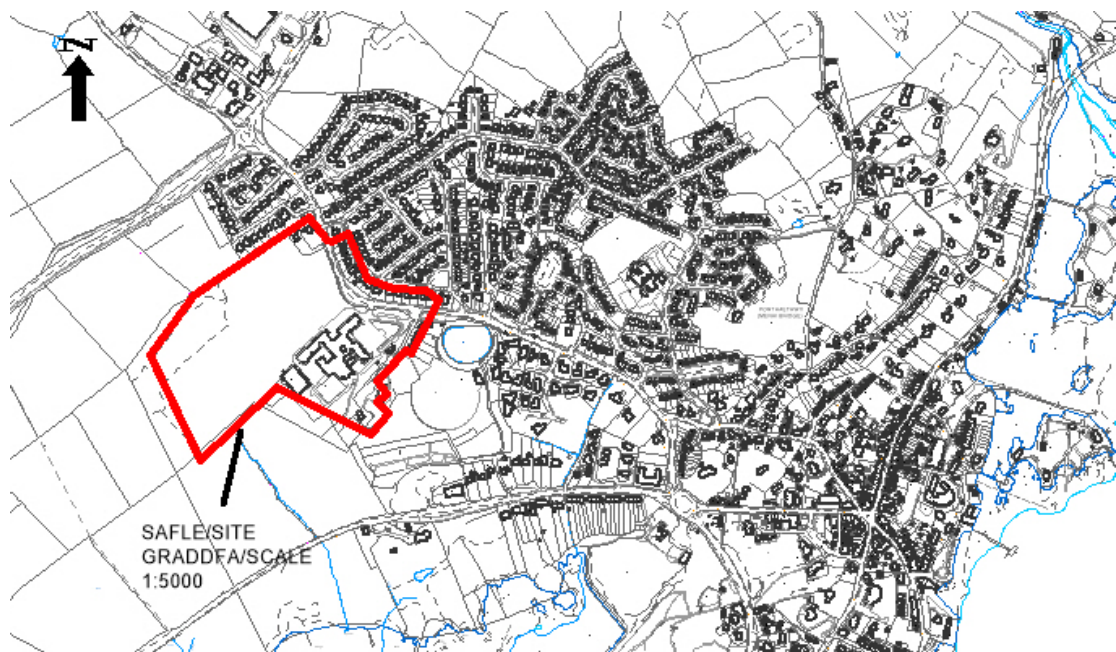
Rhif y Cais: **39LPA589R/CC** Application Number

Ymgeisydd Applicant

Head of Service

Cais llawn ar gyfer estyniad yn cynnwys lifft llwyfan yn/Full application of an extension containing a platform lift at

Ysgol David Hughes Pentraeth Road Porthaethwy/Menai Bridge



Planning Committee: 07/03/2018

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

Recommendation:

Permit

Reason for Reporting to Committee:

Application made by County Council

1. Proposal and Site

The site is located within the town of Menai Bridge and the Ysgol Uwchradd David Hughes school complex. Access to the site is from Pentraeth Road. The extension will be central within the school ground and will be surrounded by school buildings.

The application is a full application for the erection of an extension which includes a platform lift. The originally submitted scheme has been amended in response to safety concerns with the lift door now turned to face the yard but remaining in its proposed position.

2. Key Issue(s)

The applications key issues are whether the proposal will affect the amenities of the surrounding properties or the character of the local area.

3. Main Policies

PCYFF 3 – Design And Place Shaping

PCYFF 4 – Design And Landscaping

TAN 12 Design

4. Response to Consultation and Publicity

Councillor Robin Wyn Williams - No response

Councillor Alun Wyn Mummery - No response

Councillor Meirion Jones - No response

Town Council – No response

The application was afforded a single mean of publicity. This was by the posting of a site notice near the site. The latest date for the receipt of representation was 9th March, 2018. At the time of writing this report no letters of representation had been received at the department. As the application site is within the school grounds and will not be viewable from any property, no letters were sent to the neighbouring properties.

5. Relevant Planning History

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

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

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

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

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

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

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

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

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

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

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

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

39LPA589P/CC - Cais llawn ar gyfer codi estyniad sy'n cynnwys lifft platfform i drychiad de bloc 'B' yn / Full application for the construction of an extension containing a platform lift to the southern elevation of 'B' block at Ysgol Uwchradd David Hughes, Porthaethwy/Menai Bridge. Approved 5/1/2017.

39LPA589Q/CC - Cais llawn i newid defnydd cwrw tennis i faes parcio gyda goleuadau cysylltyiedig yn / Full application for change of use of the tennis court into a car park together with associated lighting at Ysgol David Hughes, Porthaethwy/Menai Bridge. No Decision to date.

6. Main Planning Considerations

Effect on local area – the proposal is for an extension to the school which will not be viewable to any neighbouring properties therefore it is deemed the scheme will have minimal impact on the local area. The extension will not cause an increase in traffic to the area outside of the construction period as the extension will only contain a stair lift.

7. Conclusion

The extension will not affect the amenities of the neighbouring properties and will improve the function of the school. The extension is modest in size therefore will not make the site feel cramped or overdeveloped. The design will be reflective of the existing school buildings and will not harm the character of the area.

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

Approval. (subject to no representations being received raising issues not already discussed in this report by the expiry of the consultation period)

(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
AL/15083/01	07/02/2018	Site Plan
AL/15083/03	07/02/2018	Existing and Proposed Elevations
AL/15083/04	07/02/2018	Existing and Proposed Ground Floor Plans
AL/15083/05	07/02/2018	Existing and Proposed First Floor Plans
AL/15083/06	07/02/2018	Existing and Proposed Second Floor Plans

under planning application reference 39LPA589R/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.

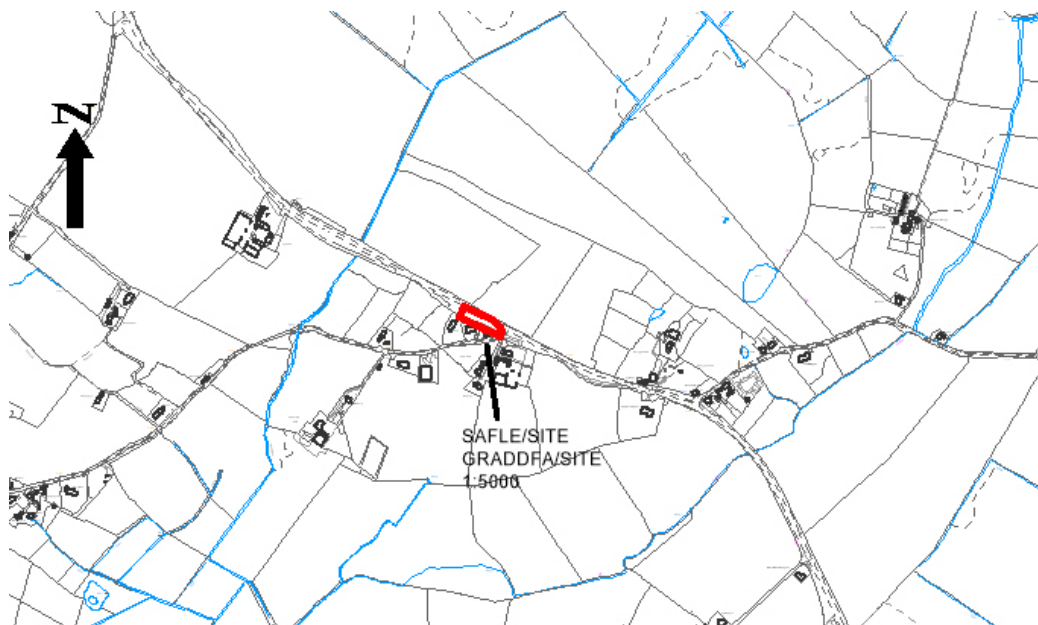
Rhif y Cais: **42C268** Application Number

Ymgeisydd Applicant

Mrs Rosemary Williams

Cais llawn ar gyfer newid defnydd tir i greu estyniadau i gwrtil y tri anedd tu cefn i / Full application for the change of use of land to form extensions to curtilages of all three properties on land at the rear of

Arfryn Mwyn Awel and Groeslon Rhoscefnhir



Planning Committee: 07/03/2018

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

Recommendation:

Permit

Reason for Reporting to Committee:

Application is on Council land

1. Proposal and Site

The application site lies on the approach to the Village of Rhoscefnhir beside the A5025. The dwelling known as Groeslon is a Grade II Listed, detached type property and has a dominant front elevation feature. It has a garden area to the rear which is owned by the applicant. The other two properties (Arfryn and Mwyn Awel) are also detached and have garden areas to the rear. The site is currently overgrown scrubland.

The application is a full application for an extension to curtilage for all three properties to include the council owned land as garden space.

2. Key Issue(s)

The applications key issues are whether the proposal will affect the amenities of the surrounding properties, the character of the local area or the setting of the listed building.

3. Main Policies

PS 5 – Sustainably Development

PCYFF 3 – Design and Place Shaping

PCYFF 4 – Design and Landscaping

PS 20 – Preserving And Where Appropriate Enhancing Heritage Assets

4. Response to Consultation and Publicity

Councillor Margaret Murley Roberts – No Response

Councillor Vaughan Hughes – No Response

Councillor Ieuan Williams – No Response

Community Council – No Response

Landscape Advisor – No Response

Heritage Advisor – No Objection. Reminder that there are no permitted developments as all properties are within the setting of a Listed Building. Any boundary treatments or erection of garden structures will require listed building consent.

The application was afforded three means of publicity. These were by the posting of a site notice near the site, the serving of personal notifications on the occupants of neighbouring properties and a Listed Buildings Advert in the local newspaper. The latest date for the receipt of representation was 23rd February, 2018. At the time of writing this report no of representation had been received at the department.

5. Relevant Planning History

42C23 – Alterations And Extensions To Include Two Bedrooms, Conservatory And Larger Garage At. Approved 1/1/1990.

42C105/LB – Caniatad adeilad rhestredig ar gyfer adnewyddu / Listed building consent for renovation of Groeslon, Pentraeth. Approved 30/7/1992.

42C105A – Addasu ac ehangu yn / Alterations and extensions to Groeslon, Pentraeth. Refused 12/4/2006.

42C105B/LB – Caniatad Adeilad Rhestredig ar gyfer addasu ac ehangu yn / Listed Building Consent for alterations and extensions to Groeslon, Pentraeth. Refused 12/4/2006.

42C105C – Addasu ac ehangu yn/Alterations and extensions at Groeslon, Pentraeth. Approved 18/7/2006.

42C105D/LB – Cais Adeilad Rhestredig ar gyfer addasu ac ehangu yn/Listed Building consent for alterations and extensions at Groeslon, Pentraeth. Approved 4/9/2006.

42C105E/LB – Caniatad Adeilad Rhestredig ar gyfer gosod dysgl 'sky' yn/Listed Building Consent for the erection of a Sky dish at Groeslon, Pentraeth. Withdrawn 1/10/2008.

42C162 – Codi ystafell haul ynghyd ac estyniad i'r modurdy dwbl ar wahan presennol yn / Erection of a conservatory together with an extension to the existing detached double garage at Mwyn Awel, Pen Y Garnedd, Pentraeth. Approved 31/5/2001.

42C162A – Codi to pits dros ben y modurdy yn / Erection of a pitch roof over garage at Mwyn Awel, Pen Y Garnedd, Pentraeth. Approved 11/2/2002.

42C162B - Estyniad ir garej\gweithdy / Extension to garage workshop at Mwyn Awel, Pen Y Garnedd, Pentraeth. Approved 31/1/2008.

6. Main Planning Considerations

Affect on surrounding properties – The land to be included within the curtilages of the respective properties currently faces the public highway and there are no other viewable properties on the opposite side of the highway. The neighbouring properties are to the rear of the three applicants dwellings and the scheme will not be viewable to these properties.

Affect on the locality – It is deemed that the scheme will not have an unacceptable effect on the character of the area as the land is currently un-kept scrubland consisting of undergrowth and a few trees. The area does not have any designations related to ecological/environmental importance and the landscape advisor did not have any comments to make regarding the scheme therefore it is deemed there will be no unacceptable impacts from this perspective. There are no boundary treatments proposed as a part of this scheme. Other properties in the vicinity of scheme also have large garden areas therefore the extension to curtilage will not be out of character.

Affect on the Settling of a Listed Building – The scheme itself will not have an effect on the setting of the listed building as no built development is proposed. Should the applicants wish to carry out any boundary treatments or erect any garden structures, planning permission will be required to mitigate any unacceptable effects upon the setting of the listed building.

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

Permit

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

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

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

Drawing Number	Date Received	Plan Description
N/A	10/10/2017	Proposed Location Plan
N/A	10/10/2017	Location Of Highway To Be Stopped Up

under planning application reference 42C268.

Reason: For the avoidance of doubt.

(03) Within the area delineated in red on the submitted plan the development permitted by the provisions of schedule 2, part 1, classes a, b and e of the town and country planning (General Permitted Development Order 1995 (As Amended) (Or Any Other Re-voking Or Re-enacting That Order) are hereby excluded.

Reason: To safeguard the character of the site, it's setting on the edge of a rural area and the settling of the listed building.

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

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