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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, 26 GORFFENNAF, 2017 am 1.00 o'r gloch yp	WEDNESDAY, 26 JULY 2017 at 1.00 pm
SIAMBR Y CYNGOR, SWYDDFEYDD Y CYNGOR, LLANGEFNI	COUNCIL CHAMBER, COUNCIL OFFICES, LLANGEFNI
Swyddog Pwyllgor	Ann Holmes/Mairwen Hughes 01248 752516/752518
	Committee Officer

AELODAU / MEMBERS

Cynghorwyr / Councillors:

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

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

A g e n d a

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

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

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

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1 APOLOGIES

2 DECLARATION OF INTEREST

To receive any declaration of interest by any Member or Officer with regard to any item of business.

3 MINUTES_(Pages 1 - 14)

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

4 SITE VISITS

None.

5 PUBLIC SPEAKING

6 APPLICATIONS THAT WILL BE DEFERRED_(Pages 15 - 16)

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

7 APPLICATIONS ARISING

None to be considered by this meeting.

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 17 - 22)

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11 DEVELOPMENT PROPOSALS SUBMITTED BY COUNCILLORS AND OFFICERS_(Pages 23 - 32)

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11.2 36C228A – Shop Sharpe, Llangristiolus

12 REMAINDER OF APPLICATIONS_(Pages 33 - 72)

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12.2 19C1204 – 3 Ffordd Jasper, Holyhead

12.3 24C345 – Tregarth, Llaneilian

12.4 28C541/ENF – Glyn Garth, 10 Beach Road, Rhosneigr

12.5 33C315 – Tros y Marian, Lôn Groes, Gaerwen

12.6 46C52D – Tir Nant, Lôn St Ffraid, Trearddur Bay

12.7 46C254C – Ael y Bryn, Lôn Penrhyngarw, Trearddur Bay

12.8 46C578 – The Pavilion, Lôn Isallt, Trearddur Bay

13 OTHER MATTERS_(Pages 73 - 74)

13.1 13C194 – Llwyn Llinos, Bodedern

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Planning and Orders Committee

Minutes of the meeting held on 5 July 2017

- PRESENT:** Councillor Nicola Roberts (Chair)
Councillor Richard Owain Jones (Vice-Chair)
- Councillors John Griffith, Glyn Haynes, T LI Hughes MBE,
K P Hughes, Eric Wyn Jones, Shaun James Redmond,
Dafydd Roberts and Robin Williams.
- IN ATTENDANCE:** Chief Planning Officer (DFJ),
Planning Development Manager (NJ),
Planning Assistants,
Senior Engineer (Highways Development Control) (EJ),
Highways Officer (JAR),
Legal Services Manager (RJ),
Committee Officer (MEH)
- APOLOGIES:** Councillor Vaughan Hughes
- ALSO PRESENT:** Local Members : Councillors R. Meirion Jones & Alun Mummery
(for application 7.2); Dylan Rees (for applications 7.3 & 12.2);
Dafydd R. Thomas (for application 12.3)
-

1 APOLOGIES

As noted above.

2 DECLARATION OF INTEREST

Declarations of interest were made as follows :-

Councillor R.O. Jones declared a personal and prejudicial interest with regard to application 7.1 on the agenda.

Councillor K.P. Hughes declared a personal and prejudicial interest with regard to application 7.3 on the agenda.

Councillor John Griffith declared a personal and prejudicial interest with regard to application 7.3 on the agenda.

Councillor Robin Williams declared a personal and prejudicial interest with regard to applications 7.2, 7.3, 7.4 and 12.3 on the agenda.

Councillor Nicola Roberts declared a personal and prejudicial interest with regard to application 12.2 on the agenda.

Councillor Dylan Rees, whilst not a member of the Planning & Orders Committee, declared a personal interest with regard to application 7.3 on the agenda. Councillor Dylan Rees also declared a personal and prejudicial interest with regard to application 12.2.

3 MINUTES

The minutes of the meeting held on 14 June, 2017 were confirmed subject to an amendment to item 12.2 – 3 Mulcair House, Llanfairpwll should read that Councillor K.P. Hughes said that he had reservations as regard to the recommendation of refusal of the application due to parking issues, as there is no adequate parking facilities near many take away establishments.

4 SITE VISITS

The minutes of the planning site visits held on 22 June, 2017 were presented and confirmed as correct.

5 PUBLIC SPEAKING

There were public speakers with regard to applications 7.2, 7.3, 7.4 and 12.2.

6 APPLICATIONS THAT WILL BE DEFERRED

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

7 APPLICATIONS ARISING

7.1 20C310B/EIA/RE – Full application for the construction of a 49.99MW solar array farm together with associated equipment, infrastructure and ancillary works on land adjacent to Rhyd y Groes, Rhosgoch

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

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

The Planning Development Manager said that an Inspector's binding report has been received in relation to the Joint Local Development Plan and this gives a formal confirmation of its plans and policies. Whilst the conditions noted within the report to the Committee includes most of the policies listed in the Joint Local Development Plan, Policy ADN1A (as regard to PV Solar application of over 5mw in potential search areas) amended within the JLDP has not been fully addressed within the application. Therefore the application will need to be deferred to the next meeting to allow Officer's to deal with this matter.

Councillor K.P. Hughes proposed that the application be deferred and Councillor Dafydd Roberts seconded the proposal.

It was RESOLVED to defer consideration of the application for the reasons given.

7.2 31C170E – Full application for the erection of 16 dwellings (10 dwellings with 2 bedrooms, 4 dwellings with 3 bedrooms and 2 dwellings with 4 bedrooms) together with the construction of a new vehicular and pedestrian access on land adjacent to Hen Lôn Dyfnia, Llanfairpwll

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

The application was presented to the Planning and Orders Committee as the application is a departure from the development plan which the local authority are minded to approve. The application was also referred to the Committee by the Local Members.

Mr. Gwynne Owen (**an objector to the proposal**) said that he considered the site plan of the proposal is misleading; there is a piece of land that extends to the north east which is not part of the site of Lon Dyfnia. He asked the Committee to consider this application in a holistic manner as it will in the future have an effect on the traffic travelling out of the old Lon Dyfnia. He referred to a set of colour photos he submitted at the last Committee; one photo shows a telegraph pole which has obviously been damaged by cars on numerous occasions. Neither the Officers nor the elected members on the site visit have appreciated the traffic in the area which escalates during the evenings and weekends; an accident is waiting to happen. Local residents have complained to Scottish Power and they are of the opinion that the electricity and telephone lines need to be undergrounded in the area and they have confirmed that they intend to contact the Planning Authority in this respect but it is obvious that this has not happened. Mr. Owen referred to the photographs that showed flooding on the site; this land is not drained adequately. He was given to understand that the developer is going to address the flooding issue with a tank to collect the water and any overflow to go into a ditch on the A55 but no confirmation has been received by Welsh Government if this is acceptable.

Mr. Rhys Davies (**for the application**) said that the application for 17 dwellings was submitted last year to the Committee and there was lengthy discussions with regard to overdevelopment and drainage and highways issue at the meeting. The application at the time was refused and an appeal process was undertaken by the developer which was dismissed on only one specific issue as regard to overdevelopment at one specific piece of land on the site. He noted that the developer has address the issues raised in the appeal process and the local objections to the application. The newly elected members have now visited the site location last month and will be familiar with the application and the background of the proposal. Mr. Davies said that this proposal will improve

the highway network on the Ffordd Penmynydd; the scheme will provide a public footway outside the proposed housing site and a new junction arrangement; realignment is proposed on the public highway between Lon Penmynydd and Hen Lon Dyfnia; these were issues raised at the previous application on this site. He confirmed that Welsh Government has now responded that they have no objection to the water overflow being drained into a watercourse near the A55. The proposed development will provide for an on-site water storage tank in the event of extreme flooding with connection being provided to an attenuated soakaway system on nearby land with an overflow to an existing land drain which leads to a watercourse adjacent to the A55.

The Committee questioned Mr. Davies that it has been suggested that the area is prone to flooding and a water collection tank will be installed on site; members were concerned if the surface water would be standing on the gardens of the proposed development? Mr. Davies responded that this matter was discussed in detail during the appeal in 2016; he explained that the water collection tank will be installed opposite the site to allow the water to flow slowly to the watercourse near the A55. Mr. Davies expressed that this system has been put in place in the extreme event of adverse weather conditions. Questions were raised as to whom will be responsible thereafter for the drainage system? Mr. Davies said that it will be a matter for the local authority to decide if they will adopt the system or a private company will need to be employed to maintain the water system and that the occupiers of the dwellings may have to pay a charge for the facility. Questions were raised as to the suggestion that Scottish Power will underground the electricity and telephone cables in this area and whether the applicant would be addressing this matter. Mr. Davies said that these are technical issues and that he was not quite sure which telegraph pole the objector was referring to during his address to the Committee. He reiterated that that highway network near the site will be substantially improved and removal of telegraph poles etc., will be address at such time.

Councillor Alun Mummery speaking as a Local Member said there are concerns due to the density and flooding issues as regard to this proposed development. The Planning Inspector's agreed to the refusal of the previous proposal on this site due to overdevelopment. He noted that the applicant has only reduced the development by one dwelling. There have been comments sent to the authority by local residents as to the lack of valid consultation with Welsh Assembly's Transport Department with regard to the highway network in the area and to the Planning Inspector's comments during the appeal process.

Councillor R. Meirion Jones speaking as a Local Members said that the developer has removed a hedge which is north-east of the site without firstly submitting planning permission for the development; other hedges have been removed which now has exposed telegraph poles which is considered to be an obstruction on the pavements near Lon Dyfnia. The applicant has already received planning permission on site for 11 dwellings but to increase the density of the site to 16 properties is not acceptable.

The Planning Development Manager said that this application is outside the development boundary in the Local Development Plan but it is earmarked as a possible site for development in the new Joint Local Development Plan. The proposed application is now for 16 dwellings and the Planning Officers consider that the issues raised at an appeal in 2016 have been addressed. The Planning Development Manager responded to comments in regard to the costs incurred to the Council following appeal in detail to the Committee; she expressed that the costs incurred were with regard to drainage and flooding issues in respect of the application. She noted that an additional letter of objection has been received by the Llanfairpwll Community Council with regard to flooding and surface water on site, together with the overdevelopment of the site and density. The correspondence also states that neither adequate playing facilities for children is being afforded by the developer nor suitable footways near the site.

The Planning Development Manager referred to discussions undertaken with the developer as regard to capital gain for the local community from this proposed development i.e. towards local primary and secondary schools and playing facilities for children together with affordable dwellings on site. Discussions are continuing with the developer as regard to affordable housing element on site but at present the developer has stated that he is only willing to afford 2 affordable dwellings as part of the proposed development even though the policy states that 30% of such development needs to be affordable as stated in the Local and Joint Development Plan. The Education Department consider that a capital gain for education facilities needs to equate to £44k to Llanfairpwll Primary School and £18k towards the local secondary school. A contribution would also need to be afforded towards a children's play area in the village of Llanfairpwll. She further stated that Welsh Government has now released its holding objection and the Committee is able to come to a decision on this application. However, Welsh Government has suggested that additional conditions be attached to any approval of the application and the Planning Authority will need to further discuss these conditions before any release of the planning approval.

Councillor K.P. Hughes referred to the flooding issues raised at the meeting and was concerned that gardens of the proposed development may experience surface water on occasions. He questioned as to why the Planning Officers were recommending approval of the application as it seems that the flooding of the system is unacceptable. The Planning Development Manager responded that detailed discussion was undertaken at the appeal for the previous application at this site as regard to flooding and drainage issue and is acceptable under TAN15 policies which deal with flooding issues. An adequate storage tank will be installed to deal with extreme flooding.

Councillor John Griffith proposed that the application be approved 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 set out in the written report and the additional conditions received by Welsh Government.

7.3 34C304K/1/EIA/ECON – Hybrid application applying for full planning permission for the creation of a new engineering centre, car parking, children’s play area and associated works and applying for outline planning permission with some matters reserved for a residential development of 153 dwellings, a hotel and food and beverage facility along with associated car parking and works on land at Coleg Menai, College Road, Llangefni

Having declared a personal and prejudicial interest in this application Councillor K.P. Hughes withdrew from the meeting during the consideration and determination thereof.

Having declared a personal interest in this application Councillor Robin Williams did not take part in determination or voting thereon.

The application was presented to the Planning and Orders Committee as the application is subject of an Environmental Impact Assessment and the proposals represents a departure from the Development Plan policy for which the recommendation is one of approval. At the meeting held on the 1st March, 2017 it was resolved to visit the site. The site was subsequently visited on the 15th March and 9th June, 2017.

Dr. Huw Idris Jones (**an objector to the proposal**) said that he was representing the residents of the Penmynydd area. He said that they support the engineering element of the application but they have serious concerns as to the outline part of the applicant for a hotel and housing development as the infrastructure of the town of Llangefni would be unable to cope with such a development. Natural Resources Wales have expressed concerns as to the protection of endangered species in the vicinity. Sites 4 and 5 are outside the development plan with both in green field sites. He questioned if the developer would have submitted an application for a hotel and housing development would the recommendation have been of approval. Over a hundred houses have been approved following appeal at the Tyn Coed Estate in Llangefni. He referred to the Hotel element of the proposal and considered that J6 on the A55 would be more suitable location for such a development. There has been no adequate consideration to the availability of services in Llangefni, local schools are full, and doctor surgeries were not consulted. Doctor surgeries have now objected to the development of housing element of the application as they would be unable to cope with such an increase in the list of patients that may arise from such a large influx of people.

Mr. Dafydd Evans (**for the application**) said that this is an important vision by Coleg Menai for the expansion of the facilities at the College to allow opportunities for the young people and adults of Anglesey to benefit from the training afforded. He noted that the Llangefni Link Road at the Industrial Estate to the College has now started. A financial package attached to this development could be lost if further delays are incurred to this development. He appreciated that there are local concerns as regard to the development and

the housing element of the application has been reduced with part of that land being designated for trees planting and hedging for privacy of local residents. He referred to the planning gain from this proposal with a much needed extension to car park at Ysgol y Graig and a playing area at the Pencraig Estate.

The Chief Planning Officer said that this application is an important training development for the town of Llangefni and beyond. There is a comprehensive Environmental Impact Assessment included within the application to address the impact of the development on the infrastructure of the town of Llangefni. Planning Policies support such a development as regard to employment, leisure and housing. The Officer's reported on the main elements of the report to the Committee as regard to housing, Welsh language, affordable housing, education, landscape and archaeology, ecology and highways. The Chief Planning Officer further reported that the Llangefni Town Council is in support of the application to enhance the opportunities for young people at Coleg Menai. He said that the recommendation is one of approval subject to a S106 agreement requiring that up to 50% of the dwellings attached to the proposal be affordable and that a financial contribution be sought to the Education Authority.

Councillor Dylan Rees as a Local Member said that he supported the vision of Coleg Menai for such a development. However, he had reservations to the size and scale of the proposal as regard to the impact on the environment, loss of important woodland and hedgerows, effect on nesting birds and protected species. He referred to the strain on local services with local doctor's surgeries already under pressure and the local primary schools which are full to capacity. He considered that Site 4 – housing development - creates concerns to the residents of the area and he considered that the applicant should consider reducing the capacity of the proposed housing element of the application.

The Chief Planning Officer responded that Site 4 is an outline application and material matters will be able to be discussed in detail as regard to the capacity of the development and the mitigation process to alleviate the effect on local residents.

The Committee questioned as to the possibility to include a condition to allow for increased facilities for the GP surgeries in Llangefni if the application was approved. The Chief Planning Officer responded that the Betsi Cadwaladr Health Board have responded that they do not believe that there would be significant issues as regard to capacity of the local surgeries. He noted that it would be a matter for the Health Authority to discuss with the GP surgeries as regard to capacity issues. The Committee further questioned as to whether the housing element of the proposal would be social housing. The Officer responded that the S106 agreement would address such a matter as to whether the housing element would be undertaken by a Housing Association.

Councillor Eric Jones proposed that the application be approved and Councillor T.LI. Hughes seconded the proposal.

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

7.4 36C351 – Full application for the demolition of the existing dwelling together with the erection of a new dwelling in its place, the erection of a garage and implement store, closure of the vehicular access serving the existing dwelling, extension to the curtilage, alterations to the existing agricultural access to serve the proposed dwelling and the creation of a new agricultural access into the adjoining field at Ty Llwyd, Rhostrehwfa

Having declared a personal and prejudicial interest in this application Councillor Robin Williams withdrew from the meeting during discussions and determination thereon.

The application was presented to the Planning and Orders Committee as the land is owned by the Council. The applicant is also a close friend to a 'relevant officer' as defined within paragraph 4.6.10.2 of the Constitution. The application has been scrutinised by the Monitoring Officer as required under paragraph 4.6.10.4 of the Constitution.

At the meeting of the Planning and Orders Committee held on 14th June, 2017 it was resolved to visit the site. The site was subsequently visited on 21st June, 2017.

Mr. Dafydd Jones **(for the application)** said that the proposal is for the demolition of the existing dwelling together with the erection of a new dwelling. He noted that there has been no objection to the proposal by neighbouring dwellings and complies with planning policies. He noted that the implement store has now been withdrawn from the application.

Members of the Committee questioned as to whether the existing dwelling could have been adapted and extended? Mr. Jones responded that adapting and extending the existing dwelling would have incurred substantial expense for the developer and it was considered that demolishing the property and building a new dwelling would be more cost effective.

The Planning Development Manager said that planning policies support proposals for the replacement of existing permanent dwellings only where it can be shown that the new dwelling will significantly improve the appearance of the area. She noted that the existing dwelling is not a Listed Building and therefore the recommendation was one of approval.

Councillor John Griffith was concerned that the proposed development would be substantially larger than the existing dwelling and would not conform in size and density with neighbouring properties. Councillor John Griffith proposed that the application be refused. Councillor T.LI. Hughes seconded the proposal of refusal.

Councillor K.P. Hughes proposed that the application be approved and Councillor Eric Jones seconded the proposal.

Following the subsequent vote :-

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

7.5 45LPA1029A/CC/ECON – Full application for the erection of a new primary school together with the creation of a new vehicular access on land adjacent to Morawelon, Newborough

The application was presented to the Planning and Orders Committee as the application is made by the Council. At the meeting held on 14 June, 2017 it was resolved to visit the site. The site was subsequently visited on 22 June, 2017.

Mr. Nigel Mathews (**an objector to the proposal**) said the choice of location for the erection of a new primary school in Newborough lies outside the development boundary of the village. He noted that the access to the site is considered dangerous. Mr. Matthews said that Newborough has an important historical settlement status and such a development would have an adverse effect on the landscape and tourism to the area. He noted that there has been irregularities during the consultation of this application and the matter has been referred to the Local Government Ombudsman.

The Planning Development Manager said that she was confident that a valid consultation process has been conducted as regard to this application. The application site is outside the development boundary of the village but it is of the opinion that it is on the outskirts of the development boundary so it is acceptable as development plan policies support the creation of community buildings and resources within or on the edge of existing settlements. The erection of a new primary schools is part of the 21st Century Schools programme which will have 180 pupils with the closure of Newborough, Llangaffo, Dwyran and Bodorgan Primary Schools. The Planning Development Manager wished to update the Officer's report to the Committee with regard to a response now being received by Natural Resources Wales that they are satisfied with the impact of lighting as regard to bats and an additional condition will be imposed as regard to lighting on the site. The Gwynedd Archaeological Services have also confirmed that there are historical remains on the site and a conditions needs to be imposed that the archaeological works needs to be completed before commencement of developing the site.

Councillor Dafydd Roberts questioned whether another site in the development boundary of Newborough could accommodate the new school. The Planning Development Manager responded that as part of the consultation process that has taken place with regard to the 21st Century Schools programme, the Education Authority has looked at 11 possible sites for locating the new school. Whilst the objector to this application has referred that there are other sites in

the area that would be more suitable; the Committee must deal with the application that has been presented for consideration.

Councillor K.P. Hughes proposed that the application be approved and Councillor Shaun Redmond seconded the proposal.

It was RESOLVED to approve the application in accordance with the Officer's recommendation subject to the conditions set out in the written report together with additional conditions as required by Natural Resources Wales.

8 ECONOMIC APPLICATIONS

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

9 AFFORDABLE HOUSING APPLICATIONS

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

10 DEPARTURE APPLICATIONS

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

11 DEVELOPMENT PROPOSALS SUBMITTED BY COUNCILLORS AND OFFICERS

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

12 REMAINDER OF APPLICATIONS

12.1 15C224/AD – Application for the siting of a non-illuminated sign to the rear of the lay-by at Hermon

The application was presented to the Planning and Orders Committee as the community display board was considered to be on land owned by the Council.

The Planning Development Manager said that it has become apparent that the land is not in the ownership of the Council and the necessary statutory notice will need to be served on the landowner. She said that if the landowner is in agreement that the display board may be erected on the designated land and not objections have been received following the statutory consultation period the Officer's may be given power to act to approve the application.

Councillor K.P. Hughes proposed that the application be approved following the statutory notice on the landowner being served and Councillor Eric Jones seconded the proposal.

It was RESOLVED to approve the application and to delegate to the Officer's power to act to approve following the required statutory notice on the landowner being served.

12.2 34C694B – Full application for the creation of an urban sports park on land adjoining Plas Arthur Leisure Centre, Llangefni

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

Councillor Nicola Roberts stood down as Chair of the Committee for the consideration of this application in order to speak as a Local Member. Councillor R.O. Jones , Vice-Chair took the Chair for the item.

Mr. Peter Davies (**in support of the application**) said the he was the Director of the Llangefni Social Enterprise and stated that planning permission was approved in May 2016 for an urban sports park at Plas Arthur, Llangefni and furthermore planning approval was granted for a lighting scheme at the site. The lighting scheme was to discharge one of the conditions of the planning approval granted in May 2016. An application for grant funding was submitted to the Big Lottery Fund in July 2016 to construct the Urban Sports Park. In February 2017 confirmation was received that the venture was successful in securing funding of approximately £375k but it is conditional that the work starts on the construction of the facility by 16th August, 2017. Without planning approval the venture is in danger of losing the grant funding from the Big Lottery Fund. Since notification of the success of the grant funding application work started to look into the design which was previously approved and to carry out necessary surveys at the site. A topographical survey revealed a greater slope of the ground to its north east edge than was earlier realised. This slope created the potential for the gathering of surface water on the site therefore a redesign was required as per the application before this meeting. Mr. Davies further said that there were anti-social behaviour problems with the original skate park and after advice from North Wales Police it was decided that clear lines of sight across the urban sports park prevented gatherings of people in places where they could hide. The introduction of CCTV is also part of the attempt to prevent anti-social behaviour which has been of concern to the neighbouring properties. The lighting scheme now proposed is of lower lux levels than the scheme previously approved. He also said that a complaints system will be in place to deal with any problems which may occur at the park.

Councillor Dylan Rees, a Local Member declared that he was the Chair of the Urban Sports Park Project and that he would leave the Committee following his address to the meeting. Councillor Rees said that the project is now in place to begin construction subject to planning approval at this meeting. All measures have been put in place address the concern of the neighbouring properties. He asked the Committee to support the application.

Councillor Nicola Roberts, a Local Member also declared her support for the application and said that such a Voluntary Organisation as the group behind the Urban Sports Park needs to be supported.

The Planning Development Manager said that the current application is an amended application with the re-location of a basket hoop with some amendments to the type of equipment on the site. The lux levels of the lighting system at the site has been reduced considerably since the previous planning application, however a further 2 lighting poles are required in order to distribute the light evenly on the site. The light spillage from the current application will have less of an impact on the adjoining area than that previously approved. She said that the new binding Planning Inspector's report has been published in relation to the Joint Local Development Plan with a new planning policy ISR2 included in the plan which supports such a community supported development within and on the edge of towns. An Environmental Officer has viewed this application as regard to lighting of the site and a condition has been recommended that external lighting shall not be illuminated between 21.30 p.m., and 9.00 a.m. the following day.

Councillor Robin Williams proposed that the application be approved 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 set out in the written report.

12.3 46C137F – Outline application with some matters reserved for the erection of 18 dwellings together with the formation of a new vehicular access at The Old Cricket Ground, Lon St. Ffraid, Trearddur Bay

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

Having declared a personal interest in this application Councillor Robin Williams left the meeting during determination or voting thereon.

Mr. Rhys Davies (**a supporter of the application**) said that the levels of the site have been raised in accord with a previous approval on the site. He said that the site is not now within the C2 Flood Zone within Natural Resources Wales flood zones reviewed maps. The site has seen numerous planning applications on site and appeals against decisions. This application will alleviate local concerns as regard to drainage and flooding issues to neighbouring properties. The new vehicular access to the site will be relocated as from the previously approved application on this development. Mr. Davies said that the reason for the Officer's recommendation to refuse this application is that recent publication of the Planning Inspector's binding report of the Joint Planning Policy states that the site is located outside the settlement boundary of the plan and is outside the boundaries of Trearddur Bay's provisions of Policy HP3 of the Stopped Unitary Development Plan.

The Committee questioned Mr. Davies as to the affordable housing provision on the site and the market value of those properties. Mr. Davies responded that the required 30% affordable provision will be afforded as regard to this application. He referred to the Officer's report to the Committee which noted

that the Housing Service has indicated that there is a high demand for affordable housing in this area and the value of the dwelling will be determined within the S106 agreement that will need to be discussed when a full planning application is submitted.

The Planning Development Manager reported that there are strong objections locally to this application due to flooding issues and overdevelopment. She gave an update on the Officer's report to the Committee that the applicant's agent has not presented an Ecological Impact Assessment and the effect on the AONB; neither a Welsh Language Assessment nor confirmation as to rising site levels. She noted that the applicant was unsuccessful in appeal following the Welsh Government calling-in the application for 34 dwellings in 2006. The Planning Inspector however deemed the proposal to be in accord with the development plan policies in relation to settlements boundaries, affordable housing and also considered 3 storey dwelling in blocks of 3 to 4 to be acceptable in this coastal setting. There is outline planning approval already for 17 dwellings on site.

The Planning Development Manager further reported that there is no objection to the proposal by the Highways Authority and the density of the site is acceptable. Whilst the site is within the Local Plan development boundary it is outside the development boundary in the Stopped Unitary Development Plan under provisions of policy HP3 is not included within the Joint Local Development Plan for development. The recommendation is one of refusal of the application.

Councillor K.P. Hughes questioned as to whether it was premature to make a decision based on the new Joint Local Development Plan as it has yet to be adopted by the full Council. He noted that 17 dwellings have already been approved on this site. The Planning Development Manager responded that a binding Planning Inspector's report has been published in relation to the Joint Local Development Plan and the policies within the plan will not change unless the Council refuses to adopt the Plan.

Councillor Dafydd R. Thomas, a Local Member said there is strong objection by the residents of Trearddur Bay to this application. The Community Council has also expressed their objection to the development. He noted that there has been an increase in traffic in the last few months to the popularity of recent new food outlets in the village and he considered that the Highways Authority needed to revisit the area to evaluate the highways issues. The proposed access to the site is near a busy Post Office with a built up of traffic continuously. Councillor Thomas said that the main concerns are flooding issues in the area.

Councillor T.LI. Hughes MBE reiterated the concerns and objections of the local community to this application. He said that this area of Trearddur Bay has experience immense flooding issues of the years. He had concerns as regard to the Inland Sea flooding the area in years to come. The application for an additional 18 dwellings on this site is unacceptable as there is no local need for such houses.

Councillor Shaun Redmond proposed that the application be refused and Councillor John Griffith seconded the proposal.

Councillor K.P. Hughes abstained from voting as the Joint Local Development Plan had not been approved as yet by the Council.

It was RESOLVED to refuse the application with a revised reason for refusal taking into account receipt of the Inspector's binding report in relation to the Joint Local Development Plan.

13 OTHER MATTERS

13.1 21C58H – Full application for the erection of 10 additional holiday units at Parc Eurach, Llanddaniel Fab

The Planning Development Manager reported that the Planning and Orders Committee at its meeting held on 5 April, 2017 resolved to refuse the application contrary to the Officer's recommendation. A notice of appeal and start date have now been received. The notice indicates that the appeal may progress through written procedure. As the proposer of refusal of the application is no longer a member of the Planning and Orders Committee and the seconder is no longer an elected member of the Council.

The Chair said that the former elected Member Mr T. Victor Hughes has stated that he is willing to conduct the appeal, in written format on behalf of the Council.

Councillor Robin Williams proposed that Councillor Dafydd Roberts be nominated to conduct the appeal and he also proposed that former elected Member, Mr. T. Victor Hughes be also nominated to represent the Council. The Chair, Councillor Nicola Roberts seconded the proposal.

It was RESOLVED that Councillor Dafydd Roberts and the former elected Member, Mr. T. Victor Hughes be nominated to conduct the appeal, in written format, on behalf of the Council.

**COUNCILLOR NICOLA ROBERTS
CHAIR**

6.1

Gweddill y Ceisiadau

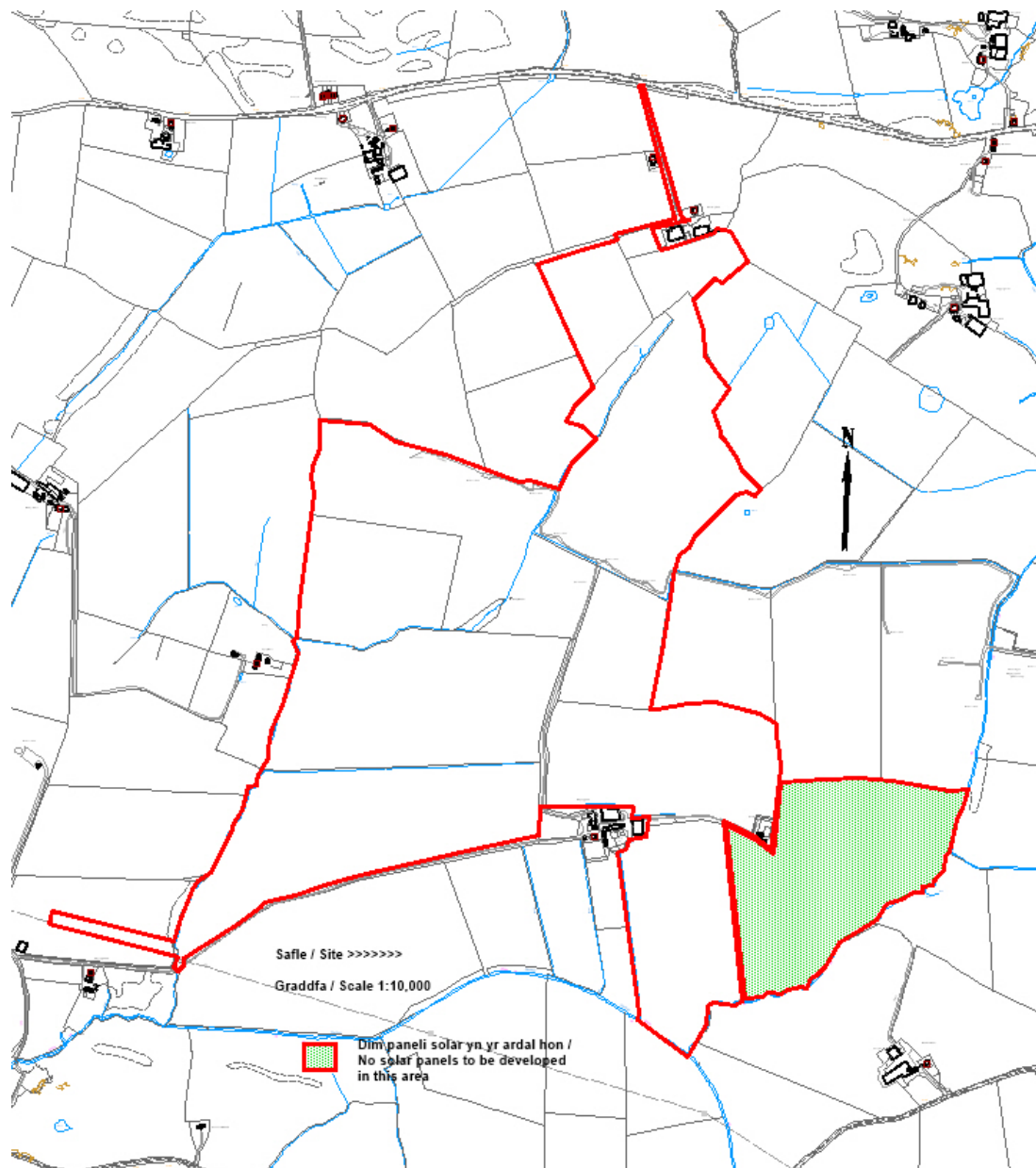
Remainder Applications

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

Ymgeisydd Applicant
Countryside Renewables (North Anglesey) Ltd

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

Rhyd y Groes, Rhosgoch



Planning Committee: 26/07/2017

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

Recommendation:

Defer

Reason for Reporting to Committee:

The application is accompanied by an Environmental Impact Assessment (EIA)

The application was first presented to the Planning and Orders Committee on 27th July 2016 with a recommendation that Members visit the site prior to making a determination. The site was visited on the 17th August 2016 but at the subsequent meeting of the Planning and Orders Committee the recommendation made was to defer determination whilst additional information was being considered.

This remained the case in subsequent meetings of the Committee until a report was presented to the Members at the 1st March 2017 Committee meeting with a recommendation that the application be approved. The application was however deferred at that meeting in order to allow a site visit specifically to see the site in relation to the property at Buarth y Foel. At the subsequent two meetings of the Planning and Orders Committee on the 5th and 26th April 2017 the application was deferred during the election period.

Due to local elections and a change in members of this Committee, the site and the property at Buarth y Foel were revisited on 9th June, 2017. The application was deferred at the meeting held on 14th June in exercise of the Chair's discretion in order to allow an additional public speaker to participate.

It should be noted that a request to call-in the application for determination by the Welsh Ministers was rejected in a letter from the Welsh Government dated 7th March 2017.

At its meeting held on 5th July the Planning and Orders Committee resolved to defer the application in order to consider the proposal against policies in the Joint Local Development Plan after receipt of the Inspectors' binding report on 30th June 2017. The agent has provided a statement in support of the application with particular reference to policy ADN 1A (now Policy ADN2 of the JLDP) which deals specifically with solar developments and directs proposals over 5mw to the potential search areas. It states that proposals of this scale will only be permitted in other locations in exceptional circumstances when the need for the scheme can be justified and there are specific locational circumstances.

A response from the Joint Planning Policy Unit to the applicant's statement was awaited at the time of writing.

In addition, a cumulative and in-combination impact assessment, taking into account the proposed solar development and existing and consented windfarm development at Rhyd y Groes, in relation to the Pen y Morwyd round barrow and Werthyr standing stone scheduled ancient monuments was awaited.

Concerns have also been expressed that the placing of solar panels underneath wind turbines has the potential to affect noise emissions from the site and a response was awaited from the Environmental Health Officer at the time of writing.

10.1

Ceisiadau'n Tynnu'n Groes

Departure Applications

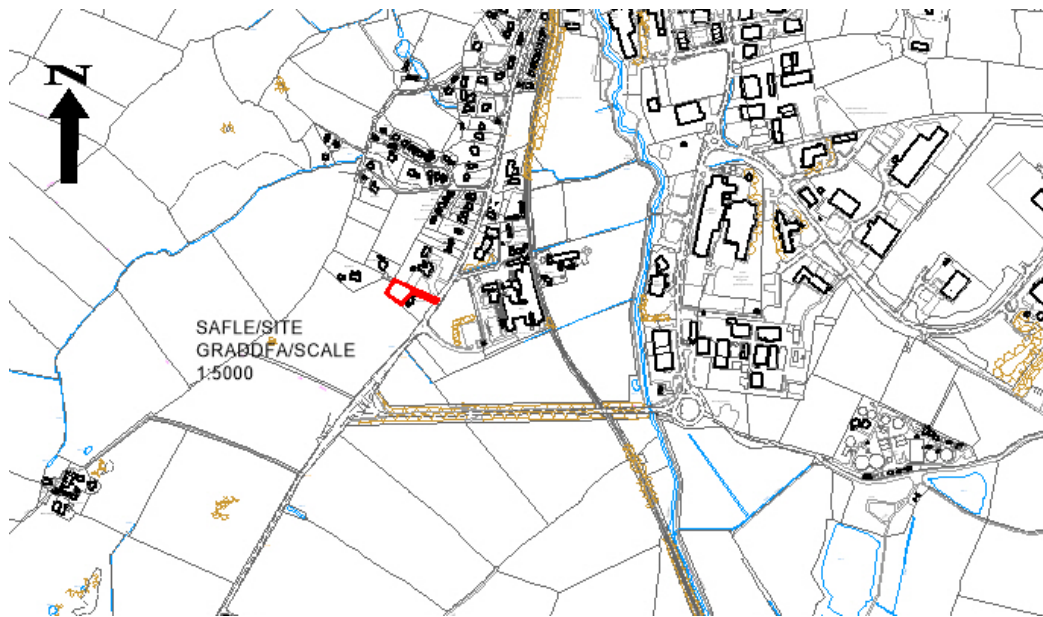
Rhif y Cais: **34C556B** Application Number

Ymgeisydd Applicant

Mr Arwel Williams

**Cais amlinellol ar gyfer codi annedd yn cynnwys manylion llawn am y mynedfa ar dir ger /
Outline application for the erection of a dwelling together with full details of the access on
land adjacent to**

Gwernhefin, Lôn Glanhwfa Road, Llangefni



Planning Committee: 26/07/2017

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

Recommendation:

Permit

Reason for Reporting to Committee:

This application is a departure from the Ynys Mon Local Plan, which the local planning authority is minded to approve.

1. Proposal and Site

The site is situated to the rear of a dwelling known as Gwernhefin; access to the site is via an existing shared access off Glanhwfa Road, Llangefni.

The application is for outline permission with some matters reserved for the erection of a single dwelling.

2. Key Issue(s)

The applications main issues are whether the proposal complies with current policies and whether the proposal will affect the amenities of the surrounding properties.

3. Main Policies

Ynys Mon Local Plan

Policy 1 – General Policy

Policy 42 – Design

Policy 48 – Housing Development Criteria

Policy 49 – Defined Settlement

Gwynedd Structure Plan

Policy D4 – Location, Siting and Design

Policy D29 – Design

Stopped Unitary Development Plan

Policy GP1 – Development Control Guidance

Policy GP2 – Design

Policy HP3 – Main Centres

Joint Local Development Plan

Policy PCYFF 1 – Development Criteria

Policy PCYFF2 – Design and Place Shaping

Policy TAI1 – Housing in Sub-regional Centre & urban Service Centres

4. Response to Consultation and Publicity

Town Council – No response to date

Local Member, Cllr Dylan Rees – No response to date

Local Member, Cllr Bob Parry – No response to date

Local Member, Cllr Nicola Roberts – Call in

Highways Authority – Conditional approval

Drainage Section – No response to date

Welsh Water - No response to date

Response from members of the public

The proposal was advertised through the posting of a notice on site together with the distribution of personal letters of notification to the occupiers of neighbouring properties, together with an advert in the local press. The application has been advertised twice due to the department receiving amended plans on the 28/06/2017. The latest date for the receipt of representations for the amended plans is the 26/07/2017. At the time of writing the report two letters of objection have been received at the department. The main issues raised opposing the application can be summarised as follows:

- Highway safety, and state of access track
- Property is currently used as a base for a business.
- Dismantled van sited on shared access.
- Position of soakaway.

In response to the objection:

- The applicant has taken the highways comments on-board and included the recommendation on the amended plans received on the 28/06/2017, the highways authority have recommended conditional approval.
- Whilst it is acknowledged that some building materials existed on the site whilst the officer carried out a site visit. There was no evidence of a business being run from the site.
- This is a civil/private matter.
- An unauthorised static caravan for residential purposes already exists on the site (the planning enforcement section are currently investigating the matter). It is anticipated that the proposed will enhance the matter as any proposed soakaway would be subject to a satisfactory building regulations application.

5. Relevant Planning History

34C556 – Outline application for the erection of a dwelling together with the creation of a vehicular access. Refused 09/07/2007

34C556A - Outline application for the erection of a dwelling together with the creation of a vehicular access. Refused 31/07/2008

6. Main Planning Considerations

The application is for outline planning permission with all matters reserved for the erection of one dwelling to the rear of Gwernhefn, Glanhwfa Road, Llangefni.

Policy Consideration - The application site is located outside of the development boundary of Llangefni within the Ynys Mon Local Plan. However the majority of the site is within the Stopped Unitary Development Plan and the Joint Local Development Plan.

The Stopped Unitary Development Plan remains a consideration in view of the advance stage reached in the Unitary Development Plan process. The principle of development is therefore acceptable under the provisions of Policy HP3 of the Stopped Unitary Development Plan.

Llangefni is designated as an Urban Service Centre within the Joint Local Development Plan. The majority of the site is located within the development boundary of Llangefni, and the applicant has demonstrated that the whole of the proposed dwelling and access can be sited within the development boundary.

The proposal is located within an area designated as a Special Landscape Area under the provisions of Policy 31 of the Ynys Mon Local Plan, D3 of the Gwynedd Structure Plan and EN1 of the Stopped Unitary Development Plan. It is not considered that the proposal would harm the character or appearance of the special landscape area. The Special Landscape Areas denoted in the JLDP do not include this site.

Highways and Parking - Policy FF11 and FF12 of the adopted Gwynedd Structure Plan and Policy 1 and 26 of the Ynys Mon Local Plan and Planning Policy Wales Edition 9, Technical Advice Note 18 (Wales) Transport, Isle of Anglesey Parking Standards (10/1994) and GP1 and TR10 of the Stopped Ynys Mon Unitary Development Plan relate to parking and access considerations. The amended plan submitted indicates a significant improvement to visibility in a South Westerly direction. Even though it is noted that at present, the vision splay to the North East is obscured over 3rd party land, there is an existing permission in place (34LPA610C/CC) which secures the vision splay with a condition ensuring the boundary is kept no higher than 1.0m and nothing within 1.0m of the boundary can be higher than 1.0m at any time. This is an enforcement issue and therefore means the vision splay in that direction is secured and satisfactory.

Effect on surrounding properties – The height of the proposed dwelling has been reduced to lower the visual impact on the landscape and surrounding properties due to the incline of the land, The proposed dwelling is to be a single storey dwelling with a maximum height of 5.5m. A condition will be placed on the decision to ensure that no windows will be placed on the elevation facing Gwernhefin to avoid any overlooking issues. Furthermore, it is considered that the proposed close board fencing provides adequate screening between the proposed dwelling and the existing dwelling known as Gwernhefin, a condition will be placed on the decision ensuring that a 2m high screen will remain in place.

7. Conclusion

Whilst the proposal is contrary to Policy 49 of the Ynys Mon Local Plan. The proposal is acceptable under both Policy HP3 of the Stopped Unitary Development Plan and Policy TAI1 of the Joint Local Development Plan.

8. Recommendation

Permit

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

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

(02) 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.

(03) 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.

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

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

(05) No windows or doors will be permitted on any elevation within 5 meters of the boundary between the proposed dwelling and the property known as Gwernhefin.

Reason: In the interest of amenity.

(06) The development permitted by this consent shall be carried out strictly in accordance with the plans under planning application reference 34C556B.

Reason: For the avoidance of doubt.

(07) A 2m high privacy screen shall be provided from point A to B as illustrated in green on the on the attached plan, and shall be retained hereafter.

Reason: In the interest of amenity

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

Reason: In the interest of Highway safety.

(09) The access shall be constructed with 2.4 meter by 70 metre splay in a South Easterly direction. Within the vision splay line nothing exceeding 1 metre in height above the level of the adjoining carriageway shall be permitted at any time. No development shall commence until the vision splay has been completed in accordance with the approved plans.

Reason: In the interest of highway safety.

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

Reason: In the interest of highway safety.

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

9. Other Relevant Policies

Technical Advice Note 12: Design

Planning Policy Wales 9th Edition

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11.1

Gweddill y Ceisiadau

Remainder Applications

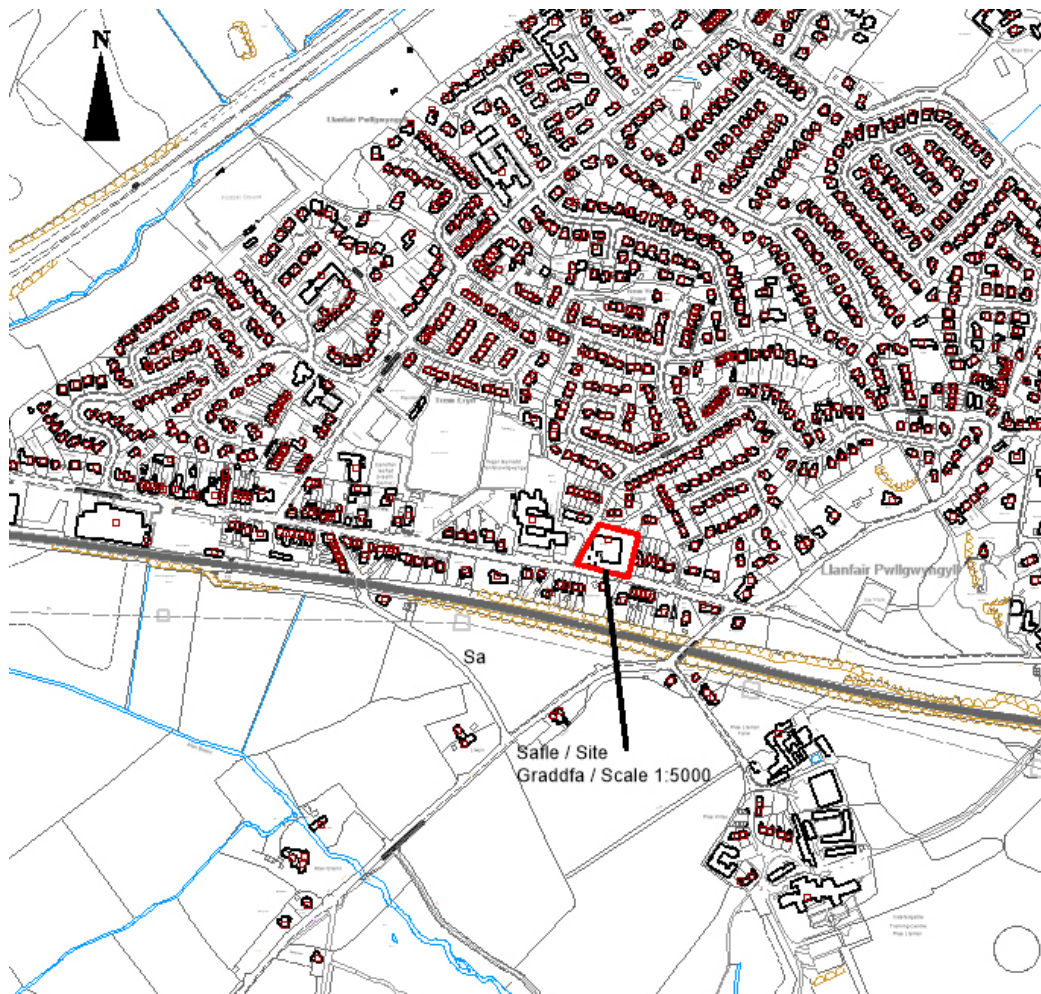
Rhif y Cais: **31C10K** Application Number

Ymgeisydd Applicant

Tyn Lon Garage Ltd

Cais llawn ar gyfer newidiadau ac estyniadau yn / Full application for the alterations and extensions at

Tyn Lon Garage, Llanfairpwll



Planning Committee: 26/07/2017

Report of Head of Planning Service (OWH)

Recommendation:

Permit

Reason for Reporting to Committee:

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

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

1. Proposal and Site

The application lies along Ffordd Caergybi in Llanfairpwll. The building is currently being used as a car sales dealership and petrol filling station.

The proposal entails alterations and extension to the front of the car sales dealership building. .

The proposed new porch (extension) will measure 1.5 metres by 5.1 metres. The height will be 2.4 metres. The proposal will form a new customer's entrance.

2. Key Issue(s)

The key issue is whether the proposed scheme is acceptable.

3. Main Policies

Ynys Mon Local Plan

Policy 1 – General Policy

Policy 5 – Design

Policy 42 – Design

Policy 58 - Extension

Gwynedd Structure Plan

Policy D4 – Location, Siting and Design

Policy D29 - Design

Stopped Unitary Development Plan

Policy GP1 – General Control Guidance

Policy GP2 – Design

Anglesey and Gwynedd Joint Local Development Plan

Policy PCYFF 2 – Design and Place Shaping

Planning Policy Wales (9th Edition), November 2016

Technical Advice Note 12 – Design

4. Response to Consultation and Publicity

Councillor Robin Wyn Williams – No response received at the time of writing this report.

Councillor Alun Wyn Mummery - No response received at the time of writing this report

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

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

Public Consultation – The application was afforded two means of publicity. These were by the placing of a notice near the site and serving of personal notifications on the owners of neighbouring properties. The latest date for the receipt of representations was the 21/07/2017. At the time of writing this report, the department have not received any representations.

5. Relevant Planning History

31C10 –Installation of new windows to front elevation together with new toilets internally at Tyn Lon Garage, Llanfairpwll Approved 11/09/1984

31C10A - Extension to parking area on Tyn Lon Garage, Llanfairpwll Approved 20/10/1987

31C10B - Alterations and extensions to the garage at Tyn Lon Garage, Llanfairpwll Approved 08/10/1993

31C10C/AD -Erection of new signage at Tyn Lon Garage, Llanfairpwll Approved 06/05/1997

31C10G - Certificate of Lawfulness for the existing use of the land at Heulfryn, Llanfairpwll for the storage and display for sale of up to 10 cars ancillary to the use of Tyn Lon Garage, Llanfairpwll Tyn Lon Garage, Llanfairpwll Lawful Use 05/09/2006

31C10H - Alterations and extensions to the existing garage together with an extension to the car display area at Tyn Lon Garage, Llanfairpwll Approved 04/02/2008

31C10J/AD - Erection of 4 no. illuminated signs at Tyn Lon Garage, Llanfairpwll Approved 23/12/2009

6. Main Planning Considerations

There is ample space within the applicant's ownership to accommodate the proposal. Given the scale of the extension, it is not considered that the proposal would impact the surrounding amenities or the neighbouring properties to such a degree to warrant a refusal. At the time of writing this report, no letters of representations have been received at this department.

The proposed materials are acceptable being composite materials to match the existing.

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

7. Conclusion

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

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:

Drawing number	Date Received	Plan Description
D598.01	16/06/2017	Location Plan

D598.04	16/06/2017	Proposed Floor Plan
D598.05	16/06/2017	Proposed Elevation Plan

under planning application reference 31C10K.

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.

Planning Committee: 26/07/2017

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

Recommendation:

Refuse

Reason for Reporting to Committee:

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

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

In addition, the application has been called-in (prior to local elections) by the then local member, Councillor Victor Hughes.

1. Proposal and Site

The site is situated within the settlement of Llangristiolus on a parcel of land to the rear of the single storey dwelling known as Shop Sharpe and opposite the local primary school. The site also lies to the rear of the properties which are located fronting the B4422 and next to a plot which has been granted full planning for the erection of a two storey dwelling - work has not commenced on the construction of this adjoining dwelling. The surrounding properties are a mix of single and two storey units.

Access to the site is afforded off the B4422 onto a Class III highway which serves as the main route through the settlement.

The application is an outline application with all matters reserved for further consideration.

2. Key Issue(s)

The applications main issues are whether the proposal complies with current policies.

3. Main Policies

Ynys Môn Local Plan

Policy 1 – General Policy

Policy 42 – Design

Policy 48 – Housing Development Criteria

Policy 50 – Listed Settlement

Gwynedd Structure Plan

Policy D4 – Location, Siting and Design

Policy D29 – Design

Stopped Unitary Development Plan

Policy GP1 – Development Control Guidance

Policy GP2 – Design

Policy HP4 – Villages

Emerging Joint Local Development Plan

PCYFF 1 – 'Development Boundaries'

PCYFF 2 – Development Criteria

TAI 4 – Housing in Local, Rural and Coastal Villages

TAI 16 - 'Exception Sites'

Planning Policy Wales, 2016, 9th Edition

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

Technical Advice Note 12 – Design

4. Response to Consultation and Publicity

Community Council – No response to date

Local Member, Cllr V Hughes (consultation process carried out prior to local elections) – Call-in due to over-development

Local Member, Cllr H E Jones (consultation process carried out prior to local elections) – No response to date

Highways Authority – Recommended conditional approval in regards to the means of access and car parking facilities

Drainage Section – Recommended conditional approval in regards to construction and installation of surface water apparatus

Welsh Water – No response to date

Response from members of the public

The proposal was advertised through the posting of a notice on site together with the distribution of personal letters of notification to the occupiers of neighbouring properties. The latest date for the receipt of representations was the 19th May, 2017 and at the time of writing this report three letters of objection and two letters of support had been received at the department. The main issues raised opposing the application can be summarised as follows:

- i) Highway Safety in regards to visibility splay
- ii) Flooding / drainage issues
- iii) Over-development in the village and within the site
- iv) Affect on surrounding properties

The main issues raised in support of the application are:

- i) Provide housing for a local family
- ii) Will support local economy

5. Relevant Planning History

36C338 – Outline application for the erection of a dwelling with all matters reserved on land opposite to Ysgol Henblas, Llangristiolus – Approved 17/02/2016

36C338A – Full application for the erection of a dwelling and detached garage on land opposite to Ysgol Henblas, Llangristiolus – Approved 19/01/2017

36C338B/DIS – Application to discharge conditions (05) (surface water), (06) (details of proposed screening) and (07) (traffic management plan) of planning permission 36C338A (full application for the erection of a dwelling) on land opposite Ysgol Henblas, Llangristiolus – Condition discharged 06/04/2017

Site history of adjoining land

36C283 - Outline application for the erection of a dwelling together with demolition of the existing building on part of O.S enclosure number 9665 adjacent to Ael y Bryn, Llangristiolus – Approved 25/11/08

36C283A – Full application for the erection of a dwelling, construction of a vehicular access together with the demolition of the ‘nissen’ hut on part of OS enclosure 9665 adjacent to Ael y Bryn, Llangristiolus – Approved 15/05/2009

36C283B – Alterations to the access previously approved under planning permission no. 36C283A adjacent to Ael y Bryn, Llangristiolus – Approved 04/08/2010

6. Main Planning Considerations

Policy Context

Ynys Môn Local Plan

Llangristiolus is identified as a Listed Settlement under policy 50 of the adopted Ynys Môn Local Plan. This policy allows for single dwelling applications on infill sites or on sites deemed to be a suitable extension to the settlement subject to the detailed criteria within the Policy being satisfied.

Stopped Ynys Môn UDP

Whilst not adopted this is a material planning consideration in dealing with current applications. Llangristiolus is identified as a Village under policy HP4. This policy provides a development boundary for the settlement and can support residential development within the boundary i.e. does not limit the scheme to single dwelling applications. This site lies outside the development boundary in the stopped UDP.

Joint Local Development Plan

On the 30 June 2017, the Council received the Inspector’s Report. This is a significant stage in the plan preparation and closes the examination stage of the Plan process. The recommendations contained within the Report are binding on the Local Planning Authority and the Councils should move to adopt the Plan within 8 weeks of receiving the Inspector’s Report. Significant weight as a material planning consideration can be attached to the binding Inspectors Report.

Full Council meetings to adopt the Joint Local Development Plan have been organised for the 28th July in Gwynedd and the 31st July on Anglesey. Following the adoption of the Plan it will supersede the existing development plans within both authorities (this is for the Gwynedd Planning Area in Gwynedd).

The site lies outside but immediately adjacent to the Llangristiolus development boundary in the JLDP.

Policy PCYFF 1 ‘Development Boundaries’ (formerly New Policy ‘Development Boundaries’ in the Composite Plan January 2017) states that development outside development boundaries will be resisted unless it is in accordance with specific policies in this Plan or national planning policies or that the proposal demonstrates that its location in the countryside is essential.

Policy TAI 16 (formerly policy TAI 10 in the Composite Plan January 2017) can support proposals for 100% affordable housing schemes on sites immediately adjacent to development boundaries provided there is a proven need for affordable housing.

Below are extracts from the Inspector’s Report in relation to the Housing Growth figure, distribution and alternative housing sites offered for inclusion within the Plan:

“4.7. Population and household formation

projections have been informed by robust evidence and logical assumptions and choices which are consistent with the Plan's strategy. Therefore we find that the identified need for an additional 7,184 housing units over the plan period to be reasonable, taking into account that this is a figure which exceeds the trend based WG projections. For these reasons we find that the housing requirement is soundly based."

"4.12. The approach to the apportionment of housing growth in more rural areas follows from the Plan's vision to promote vibrant and lively communities and is a response to the public engagement at the Preferred Strategy stage. The Councils have taken into account not only the size of settlements but the role that they play, in terms of the services and facilities that are provided. This is seen as particularly relevant in rural areas, where certain relatively small settlements serve as a focus to a wider community including surrounding villages. The level of growth in the smaller settlements is generally proportionate to the size of the settlement. Topic Paper 5A explains the approach. Policies TAI 14 to TAI 18 of the Plan deal with new housing according to the tier of the settlement. TAI 14 deals with the sub-regional centre and urban service centres, TAI 15 with local service centres, TAI 16 with service villages, TAI 17 with local, rural and coastal villages and TAI 18 with clusters. Each policy identifies an indicative provision. The changes proposed by **NMC259-NMC268** are necessary for the internal consistency of the Plan and to ensure that the information reflects the latest evidence base."

"4.30. A number of representors propose alternative sites to those allocated in the Plan for housing development. Some may consider that the allocations in the Plan do not present the best solution but we can only recommend changes that are required to make the Plan sound. The Councils consider that they have produced a strategy, policies and allocations that are sound. The selection of sites has been informed by its candidate site assessment methodology⁴⁰. The Plan makes satisfactory provision for the delivery of housing in a manner consistent with the development strategy. Subject to the recommended changes set out above, the Plan is sound in respect of its general housing provisions without the inclusion of further sites. In the event that some of the allocated sites do not come forward at the rate anticipated in the housing trajectory, the monitoring framework will trigger the Councils to consider whether action is required, which could involve replacing allocated sites with new sites through a Plan review."

4.33. The Plan provides sufficient housing land to meet the identified need for 7,184 homes over the plan period. The allocated sites and the identified windfall potential are realistic and appropriate, and the level of contingency is adequate to reflect the deliverability concerns. Whilst the rate of delivery is challenging the anticipated growth in the local economy indicates that it is achievable. The housing trajectory also indicates that a 5 year housing supply will be maintained over the plan period. Accordingly we are satisfied that, subject to the identified recommended changes, the Plan's approach to housing provision is sound."

In light of this the binding recommendations within the Inspector's Report have not amended the JLDP Housing Growth figure or its distribution neither the inclusion of additional housing allocations or amendment to the development boundary in relation to Llangristiolus within the Plan.

The site is located outside the development boundary of Llangristiolus in the JLDP and is therefore contrary to its provisions.

7. Conclusion

The Inspectors' binding report brings significant weight to the policies of the JLDP. The site is located outside the development boundary of the village and is therefore contrary to the provisions of the JLDP.

8. Recommendation

To **refuse** the development for the following reason(s)

(01) This site has not been included within the Llangristiolus Settlement boundary. The approval of the site would therefore be contrary to policy PCYFF1 'Development Boundaries' (previously New

Policy – Development Boundaries in the Composite Plan January 2017), policy TAI 4 ‘Housing in Local, Rural and Coastal Villages’ and policy TAI 16 ‘Exception Sites’ (previously policy TAI 10 in the Composite Plan January 2017) of the JLDP.

Planning Committee: 26/07/2017

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

Recommendation:

Permit

Reason for Reporting to Committee:

The applicant has been called into committee by both Cllr Lewis Davies and Cllr Carwyn Jones

1. Proposal and Site

The site is a detached single dwelling within a residential estate.

The proposal entails alterations and extension to the dwelling known as 24 Fron Deg, Llandegfan.

2. Key Issue(s)

The key issue is whether the proposed scheme is acceptable.

3. Main Policies

Ynys Mon Local Plan

Policy 1 – General Policy

Policy 5 – Design

Policy 42 – Design

Policy 58 - Extension

Gwynedd Structure Plan

Policy D4 – Location, Siting and Design

Policy D29 - Design

Stopped Unitary Development Plan

Policy GP1 – General Control Guidance

Policy GP2 – Design

Policy HP 7a – Extension

Anglesey and Gwynedd Joint Local Development Plan

Policy PCYFF 2 – Design and Place Shaping

Planning Policy Wales (9th Edition), November 2016

Technical Advice Note 12 – Design

4. Response to Consultation and Publicity

Councillor Lewis Davies – Call the application into committee.

Councillor Carwyn Jones - Call the application into committee.

Councillor Alun Roberts – No response.

Community Council – No response.

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

properties. The latest date for the receipt of representations was the 12/06/2017. At the time of writing this report, the department have received one letter of objection and one letter of support.

The main points within the objection letter and the councillors concerns are:

- That the applicant did not inform the objector personally of the full extent of the development.
- The proposed balcony overlooks the objectors dwelling.
- Proposal not in keeping with neighbouring properties.

Response to the points:

- It is the responsibility of the Local Planning Authority to carry out the necessary publicity on all full planning applications and not the applicant. A notice was given to 26 Fron Deg on the 19/05/2017 and the owner/occupier of the property given the statutory 21 days to view the application and submit any representations.
- The proposed balcony is modest in size (measuring 1.5m x 5m). It will not protrude further than the existing building line of the existing garage. The garage is stepped-in from the main dwelling almost 1.5m. The only access to the balcony is via French doors from the proposed bedroom. Due to the orientation of 24 Fron Deg and the difference in ground levels, it is not considered that the proposed balcony will have a further effect on neighbouring properties than the existing arrangement. The Supplementary Planning Guidance: Proximity of Development suggests that 11.5m should be sufficient form a first floor main to the boundary, approximately 17m exists between the proposed balcony and the residential curtilage of 26 Fron Deg, furthermore the development site and the objectors' property are separated by the estate road.
- As mentioned in the objectors letter a number of properties on the estate are currently undergoing or have undergone building work. Therefore the proposed alterations and extensions are considered acceptable and in keeping with the neighbouring properties and indeed the Councils' Supplementary Planning Guidance. With respect the balcony; other neighbouring property has a balcony above their garage, which is considerably larger than the balcony proposed here.

5. Relevant Planning History

None.

6. Main Planning Considerations

The proposal is for alterations and extension to the existing dwelling which entails an extension to the existing garage which includes a bedroom and modest balcony above, the erection of a porch and tutility room to the side of the dwelling and a rear extension.

The proposed rear extension will form a new sunroom – measuring 3.6 metres by 4 metres with a height of 3.7 metre. No additional fenestration is proposed to the North elevation. The bi-fold doors to the rear elevation will only overlook the applicants garden and open countryside. The proposed fenestration to the South elevation is some 10 meters to the residential boundary which is just shy of the 10.5 meters suggested in the Supplementary Planning Guidance: Proximity of Development. The proposed materials are considered acceptable.

The proposed side extension comprising of a porch and utility room will not have any additional windows the North or rear elevations, a proposed door is proposed at the front elevation which is not considered to have a negative impact on surrounding properties. The proposed materials are considered acceptable.

It is proposed to demolish the existing garage, and erect a larger garage in its place. The proposed garage will not protrude beyond the building line of the existing garage. It is proposed to erect a first floor extension comprising of a bedroom and modest balcony. The proposed extension will be pitched roof and will not be higher than the highest point of the original dwelling. No additional windows are proposed to the South elevation. An up and over door is proposed to the rear

elevation together with 4 velux windows. A condition is proposed to ensure that a screen is erected to the side of the balcony to prevent overlooking to the adjoining property. The consideration given to the proposed balcony and front fenestration have been covered in section 4 of this report. The proposed materials are considered acceptable.

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

7. Conclusion

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

8. Recommendation

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

(01) 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, as amended by condition (03):

Drawing number	Date Received	Plan Description
	05/05/2017	Location Plan
	05/05/2017	Existing and proposed front and South elevation
	05/05/2017	Existing and proposed rear and North elevation
	05/05/2017	Existing and proposed floor plans
	05/05/2017	Proposed site plan

under planning application reference 21C76G.

Reason: For the avoidance of doubt.

(03) No development shall commence until a scheme has been submitted to and approved in writing by the Local Planning Authority for the provision of a screen for the balcony noted A-B on the attached plan. The said scheme shall include details of the timing of the work. The screen shall thereafter be erected in accordance with the details as agreed and any replacement shall be of the same design as that approved, and shall be retained in perpetuity. If the privacy screen requires to be changed for whatever reasons, the replacement shall be of the same height and design in the same position unless otherwise approved in writing by the Local Planning Authority.

Reason: In the interest of occupiers of neighbouring properties.

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: **19C1204** Application Number

Ymgeisydd Applicant

Olwen Parry

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

3 Ffordd Jasper, Caergybi/Holyhead



Planning Committee: 26/07/2017

Report of Head of Planning Service (OWH)

Recommendation:

Permit

Reason for Reporting to Committee:

Part of the site extends onto Council owned land.

1. Proposal and Site

The application lies at Ffordd Jasper in Holyhead Town. The dwelling is a mid-terrace property.

The proposal is for a two storey extension at the rear of the dwelling. On the ground floor extension, a new dining room is proposed which will incorporate the footprint of an existing single storey utility room which is to be demolished. On the 1st floor the existing bedroom will be extended in addition to the bathroom. The proposed extension will measure 2.1 metres by 5 metres with a height of 6.5 metres to the ridge.

2. Key Issue(s)

The key issue is whether the proposed scheme is acceptable in terms of its impact on the locality and on adjoining occupiers.

3. Main Policies

Ynys Mon Local Plan

Policy 1 – General Policy

Policy 5 – Design

Policy 42 – Design

Policy 58 - Extension

Gwynedd Structure Plan

Policy D4 – Location, Siting and Design

Policy D29 - Design

Stopped Unitary Development Plan

Policy GP1 – General Control Guidance

Policy GP2 – Design

Policy HP 7a – Extension

Anglesey and Gwynedd Joint Local Development Plan

Policy PCYFF 2 – Design and Place Shaping

Planning Policy Wales (9th Edition), November 2016

Technical Advice Note 12 – Design

4. Response to Consultation and Publicity

Councillor Shaun Redmond – No response received at the time of writing this report.

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

Councillor Glyn Haynes – No response received at the time of writing this report

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

Public Consultation – The application was afforded two means of publicity. These were by the placing of a notice near the site and serving of personal notifications on the owners of neighbouring properties. The latest date for the receipt of representations was the 19/06/2017. At the time of writing this report, the department have not received any representations.

5. Relevant Planning History

No site history

6. Main Planning Considerations

Given the scale of the extension, it is not considered that the proposal would impact the character of the current dwelling to such a degree to warrant a refusal. The proposal would adjoin a neighbouring property where Certificate B notice has been served.

There is little privacy at the rear courtyards of the dwellings as the rear of the dwellings face each other. It is not considered that the proposed scheme would form an adverse impact on the adjoining neighbouring properties to such a degree to warrant a refusal. At the time of writing this report, no letters of representations have been received at this department. It is considered that the proposed scheme is acceptable in terms of planning policies.

The proposed materials are acceptable and match the existing property.

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

7. Conclusion

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

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:

Drawing number	Date Received	Plan Description
1408-A3-02	16/05/2017	Location Plan and Proposed Site Plan
1408-A3-03	16/05/2017	Existing and Proposed Elevation Plan
1408-A3-05	16/05/2017	Proposed Ground Floor Plan
1408-A3-06	16/05/2017	Proposed First Floor Plan
1408-A3-06	16/05/2017	3D Plan

under planning application reference 19C1204.

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.

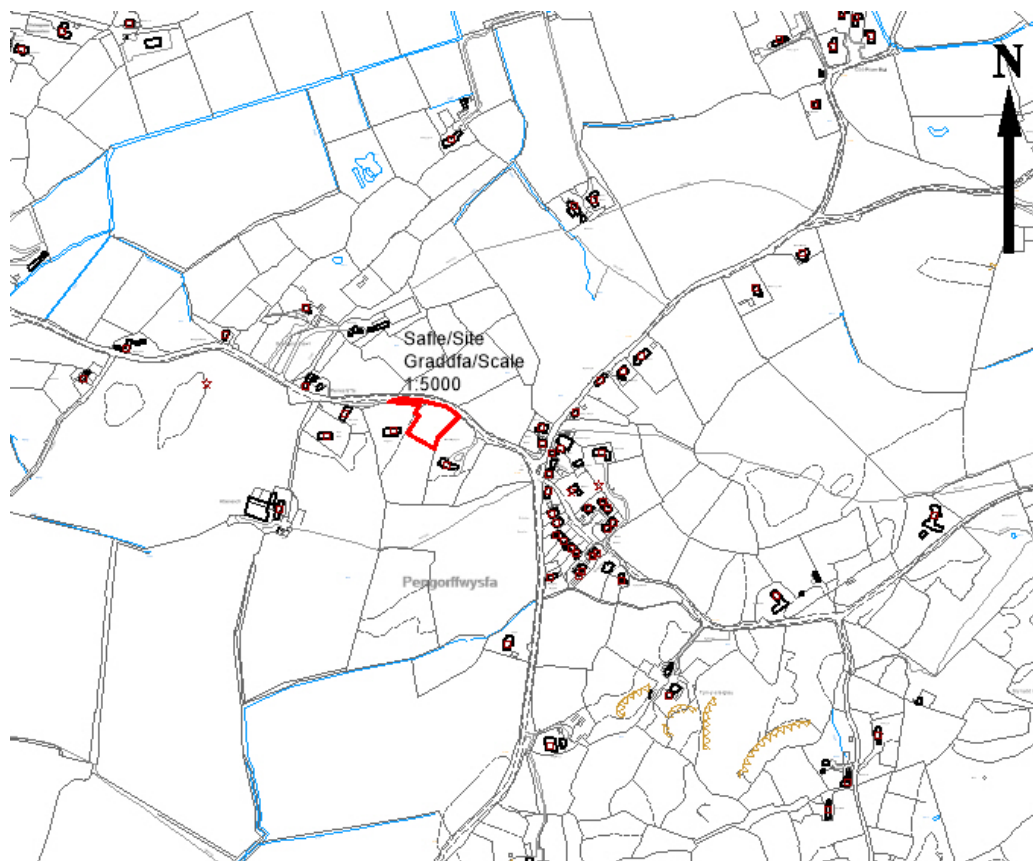
Rhif y Cais: **24C345** Application Number

Ymgeisydd Applicant

Mrs Beverly Jolleys

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

Tregarth, Llanelian, Amlwch



Planning Committee: 26/07/2017

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

Recommendation:

Refuse

Reason for Reporting to Committee:

At the request of Local Member Councillor Aled Morris Jones

1. Proposal and Site

The proposal is an outline application for the erection of a dwelling with all matters reserved on land adjacent to Tregarth, Pengorffwysfa.

The application site is positioned south of an adopted highway running west from Pengorffwysfa. The site is positioned on a parcel of land between the properties known as Tregarth to the west and Mor a Mynydd to the east.

The application site is in an elevated position to the adjoining highway which is predominately a rocky outcrop with dense overgrown vegetation.

The site is located within the Special Landscape Area as designated within the Joint Local Development Plan (JLDP). The designated Area of Outstanding Natural Beauty is located on the opposite of the highway, north of the application site.

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 and highway safety.

3. Main Policies

Ynys Môn Local Plan

Policy 1 – General Policy
Policy 30 – Area of Outstanding Natural Beauty
Policy 31 – Landscape
Policy 42 – Design
Policy 48 – Housing Development Criteria
Policy 50 – Listed Settlement

Gwynedd Structure Plan

Policy A1 – Housing
Policy A2 – Housing
Policy A3 – Housing
Policy A7 – Housing
Policy D4 – Environment

Stopped Unitary Development Plan

Policy GP1 – Development Control Guidance
Policy GP2 – Design
Policy HP5 – Countryside Hamlet and Clusters
Policy EN1 – Landscape Character

Joint Local Development Plan

Policy CYFF1 – Development Criteria
Policy CYFF2 – Design and Place Shaping

Policy PCYFF 3 – Design and Landscaping
Policy AMG2 – Special Landscape Areas

Supplementary Planning Guidance “Design Guide for the Urban & Rural Environment”

National Policy

Planning Policy Wales (9th Edition)

Technical Advice Note 6 (Planning for Sustainable Rural Communities) (TAN6)

4. Response to Consultation and Publicity

Councillor Aled Morris Jones – Refer to the Planning and Orders Committee for determination

Councillor Richard Griffiths – No Response

Councillor Richard Owain Jones – No Response

Local Highway Authority – Insufficient details with respect to the visibility splay at the access submitted as part of the application.

Community Council – No Observations

Joint Planning Policy Unit – Comments regarding the relevant policies within the Ynys Mon Local Plan and Stopped Unitary Development Plan and Joint Local Development Plan.

Welsh Water – Conditions Recommended

Ecology and Environmental Adviser – Concerns that the vegetation located at the application site supports protected Species. Ecological Report request.

Drainage - Insufficient details with respect to the drainage submitted as part of the application.

Built Environment and Landscape – Proposal is likely to harm the designated Special Landscape Area

The proposal was advertised with the posting of notifications to adjacent properties. A site notice was also displayed near the application site.

Five letters of representations were received as a result of the publicity afforded to the application. The most recent notification period expired on the 29th June, 2017.

The main points raised in response to the publicity period are summarised below:

- Concerns regarding the validity of the application. - The application is contrary to planning policy.
- Proposal would result in an increase traffic and have a detrimental impact upon highway safety.
- Concerns regarding social housing and future use made at the site. - Application site is not used for grazing and never previously developed.
- Concerns regarding the construction of the proposed development.
- The proposed development will be visually intrusive within an environmental sensitive area.
- Community Council have not been consulted regarding the application.
- Applicant has not consulted the Local Planning Authority or the local resident's prior submitting the application.
- Concerns regarding the applicant / landowner and Certificate B submitted within the application form.
- Misleading information submitted as part of the application
- Insufficient publicity has been afforded to the application.
- The application site supports protected and priority habitats and species.
- Comments regarding the relationship between the applicant and the landowner.

- Concerns regarding the lack of highways and drainage details submitted as part of the application.
- Concerns regarding surface water run-off.
- Application site is located within close proximity to the AONB. The development would have and harm upon the designated area.
- Concerns regarding geological rocks.
- Proposed plan illustrates a second structure.
- Concerns whether or not all matters have been reserved as part of the application.
- No footpaths located within the area.
- Concerns regarding the information provided within the application form.
- Proposed dwelling will appear out of scale in comparison to the nearby dwelling houses.
- The nearby dwelling known as Tregarth is illustrated on the submitted drawing is inaccurate.
- Concerns regarding the planning history of the dwelling house known as Tregarth.
- Approving such an application would set a precedent.
- Concerns that the development would have a detrimental impact upon the amenities of adjoining properties in terms of loss of privacy and noise.
- Application site is subject to a legal dispute.
- It would cost a significant amount to develop the application site.
- Concerns raised with respect to security of the area.
- Concerns that the proposal will result in a commercial venture.
- The proposal would reduce the value of adjoining properties.

A letter supporting the application has been received from the applicant outlining her work with disabled children locally and her need to live in close proximity to continue carrying out this work.

5. Relevant Planning History

No Planning History

6. Main Planning Considerations

The application is made in outline form with all matters reserved. The application is accompanied by a plan illustrating a section through the site and proposed new access.

The proposal is for the erection of a dwelling of between 8-10 meters x 10-12 meters on plan. Eaves height of between 3.6 meters and 3.8 meters and a ridge height between 7.2 meters and 7.5 meters.

Ecology and Environmental Considerations

The Ecology and Environmental Adviser was consulted regarding the application. Concerns were raised by the adviser that the vegetation located at the site may support Protected Species. As a result, an ecological report has been requested by the Local Planning Authority. No such report has been received at the time of writing this report.

Welsh Water and Drainage

Both Welsh Water and the drainage department were consulted as part of the determination process. Welsh Water confirmed they were satisfied subject to conditions. However, the drainage department concluded that the application held insufficient details in order to determine the proposal. The required details have not been received at the time of writing this report.

Local Highways Authority

The highways department concluded that the application held insufficient details in order to determine the proposal. The required details have not been received at the time of writing this report.

Built Environment and Landscape

The application site is located within the Special Landscape Area within the Joint Local Development Plan and is adjacent to the Area of Outstanding Natural Beauty.

The Built Environment and Landscape section were consulted regarding the application and concluded that the proposal is likely to harm the Special Landscape Area and not be compatible

with Policy AMG 2; Special Landscape Areas of the JLDP. The aim of the policy is to maintain, enhance or restore the recognised character and qualities of the SLA'.

Policy Considerations

Pengorffwysfa is identified as a Listed Settlement under policy 50 of the adopted Ynys Môn Local Plan. This policy allows for single dwelling applications on infill sites or on sites deemed to be a suitable extension to the settlement subject to the detailed criteria within the Policy being satisfied.

Whilst the Stopped Ynys Môn Unitary Development Plan is not adopted this is a material planning consideration in dealing with current applications. Pengorffwysfa is identified as a Countryside Hamlet and Cluster under policy HP5. This policy is similar to policy 50 of the Local plan in that it can support single dwelling applications on infill or other acceptable sites immediately adjacent to the developed part of the hamlet/cluster. Again this is subject to detailed criteria within the policy.

On the 30 June 2017 the Council received the Inspector's Report. This is a significant stage in the plan preparation and closes the examination stage of the Plan process. The recommendations contained within the Report are binding on the Local Planning Authority and the Councils should move to adopt the Plan within 8 weeks of receiving the Inspector's Report. Significant weight as a material planning consideration can be attached to the binding Inspectors Report.

Full Council meetings to adopt the Joint Local Development Plan have been organised for the 28th July in Gwynedd and the 31st July on Anglesey. Following the adoption of the Plan it will supersede the existing development plans within both authorities (this is for the Gwynedd Planning Area in Gwynedd).

Policy TAI 6 'Housing in Clusters' (formerly policy TAI 18 in the Composite plan January 2017) does not identify Pengorffwysfa as a Cluster. This area would therefore be identified as falling into the open countryside within the JLDP. It was included in the Deposit plan as a Cluster, however following the hearing session in September the Council were required to review the number of Clusters contained within the JLDP. As set out in paragraph 4.16 of the Inspectors Report (as shown below) the removal of certain Clusters was supported by the Inspector and resulted in the retention of the Clusters policy within the Plan.

Paragraph 4.15 within the Inspectors Report in relation to Clusters within the Plan states *To reflect the generally dispersed pattern of development through the Plan area, and to seek to sustain rural communities, the Plan introduces the concepts of clusters (Policy TAI 18). Clusters are small groups of buildings which will have facilities or services that qualify them for that status³⁵. As drafted in the submitted Plan, the policy imposes a limit of 2 new houses per cluster over the lifespan of the Plan. In many of the clusters, especially on Anglesey, the level of growth has already been exceeded. Rather than impose a potentially inflexible approach of limiting the number of new dwellings per cluster, a proposed change identifies an overall indicative number of dwellings arising from clusters within 4 sub-areas which include existing commitments. As the policy permits only affordable housing, it offers opportunities similar to the exception sites in policy TAI 10. Although experience of similar policies in the existing development plan and Interim Planning Policies suggests that take-up rates in the Plan area will not be particularly high, it has the potential to make a locally valuable contribution to that supply.*

Paragraph 4.16 states *Following discussion at a hearing session the Councils have re-considered the qualifying criteria that justify designating a cluster. The Councils have subsequently applied a higher qualifying standard in respect of the frequency of local bus services within clusters to a level where it is sufficient to provide a realistic alternative to the car for day to day journeys. Such an approach is consistent with the principles of sustainable transport and better reflects the Councils' justification for designating clusters in terms of the identified important linkages between clusters and higher tier settlements. The consequence of this change in approach is to remove 24 of the original clusters outside that designation. It is noted that this change has the effect of removing from the cluster category some of the larger collection of houses, such as Pencaenewydd. However, the availability of sufficiently frequent bus service is an important component in justifying the cluster approach. Mindful of national policy we consider that this change is sufficiently significant to tip the balance in favour of retaining policy TAI 18.*

Policy PCYFF 1 'Development Boundaries' (formerly New Policy 'Development Boundaries' in the Composite Plan January 2017) states that development outside development boundaries will be resisted unless it is in accordance with specific policies in this Plan or national planning policies or that the proposal demonstrates that its location in the countryside is essential.

For residential development in the open countryside the JLDP refers to relevant national planning policy and TAN 6 in relation to new rural enterprise dwelling or one planet development.

7. Conclusion

It is considered that the proposal would result in a ribbon development which would result in an intrusive incongruous feature to the substantial detriment of the character and amenities of the area. It is therefore considered that the development would be contrary to provisions of Policy 50 of the Ynys Mon Local Plan and Policy HP5 of the Stopped Ynys Mon Unitary Development Plan

Furthermore, due to the significant weight that can be attached to the JLDP, in light of the inspectors Report, regard should be given to the fact that the site lies in the open countryside where development would have to satisfy national planning policy and TAN 6.

TAN6 states that one of the few circumstances in which isolated residential development in the countryside may be justified is when accommodation is required to enable a rural enterprise worker to live at or close to their workplace. No evidence has been submitted to the Local Planning Authority demonstrating a demonstrable need to meet any of the expectations stated in local or national policy.

It is also considered that the proposal would not conform with the requirement of Policy PCYFF 1 'Development Boundaries' (formerly New Policy 'Development Boundaries' in the Composite Plan January 2017) for development outside development boundaries.

The primary aim of the Special Landscape Areas is to maintain, enhance or restore the recognized character and qualities of the Special Landscape Area. It is considered that the proposal will have a will have a detrimental harm upon this designated area.

In addition, insufficient details relating to highway, drainage and ecology have been received in order to provide a recommendation relating to these matters.

8. Recommendation

Refuse

(01) The proposed development is considered contrary to policy 50 of the Ynys Mon Local plan, policy HP5 of the Stopped Ynys Mon Unitary Development plan, policy PCYFF 1 of the Joint Local Development Plan, Technical Advice Note 6 (Planning for Sustainable Rural Communities) and Planning Policy Wales (9th Edition)

(02) The proposal would have a detrimental effect upon the Special Landscape Area and considered contrary to Policy AMG 2 of the Joint Local Development Plan.

(03) The Local Planning Authority considers that there is insufficient evidence submitted as part of the application to demonstrate whether the development will have a detrimental impact on upon the drainage system, highway and ecological matters.

Rhif y Cais: **28C541/ENF** Application Number

Ymgeisydd Applicant

Ms Camilla Alice Howe

Cais ôl-weithredol ar gyfer cadw balconi yn / Application for the retention of a balcony at

Glyn Garth, 10 Beach Road, Rhosneigr



Planning Committee: 26/07/2017

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

Recommendation:

Permit

Reason for Reporting to Committee:

At the request of the Local Member, Councillor Richard Dew.

1. Proposal and Site

The application site is an end terrace property located in the village of Rhosneigr.

The proposal is for retrospective planning permission for the retention of a balcony which has been created on an existing flat roof at the rear of the property.

2. Key Issue(s)

The key issues are whether the proposal complies with local and national planning policies, whether the balcony is acceptable in terms of design and assessment of any impact upon the privacy and amenities of neighbouring properties.

3. Main Policies

Ynys Mon Local Plan

1 – General Policy
42 – Design
58 - Extensions

Gwynedd Structure Plan

D4 – Location, Siting and Design
D29 - Design

Stopped Unitary Development Plan

GP1 – Development Control Guidance
GP2 – Design

Joint Local Development Plan (Anglesey & Gwynedd)

PS 5 – Sustainable Development
PCYFF 1 – Development Criteria
PCYFF 2 – Design and Place Shaping

SPG: Design Guide for the Urban and Rural Environment.

4. Response to Consultation and Publicity

Councillor Gwilym O Jones – No response at time of writing report.

Councillor Richard Dew – Request that the application be referred to the Planning and Orders Committee for determination.

Community Council – That screening should be installed around the balcony to protect the privacy of adjoining properties.

Response to Publicity

None received at the time of writing report.

5. Relevant Planning History

None.

6. Main Planning Considerations

The application is submitted following an enforcement investigation, for retrospective planning permission for the retention of a balcony.

The fact that the application is made retrospectively is irrelevant in its determination. It is not a criminal offence to carry out development without first obtaining any necessary planning permission. There are provisions within the Planning Act to allow for planning permission to be applied for retrospectively.

Paragraph 6 of Technical Advice Note 9: Enforcement of Planning Control states that in considering enforcement action, the decisive issue for the local planning authority should be whether the breach of planning control would unacceptably affect public amenity or the existing use of land and building meriting protection in the public interest. Enforcement action should be commensurate with the breach of planning control to which it relates; it is usually inappropriate to take formal enforcement action against a trivial or technical breach of control which causes no harm to public amenity. The intention should be to remedy the effects of the breach of planning control, not to punish the person(s) carrying out the breach. Nor should enforcement action be taken simply to regularise development for which permission had not been sought but is otherwise acceptable.

Policy 1 of the Ynys Mon Local Plan states that the Council will determine planning applications in accordance with policies and proposals in this Plan. In considering planning applications, the Council will take into account the listed criteria, which include:

- Pollution or nuisance
- The extent to which siting, scale, density, layout and appearance, including external materials, fit in with the character of the area.
- The effect on residential amenities

Policy 31 of the Ynys Mon Local Plan states that with the exception of the AONB, and that land which falls within the settlement boundaries in the Plan, the island is designated as a Special Landscape Area. Proposals for development in the SLA will be expected to have particular regard to the special character of their surroundings. In considering the landscape impact of any proposal, the Council will need to be satisfied that the development can be fitted into its surroundings, without unacceptable harm to the general landscape character, before planning permission is granted.

Policy 42 of the Ynys Mon Local Plan states that the Council will favour proposals for development which promote a high quality of design. In considering proposals, the Council will take into account the listed criteria which include:

- How well the development fits in with its surroundings.
- The quality of its layout, design and external finishes
- The extent to which the proposal, by nature of its siting and design, promotes energy conservation and reduces the opportunity for crime.

Policy 58 of the Ynys Mon Local Plan states that alterations and extensions to houses will normally be approved provided that the appearance of the house and surrounding area is not adversely affected.

Policy D3 of the Gwynedd Structure Plan states that Outside of the Snowdonia National Park and Areas of Outstanding Natural Beauty, planning authorities will seek to identify landscape conservation areas, including those shown on the key diagram, in order to conserve their attributes and they will have particular regard to the special character of each locality when considering proposals for development. In order to minimise its impact, development will only be permitted if it is capable of being satisfactorily integrated into the landscape.

Policy D4 of the Gwynedd Structure Plan states that careful location, siting and design will be a material consideration in the determination of all applications for development in order to minimise any adverse impact on the environment.

Policy D29 of the Gwynedd Structure Plan states that the Local Planning Authority will seek to ensure that new developments or alterations to existing buildings exhibit a high standard of design and are suitably sited in the townscape or landscape.

Policy GP1 of the Stopped Unitary Development Plan provides development control guidance and requires consideration of the listed criteria which include:

- Minimises pollution or nuisance, and has regard for sustainable waste management
- does not cause **significant** harm to people, general amenity, residential amenity and the environment.

Policy GP2 of the Stopped Unitary Development Plan states that new development should promote a high quality of design and take into account the listed criteria which include:

- How well the development fits in with the character of its surroundings and respects the site and its setting
- The quality of its layout, design; use of local distinctive materials or materials of equivalent characteristics, roofing and other external finishes;
- That the form, proportion, density and scale of the development is in harmony with its surroundings;
- The need to reduce crime.

Policy EN1 of the Stopped Unitary Development Plan states that development will be required to fit into its surroundings without significant harm to the Landscape Character Areas.

As noted above, the application is for retrospective planning permission for the erection of a balcony.

The balcony has been constructed on an existing flat roof at the rear of the property and has been constructed by raising the height of the existing walls and has been finished to match the existing dwelling.

The principle of the development and its design is considered to be acceptable and in accordance with the above mentioned policies.

The application site is located to the rear of an end terrace property in a built up, predominantly residential area in the popular tourist village of Rhosneigr.

It was observed during a visit to the site that various forms of balconies have been constructed at other properties in the immediate vicinity of the application site. The nature of the built form in this locality and the relationship between the dwellings is such that there is a pre-existing degree of inter-visibility between buildings and it is therefore accepted and indeed inevitable that some overlooking will arise from the use of the balcony, however it is a question of whether any overlooking or loss of privacy over and above that which already exists is to such a significant extent that refusal of the application on these grounds could be justified.

The fact that this application is retrospective has in fact served to assist the local planning authority fully assess the impact of the balcony upon the privacy and amenities of neighbouring properties, as it was possible to access the balcony during a visit to the site. The Local Member for the area had, at an early stage, expressed concerns regarding the impact of the balcony and drew the Local Planning Authority's attention to a recently erected balcony at nearby Beach Terrace, which had been required to erect a 1.8m high screen around its perimeter due to concerns of overlooking and loss of privacy therefrom. This balcony was noted and observed during the visit to the site.

It was noted during the site visit, that the balcony subject of this application afforded views into and over the neighbouring garden at 9 Beach Road and following negotiation with the agent, amended plans were submitted to provide a 1.8m high obscure glass and stainless steel screen in the South Eastern corner of the balcony.

Consideration has also been given as to whether further screening was necessary along the Western wall of the balcony, facing the rear of Beach Terrace, which includes the other balcony referred to above and regard has been had to Guidance Note 8: Proximity of Development contained in the Council's Supplementary Planning Guidance: Design Guide for the Urban and Rural Environment, however the existing screen around the nearby balcony effectively mitigates any views between the two balconies and there is sufficient separation distances between the balcony and the rear of the properties along Beach Terrace such that further screening along this wall was not considered necessary.

7. Conclusion

Having regard to the above and all material considerations it is considered that the balcony is acceptable, and will not have a significant detrimental impact upon the area or the privacy and amenities of nearby properties subject to conditions relating to the provision of a privacy screen.

8. Recommendation

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

(01) Within 3 calendar months of the date of this permission, the 1.8m high privacy screen detailed on drawing number 1393-A3-02 received on 09/06/2017 shall be erected in accordance with the submitted details and thereafter retained in perpetuity, unless the written consent of the Local Planning Authority is given to any variation.

Reason: To protect the amenities of nearby residential occupiers

(02) The development permitted by this consent shall be carried out strictly in accordance with the plan(s) submitted under planning application reference 28C541/ENF and listed below:

Drawing/ Document Number	Date Received	Plan Description
1393-A3-01	13.03.2017	Location & Block Plan
1393-A3-02	09.06.2017	Proposed Elevations and Floor Plan.

Reason: For the avoidance of doubt.

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

9. Other Relevant Policies

Ynys Mon Local Plan

31 – Landscape

Gwynedd Structure Plan

D3 – Landscape

Stopped Unitary Development Plan

EN1 – Landscape Character

Technical Advice Note 9: Enforcement of Planning Control.

Technical Advice Note 12: Design.

Planning Policy Wales (Edition 9)

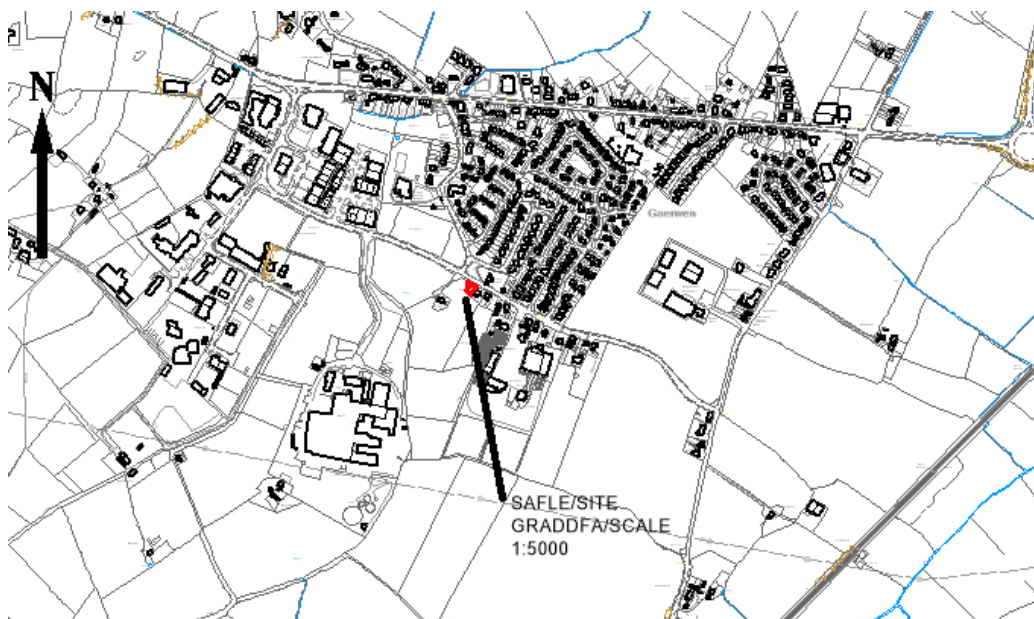
Rhif y Cais: **33C315** Application Number

Ymgeisydd Applicant

Dwr Cymru Welsh Water

Cais llawn ar gyfer creu mynedfa newydd i gerbydau ynghyd a chreu trac mynediad ar dir ger / Full application for the creation of a new vehicular access and access track on land adjacent to

Tros y Marian, Lôn Groes, Gaerwen



Planning Committee: 26/07/2017

Report of Head of Planning Service (OWH)

Recommendation:

Permit

Reason for Reporting to Committee:

Part of the proposed development is within land which is owned by the Council.

1. Proposal and Site

The application lies along Lôn Groes in Gaerwen village adjacent to the dwelling known as Tros Y Marian.

The proposal is for the creation of a new vehicular access and access track.

2. Key Issue(s)

The key issue is whether the proposed scheme is acceptable in terms of highway safety and ecological impacts.

3. Main Policies

Ynys Mon Local Plan

Policy 1 – General Policy

Gwynedd Structure Plan

Policy D4 – Location, Siting and Design

Stopped Unitary Development Plan

Policy GP1 – General Control Guidance

Policy GP2 – Design

Anglesey and Gwynedd Joint Local Development Plan

Policy PCYFF 2 – Design and Place Shaping

Policy PS 5 – Sustainable Development

Planning Policy Wales (9th Edition), November 2016

Technical Advice Note 12 – Design

4. Response to Consultation and Publicity

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

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

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

Highways – In its initial response, the Highway Authority noted that the proposed access is substandard. The applicant must demonstrate that a minimum 2.4m x 90m vision splay is achieved at the proposed access with nothing above 1.0m within the splay. Since this consultation, the proposal has been amended and the Highway Authority is supportive of the proposal.

Ecological Advisor – Standard comments - informative

Public Consultation – The application was afforded two means of publicity. These were by the placing of a notice near the site and serving of personal notifications on the owners of neighbouring properties. The latest date for the receipt of representations was the 14/07/2017. At the time of writing this report, the department has not received any representations.

5. Relevant Planning History

No site history

6. Main Planning Considerations

The proposed development is part of a wider programme of works being undertaken by Dwr Cymru / Welsh Water as a statutory undertaker. Works to alleviate flooding in the area are being undertaken – flooding from the public sewer to properties on Lon Groes is being address by works to the public sewer itself and by the placing of an underground storage tank to store excess flows from the system. The tank will gradually empty once the sewer level subsides.

The vehicular access and timber boundary proposed as part of the planning application are required to provide access to the tank for routine maintenance.

The Highway Authority requested clarification that sufficient visibility could be achieved at the access. Amended plans have been received which are satisfactory to the Highway Authority.

Given the scale of the proposed development, it is not considered that the proposal would impact the surrounding amenities to such a degree to warrant a refusal. The proposed plans have been amended since the first consultation response from the Highway Authority. The proposed new access as originally submitted was substandard in terms of visibility. The agent since has amended the proposed scheme and the Highway Authority are now supportive.

Ecology

The application is supported by a Phase 1 Habitat Survey Report which demonstrate that the site is generally of low ecological value. However, the report proposes general working practices to ensure that the development takes place with minimum impact to wildlife.

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

7. Conclusion

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

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:

Drawing number	Date Received	Plan Description
-	27/03/2017	Planning Statement
-	27/03/2017	Habitat Survey Report
SDC2011/066	27/03/2017	Proposed Gate Details

SDC2006/004	27/03/2017	Cross Section
SDC2010/001	27/03/2017	Fences, Hedges and Barriers
4391_S_202-ARP-XX-AG-DR-CX-08004	08/06/2017	Access Visibility Splay
4391_S_202-ARP-XX-AG-DR-CX-08002	08/06/2017	Proposed Site Plan
4391_S_202-ARP-XX-AG-DR-CX-08001	08/06/2017	Location Plan
4391_S_202-ARP-XX-AG-DR-CX-08000	08/06/2017	Location Plan

under planning application reference 33C315.

Reason: For the avoidance of doubt.

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

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

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.

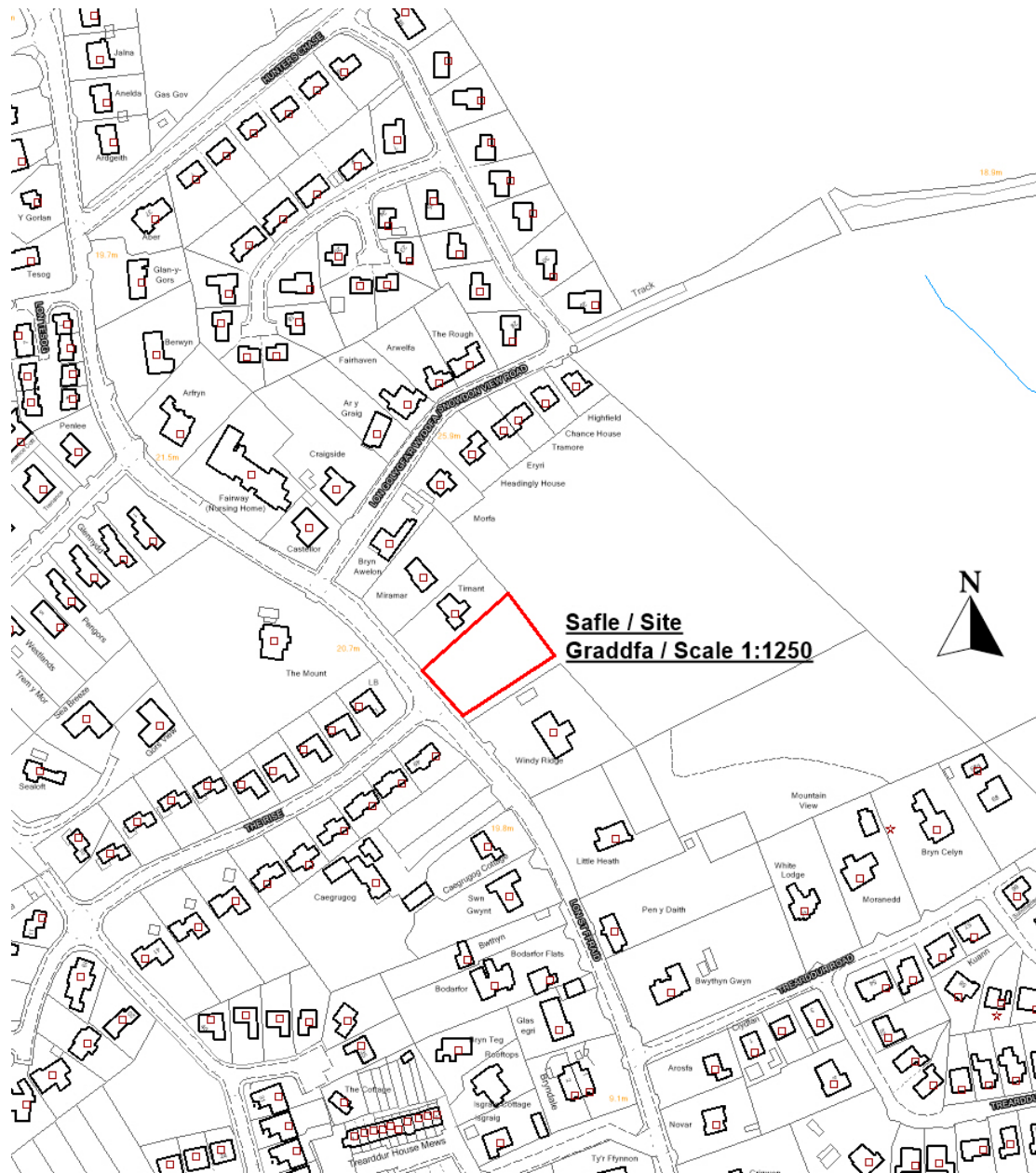
Rhif y Cais: **46C52D** Application Number

Ymgeisydd Applicant

Mr J H Burnell

Cais llawn ar gyfer codi annedd i gynnwys mynedfa newydd i gerbydau ar dir ger / Full application for the erection of a dwelling to include a new vehicular access on land adjacent to

Tir Nant, Lôn St. Ffraid, Bae Trearddur Bay



Planning Committee: 26/07/2017

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

Recommendation:

Refuse.

Reason for Reporting to Committee:

At the request of two local members due to concerns in relation to the vehicular access.

1. Proposal and Site

This is a full planning application for a two storey 5 bedroom dwelling and integral garage. The planning application was originally submitted with two vehicular access options one of which afforded access to a larger development area to the rear. The agent has subsequently confirmed that the latter access does not form part of the submitted planning application.

The application site comprises an undeveloped parcel of land situated between existing dwellings and opposite the entrance to The Rise.

2. Key Issue(s)

- Acceptability of the proposal as a rounding off of this part of the settlement.
- Adequacy of the proposed vehicular access arrangements.

3. Main Policies

Gwynedd Structure Plan

Policy A1: Housing Land Availability
Policy A2: Housing Location
Policy A3: Scale and Phasing of Housing
Policy A6: Dwellings in the Countryside
Policy A7: 5 Year Supply
Policy D4: Location, Siting and Design
Policy D28: Natural Slate
Policy D29: Standard of Design
Policy D32: Landscaping
Policy FF12: Car Parking Standards

Ynys Mon Local Plan

Policy 1: General
Policy 26: Car Parking
Policy 31: Special Landscape Area
Policy 32: Landscape
Policy 42: Design
Policy 48: Housing Development Criteria
Policy 49: Defined Settlements

Stopped Unitary Development Plan

Policy GP1: Development Control Guidance.
Policy GP2: Design
Policy EN1: Landscape Character
Policy TR3: Highway Design
Policy TR10: Parking Standards
Policy HP1: 5 Year Supply
Policy HP2: Housing Density
Policy HP3: Main and Secondary Centres

Policy HP7: Affordable Housing – Housing Need
Policy SG6: Surface Water Run Off

Emerging Joint Local Development Plan Anglesey and Gwynedd (2011 – 2026)

TRA2: Parking Standards
TRA4: Managing Transport Impacts
PCYFF1: Development Criteria
PCYFF2: Design and Place Shaping
PCYFF3: Design and Landscaping
PCYFF5: Water Conservation
PYYCFF1 Development boundaries
TAI 5: Local Market Housing

**Supplementary Planning Guidance “SPG”
Design in the Urban and Rural Built Environment**

Planning Policy Wales Edition 9 “PPW”

TAN 12: Design

4. Response to Consultation and Publicity

Councillor John Arwel Roberts – No objections.

Councillor Dafydd Rhys Thomas – Called to the committee due to concerns over the vehicular access to Lon St Ffraid.

Councillor Trefor Lloyd Hughes - Called to the planning committee due to concern over the opening to the development.

Community Council – Japanese knotweed known to be on site. Concerns about the overdevelopment of green space. Suggest refer to highways department concerning prospective future development access.

Highway Authority - Satisfied subject to conditions.

Drainage Section-Details should be provided in relation to the disposal of surface water and in relation to soakaways and to ensure that there is an adequate easement between the development and the public sewer in proximity.

Welsh Water – Conditions recommended precluding connection of surface water drainage to the public sewer and to protect the integrity of the public sewer adjacent.

Ecological and Environmental Advisor – In view of the fact that Japanese knotweed is present a condition is recommended to eradicate. In addition an informative is recommended in relation to clearance in the bird nesting season.

Natural Resources Wales – Condition is recommended in relation to invasive species to control knotweed.

Conservation Officer: The site is located opposite Caegrugog which is grade II listed building, and is regarded as being within its setting. Special regard must be paid by the Local Planning Authority to the desirability of preserving the setting of the listed building. Having regard to the design, height, scale, materials and materials bar some detail in relation to a garage door no objections are raised on in terms of the impact on the setting of the listed building.

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

- Access to the B4545.
- The application is made for two access points.
- What is the second access for?
- Proximity of the proposed dwelling to the writer's property and the consequent loss of light and view.
- Recent planning history indicates permission has been refused/modified for residential development.
- Knotweed present on site.
- Location plan does not accurately show the number of dwellings present in Trearddur.

5. Relevant Planning History

45C52 Erection of a dwelling and the formation of a vehicular access Refused 31.07.86.

46C52A Residential development of OS Enclosure 6071 Approved 05.10.88.

46C52B Residential development on OS 6071 Refused 04.02.98.

46C52C/DA Full detailed application for the erection of 5 dwellings together with the construction of a new vehicular access Withdrawn.

6. Main Planning Considerations

Policy Considerations:

Policy A2 of the Gwynedd Structure states that housing will be located within or on the edge of existing settlements at a scale which reflects the settlements existing population

The site is predominantly within the development boundary of Trearddur under the Ynys Mon Local Plan, though there is a section at the rear, forming part of garden area which extends beyond the settlement boundary.

The Local Plan, along with the Gwynedd Structure Plan currently comprise the development plan in accordance with the Planning Acts.

The settlement boundary of the UDP is the same as that of the local plan and the application site similarly extends beyond the settlement boundary. In the UDP the area beyond the settlement boundary extends into an area defined as a green wedge under the provisions of policy EN2 which is defined to prevent inappropriate developments which detract from the open character of the area and provide an environmental buffer.

Whilst the UDP was not formally adopted, due to the advanced stage reached in its preparation it is given weight as a material planning consideration in dealing with planning applications.

On the 30 June 2017 the Council received the Inspector's Report in relation to the Joint Local Development Plan. This is a significant stage in the plan preparation and closes the examination stage of the Plan process. The recommendations contained within the Report are binding on the Local Planning Authority and the Councils should move to adopt the Plan within 8 weeks of receiving the Inspector's Report. Significant weight as a material planning consideration can be attached to the binding Inspectors Report.

Full Council meetings to adopt the Joint Local Development Plan have been organised for the 28th July in Gwynedd and the 31st July on Anglesey. Following the adoption of the Plan it will supersede the existing development plans within both authorities (this is for the Gwynedd Planning Area in Gwynedd).

The application site is outside but adjoining the settlement boundary of Trearddur Bay under the provisions of PCYFF 1. The proposal cannot therefore be considered as an acceptable rounding off

of this part of the settlement under the provisions of TAI 5 which require that the site of the proposed development is within the settlement boundary and that the listed criteria are met.

Having regard to the provisions of section 38(6) of the 2004 Act, if regard is to be had to the development plan for the purposes of any determination to be made under the planning Acts the determination must be made in accordance with the development plan unless material considerations indicate otherwise. The age of the development plan and the existence of more up to date provisions in the LDP means that the principle of the development is not considered acceptable in this instance.

Highways

Objections have been received in relation to the acceptability of the proposed vehicular access to the proposed development.

The highways section are content with the proposed development subject to conditions recommended.

Other Considerations

It has been noted that there is Japanese knotweed present on the site and a condition could be attached to control this invasive species.

The proposed development affects the setting of a listed building opposite and has been advertised as such with the publicity period expiring on 07.08.17. The council's Conservation Officer does not consider that the proposal has an unacceptable effect on the setting of this listed building.

7. Conclusion

The age of the development plan and the existence of more up to date provisions in the LDP means that the principle of the development is not considered acceptable in this instance.

8. Recommendation

That the planning application is **refused** following the expiry of the publicity period on 02.08.17 for the following reason:

(01) The proposed development is located outside the settlement boundary of Trearddur Bay under the provisions of PCYFF 1 of the Joint Local Development Plan Anglesey and Gwynedd (2011 – 2026) "LDP". The proposed development cannot therefore be considered acceptable under the provisions of policies PCYFF 1 and TAI 5 of the "LDP".

Planning Committee: 26/07/2017

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

Recommendation:

Refuse

Reason for Reporting to Committee:

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

1. Proposal and Site

The application as submitted is for demolition of the existing single storey dwelling and full planning permission for the erection of two dwellings.

The existing dwelling is single storey design, with rendered walls and a slated pitched roof. No existing plans are submitted with the planning application, but measured on an OS base it is estimated that the floor area of the proposed dwelling amounts to around 125 m². The length (frontage) of the existing dwelling is around 11.5 meters and the width is some 17 meters.

The proposed dwellings differ in terms of their detailed design and size, but both can be described as being of a dormer type design, incorporating a first floor level. The floor area of the respective dwellings measured internally are approximately as follows:

Dwelling A – 190 m²

Dwelling B – 261 m²

The proposed dwellings attain a height of around 6.2 meters and cross sections have been submitted indicating that this is comparable to the ridge height of the existing dwelling to be replaced. The length (frontage) of the proposed dwellings is around 14 meters and width of A is around 11 meters and B slightly over 16.5 meters due to a rear projection towards Craig y Don.

Full details of the access is provided which will be shared for part of its length before splitting into the two separate curtilages as proposed which will contain independent parking and turning space for the dwellings. Foul drainage is to connect into the mains while surface water will discharge to sea through an outlet discharging to the sea via the foreshore.

2. Key Issue(s)

Compliance with relevant development plan policies and amenity.

3. Main Policies

Ynys Mon Local Plan

Policy 1: General

Policy 26: Car Parking

Policy 42: Design

Policy 48: Housing Development Criteria

Policy 49: Defined Settlements

Policy 54: Replacement Dwellings

Gwynedd Structure Plan

Policy A1: Housing Land Availability

Policy A2: Housing Location

Policy A3: Scale and Phasing of Housing

Policy A7: 5 Year Supply

Policy D4: Location, Siting and Design

Policy D28: Natural Slate
Policy D29: Standard of Design
Policy D32: Landscaping
Policy FF12: Car Parking Standards

Stopped Unitary Development Plan

Policy GP1: Development Control Guidance.
Policy GP2: Design
EN1: Landscape Character
Policy TR3: Highway Design
Policy TR10: Parking Standards
Policy HP1: 5 Year Supply
Policy HP2: Housing Density
Policy HP3: Main and Secondary Centres

Policy SG6: Surface Water Run Off

Emerging Joint Local Development Plan Anglesey and Gwynedd (2011 – 2026)

TRA2: Parking Standards
TRA4: Managing Transport Impacts
PCYFF1: Development Boundaries
PCYFF2: Design and Place Shaping
PCYFF3: Design and Landscaping
PCYFF5: Water Conservation
PYCYFF1 Development boundaries
TAI 5: Local Market Housing
TAI 13: Replacement Dwellings

**Supplementary Planning Guidance “SPG”
Design in the Urban and Rural Built Environment**

Planning Policy Wales Edition 9 “PPW”

TAN 12: Design

4. Response to Consultation and Publicity

Councillor Dafydd Rhys Thomas – requests that the application be determined by the Planning and Orders Committee due to concerns regarding overdevelopment on a very prominent sensitive headland, effect on privacy of neighbours and would like to a site visit by the planning committee.

Councillor Trefor Lloyd Hughes and Councillor John Arwel Roberts – No response to consultation.

Community Council – Not in keeping with the existing area, over development of the Penrhyngarw headland.

Highway Authority - Conditional permission.

Drainage Section - No objections to the utilisation of a positive surface water drainage outlet discharging to the sea/adjacent foreshore but noted that it extends beyond the land in the applicant's ownership.

Welsh Water – No objections on capacity grounds in terms of foul drainage flows from the development.

Ecological and Environmental Advisor – No objections subject to the construction being implemented in accord with the submitted protected species survey.

Natural Resources Wales – Protected Species - Satisfied that the ecological reports have been carried out to an acceptable standard and that there is no evidence that the structures are being used as bat roosts, and they have low potential as a roost. Recommend that the avoidance mitigation measures detailed in the Emergence Survey are adhered to by the applicant.

Protected Sites – NRW considers that the proposals will not affect North Anglesey Marine (SAC), Anglesey Terns (SPA).

Surface Water Drainage – No objections.

Demolition Waste – Informative recommended.

Public response to notification:

33 letters of objection have been received as a result of the publicity undertaken based on:

Overdevelopment.

Excessive number of developments already approved in Trearddur Bay.

Extends beyond the building line of existing properties.

Tandem development

Garden grabbing

Design inappropriate.

Scale and height has an unacceptable effect on the objectors views.

Effect on the character and appearance of the area including urbanisation by the proposed means of enclosure, impact on the bay and Public Right of Way "PROW".

Proximity to existing dwellings and consequent loss of light, loss of views and overlooking.

Impacts of construction and traffic resulting from the development including safety, numbers and parking impacts.

Lack of turning areas and overspill parking.

Adequacy of services including water supply and foul drainage.

Planning application does not overcome previous reasons for refusal.

Details of surface water drainage should be included with the planning application.

Impact on the Area of Outstanding Natural Beauty "AONB".

Prominence of the application site.

Headland area has historical associations.

Impact on the community if the development is used as a holiday cottage.

Location plan is out of date, and does not include for instance the conservatory of Bryn Eithen.

Submitted plans do not indicate the levels of adjacent dwellings.

Plans allow for the possibility of a third dwelling to be applied for in future.

2 letters of support have been received as a result of the publicity undertaken based on:

- Extension and conservatory at Bryn Eithen are too close to the boundary with the application site. The nearest replacement dwelling which result in more privacy for the adjacent dwelling than the existing bungalow by virtue of having no windows on the nearest facing elevation.
- Proposal would accord with other properties in the locality by having a similarly coloured Welsh blue slated roof.
- Having two smaller dwellings would meet the applicant's family needs.
- New dwellings would be more sustainable have no damp problems.
- Low height and small scale of the proposals maintains neighbours views.
- Other new houses have been approved in the locality at a similar density.

5. Relevant Planning History

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

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

46C254B Outline application for demolition of the existing dwelling together with the erection of two new dwellings Withdrawn 25.04.17.

6. Main Planning Considerations

Planning History – Planning permission 46C254B was made in outline form for two dwellings and was withdrawn in April 2017. Prior to being withdrawn the application was included on the agenda for the April 2017 planning committee with a recommendation of refusal for the following reason:

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

Whilst the layout submitted with the current planning application is broadly similar to that subject to planning application 46C254B there have been changes to the detailed design and siting which are assessed in the report below.

Principle of the Development – An existing dwelling occupies the application site and the proposal therefore entails only one additional dwelling as part of the scheme. Cognizance therefore need to be taken of policies 54 of the YMLP and TAI 13 of the JLDP which are relevant in considering proposals for replacement dwellings within settlement boundaries. These policies generally permit replacement dwelling subject to the listed criteria being satisfied. Given the advanced stage reached in preparation of the JLDP and the age of the YMLP it is considered that the provisions of TAI 13 should be given greatest weight in this instance. Of relevance to the proposal subject to this report the policy requires that the existing dwelling has no particular architectural/historic or visual merit and it is confirmed that this is the officer view in relation to the existing single storey dwelling on the application site. The principle of one replacement dwelling could be acceptable under the provisions of the aforementioned policy but this proposal needs to be considered as an overall scheme for two dwellings. Material considerations notably in relation to the visual and residential amenities as considered further in the report below.

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

Under the JLDP Policy TAI 5, Trearddur is identified as a village where Local Market Housing (where there is a restriction on the maximum size of the dwelling to a 100 m² for a 3 bedroom dwelling and a planning mechanism is used to control the occupancy of a dwelling to household that have a specific local connection but is not used to control the price of the dwelling) will be allowed within development boundaries. The policy provision is intended to maintain Welsh speaking communities and is applicable to settlements in the plan where it has been demonstrated that there are pressures. The site is within the development boundary of the JLDP. Given the advanced stage reached in preparation of the JLDP and the age of the development plan and the Stopped UDP it is considered that the provisions of TAI 5 should be given greatest weight in this instance.

Whilst the principle of one replacement dwelling could be considered acceptable under the provisions of policy TAI 13 the overall scheme proposed for two dwellings needs to be assessed in determining the planning application. Any additional dwelling would be subject to the provisions of TAI 5 and the scale of the dwellings at 190 m² and 261 m² do not accord in principle with the provisions of TAI 5. Other aspects of the overall scheme for two dwellings are considered in the section below.

Character and Appearance of the Locality -

Dwellings on the headland at Lon Penrhyn Garw nearest the application site and read in context with the proposed development present their eaves and longest elevation to the headland. The

proposal subject to the planning application 46C254B presented its dominant gable elevation to the headland on one of the dwellings which brought it much further forward towards the coast than its neighbours. In order to allow the development of the second dwelling and to allow parking and turning space for both, the plot had to be set further towards the coast and on this basis it was considered that the scheme had an unacceptable impact on the character and appearance of the area.

This revised scheme now amends the proposal such that the frontage of both dwellings face the headland. While the eastern plot does not extend as close to the coastline, it is still beyond the building line of the existing dwellings to the east and is considered to have an unacceptable impact on the character and appearance of the open headland area. It is also still considered that the layout and positioning is such that the resultant development is squeezed into too narrow a plot and would not reflect the existing settlement pattern in the vicinity.

The eastern plot subject to planning application 45C254B was previously deemed too close to the boundary and the conservatory of the property to the east at Bryn Eithen. Though the proposed dwelling is still forward of the building line with Bryn Eithen the distances between the proposed dwelling, the boundary and Bryn Eithen have been increased sufficiently such that a reason for refusal on this basis is not recommended.

The second dwelling is located to the west of the plot and has also been redesigned such that the rear elevation is some 13 meters from the boundary, but the rear garage projects south to within around 6 meters of the boundary. The properties are currently separated by a low stone wall but the spacious arrangement of dwellings to plot ratio ensures a level of separation and privacy. Similar to the preceding paragraph given the amendments to the design a reason for refusal on residential amenity grounds is not now recommended.

Highways and Drainage: The proposal uses an existing vehicular access. Separate curtilages will be provided with parking and turning areas for each of the dwellings. It is not considered that unacceptable traffic impacts will occur and the Highway Authority have recommended conditional approval. The Drainage Section has confirmed that the scheme is satisfactory in principle. Dwr Cymru-Welsh Water no objections on capacity grounds in terms of foul drainage flows from the development.

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

7. Conclusion

An existing dwelling occupies the application site and whilst the proposal entails only one additional dwelling the overall scheme needs to be assessed in determining the planning application. The development is considered unacceptable as it does not accord with the provisions of TAI 5 in relation to Local Market Housing which seeks to maintain Welsh speaking communities and due to its negative impacts on the character of the area.

8. Recommendation

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

(01) The scale of the development would not accord with the provisions of TAI 5 of Anglesey and Gwynedd Joint Local Development Plan (July 2017) which restricts the size of units to comply with the defined maximum for a particular type of unit. The proposal would therefore contravene the aims of the policy TAI 5 in seeking to maintain and strengthen Welsh speaking communities.

(02) The development would result in an overdevelopment of this open headland area, and would be out of character with its neighbouring dwellings and is therefore contrary to Policy 1, 48 and 50 of the Ynys Mon Local Plan (1996), GP 2 Stopped Anglesey Unitary Development Plan (2006) and PCYFF 3 of the Anglesey, Gwynedd Joint Local Development Plan (July 2017), Planning Policy Wales (2016 Edition 9) and Technical Advice Note 12 (2016) Design.

Planning Committee: 26/07/2017

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

Recommendation:

Refuse.

Reason for Reporting to Committee:

The application is made on land in the Council's ownership.

1. Proposal and Site

The site is located opposite the car park and promenade in Trearddur Bay, off Lon Isallt, and adjoins the football pitch.

The application is for alterations and extensions to the pavilion building in order to create additional changing facilities. In addition, an access and car park are proposed.

2. Key Issue(s)

Acceptability of proposed development in relation to flood risk.

3. Main Policies

Gwynedd Structure Plan

Policy D4: Location, Siting and Design

Policy D28: Natural Slate

Policy D29: Standard of Design

Policy D32: Landscaping

Policy FF12: Car Parking Standards

Ynys Mon Local Plan

Policy 1: General

Policy 14: Recreation and Community Facilities

Policy 16: Recreation and Community Facilities

Policy 26: Car Parking

Policy 28 : Tidal Inundation and River Flooding

Stopped Unitary Development Plan

Policy GP1: Development Control Guidance.

Policy GP2: Design

Policy CC1: Community Facilities

Policy EN1: Landscape Character

Policy TR10: Parking Standards

Policy SG2: Development and Flood Risk

Policy SG6: Surface Water Run Off

Emerging Joint Local Development Plan Anglesey and Gwynedd (2011 – 2026)

Strategic Policy PS 6: Alleviating and adapting to the effects of climate change

TRA2: Parking Standards

PS5: Sustainable Development

ISA 2: Community Facilities

PCYFF5: Water Conservation

Supplementary Planning Guidance "SPG"

Design in the Urban and Rural Built Environment

Planning Policy Wales Edition 9 “PPW”
TAN 12: Design
TAN 15: Development and Flood Risk
TAN18 Transport

4. Response to Consultation and Publicity

Councillor Trefor Lloyd Hughes – delegated to officers

Councillor Dafydd Rhys Thomas – no reply to consultation

Councillor Jeff Evans – no reply to consultation, which was completed prior to local elections.

Trearddur Community Council – no reply to consultation

Highways – Conditional permission.

Welsh Water – comments

Natural Resources Wales “NRW” – In accordance with A3.10 of TAN15, we object to the proposed development as submitted and consider that the Flood Consequence Assessment (FCA) is insufficient, as it has failed to demonstrate that the consequences of flooding can be acceptably managed in accordance with TAN15. We therefore recommend that the application be refused.

Public Response – No representations were received as a result of the publicity undertaken.

5. Relevant Planning History

None.

6. Main Planning Considerations

The Pavilion building subject of the application exists and is used as changing facilities by the local football team. The proposal to extend and alter the building to enhance changing facilities is acceptable in design terms and compliant with policies which seek to provide recreation and community facilities.

However the site is located partially within flood risk Zone C2 and NRW requested that a flood consequences assessment be prepared to demonstrate how the development would deal with the consequences of flooding. Whilst a document was prepared, NRW consider its content insufficient to demonstrate that the pavilion extension adequately deals with the risks.

The creation of a parking area introduces a new vulnerable use to the site and increases flood risks. Whilst the Highway Authority raises no technical objection, again, the flood consequences assessment fails to demonstrate that the risks can be acceptably managed.

The applicant has been given the opportunity to address outstanding concerns but the response received is insufficient to remove NRW's objection.

7. Conclusion

Whilst the design of the extensions to the pavilion building are acceptable and no objections in highway or amenity terms exist to the creation of a car park and access, the flood consequences assessment has failed to demonstrate that the risks of flooding can be adequately managed and the statutory consultee recommends refusal in line with national planning policy.

8. Recommendation

That the planning application is **refused** for the following reason:

(01) The site is located within zone C2 but the flood consequences assessment has not demonstrated that the risks of flooding can be adequately managed within the site. The proposal is therefore contrary to Policy 28 of the Ynys Mon Local Plan, Policy SG2 of the Stopped Unitary Development Plan, emerging Strategic Policy PS6 of the Joint Local Development Plan and the advice contained within Technical Advice Note 15: Development and Flood Risk.

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Other Matters

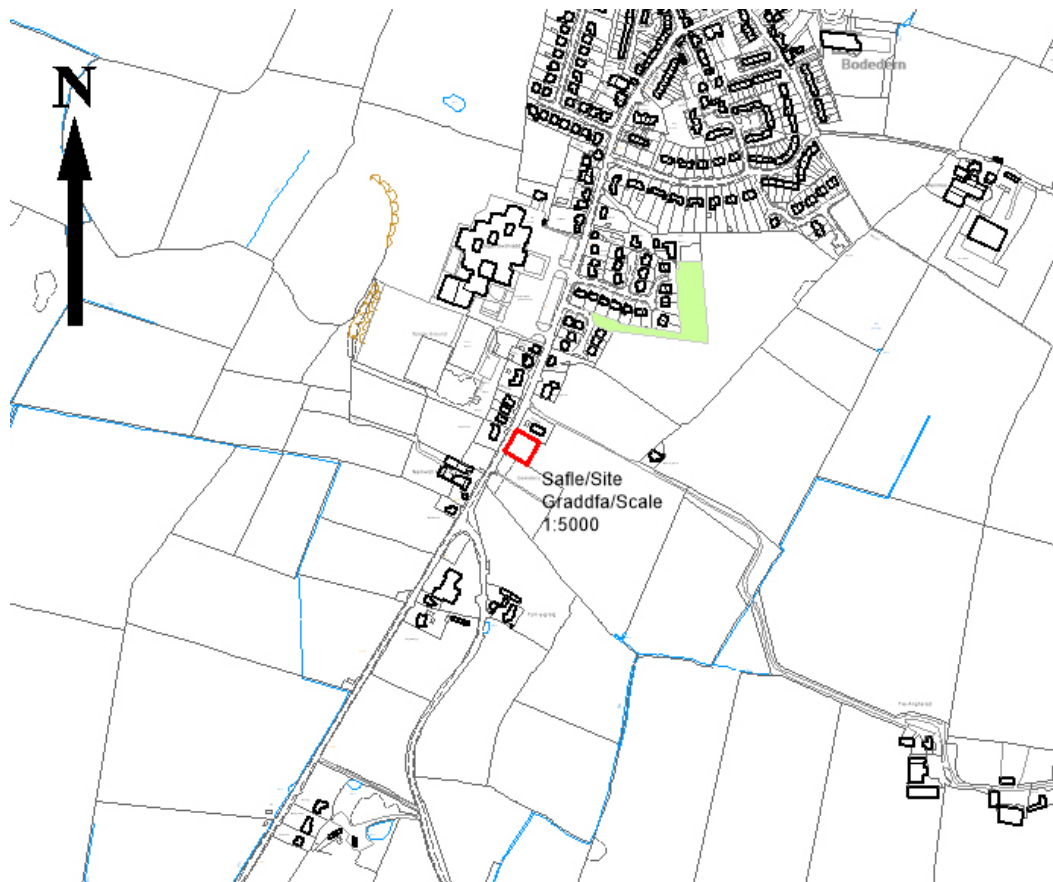
Rhif y Cais: **13C194** Application Number

Ymgeisydd Applicant

Bleddyn a Bethan Hughes

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

Llwyn Llinos, Bodedern



Planning Committee: 26/07/2017

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

Reason for Reporting to Committee:

At its meeting held on 26th April 2017 the Planning and Orders Committee resolved to approve this application subject to conditions and subject to a section 106 agreement to ensure the development is delivered as affordable housing for local needs.

The Inspectors' Report in relation to the Joint Local Development Plan has been received and there is no change to the boundary of the village under the Plan. The application continues to be considered an exception site.

The Highway Authority has confirmed that the provision of a pavement to the frontage of the property, which it previously sought from the developer, is not necessary as there is a pavement on the opposite side of the road and as the application is for affordable housing where the costs of provision would be prohibitive. It remains necessary to set back the frontage of the site to the width of a pavement to ensure pedestrian safety.

The Section 106 agreement is being prepared and it is proposed to amend the conditions accordingly.