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**CYNGOR SIR
YNYS MÔN
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, 2 MAI, 2018 am 1.00 o'r gloch yp	WEDNESDAY, 2 MAY 2018 at 1.00 pm
SIAMBR Y CYNGOR, SWYDDFEYDD Y CYNGOR, LLANGEFNI	COUNCIL CHAMBER, COUNCIL OFFICES, LLANGEFNI
Swyddog Pwyllgor	Mrs Mairwen Hughes (01248) 752516
	Committee Officer

AELODAU / MEMBERS

Cynghorwyr / Councillors:

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

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

A g e n d a

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

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

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

Index

1 APOLOGIES

2 DECLARATION OF INTEREST

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

3 MINUTES OF THE PREVIOUS MEETING - 4 APRIL, 2018_(Pages 1 - 10)

To present the minutes of the previous meeting of the Planning and Orders Committee held on 4 April, 2018.

4 SITE VISITS - 18TH APRIL, 2018_(Pages 11 - 12)

To present the minutes of the site visits held on 18th April, 2018.

5 PUBLIC SPEAKING

6 APPLICATIONS THAT WILL BE DEFERRED_(Pages 13 - 16)

6.1 39C285D – Lôn y Gamfa, Menai Bridge

6.2 41LPA1041/FR/TR/CC – Star Crossroads, Star

7 APPLICATIONS ARISING_(Pages 17 - 30)

7.1 14C47R/ENF – 19 Cae Bach Aur, Bodffordd

7.2 46C88K/AD – RSPB Visitor Centre, South Stack Road, Holyhead

7.3 46C612A/AD – Elin's Tower, South Stack

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 31 - 52)

- 10.1 30C755B/DEL – Min y Ffrwd, Brynteg
- 10.2 30C756B/DEL – Min y Ffrwd, Brynteg
- 10.3 35C280F/VAR – Pen y Waen, Llangoed
- 10.4 43C54G/VAR – Gwynfryn Lodge, Rhoscolyn

11 DEVELOPMENT PROPOSALS SUBMITTED BY COUNCILLORS AND OFFICERS_(Pages 53 - 56)

- 11.1 21C76H/VAR – 4 Maes y Coed, Llanddaniel

12 REMAINDER OF APPLICATIONS_(Pages 57 - 84)

- 12.1 19C1217 – 18 Maes Hyfryd Road, Holyhead
- 12.2 19LPA1043/CC – Vulcan Street, Holyhead
- 12.3 20LPA1044/CC – Teilia, Cemaes
- 12.4 25C228A – 41 High Street, Llannerchymedd
- 12.5 46C615/AD – Visitor Centre, South Stack Road, Holyhead
- 12.6 49C333A/FR – Hermon Chapel, Field Street, Valley

13 OTHER MATTERS

None to be considered by this meeting.

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Planning and Orders Committee

Minutes of the meeting held on 4 April 2018

PRESENT: Councillor Nicola Roberts (Chair)
Councillor Richard Owain Jones (Vice-Chair)

Councillors John Griffith, Glyn Haynes, T LI Hughes MBE,
K P Hughes, Vaughan Hughes, Eric Wyn Jones,
Shaun James Redmond, Dafydd Roberts and Robin Williams.

IN ATTENDANCE: Planning Development Manager (NJ),
Planning Officer (GJ),
Planning Assistant,
Legal Services Manager (RJ),
Committee Officer (MEH).

APOLOGIES: None

ALSO PRESENT: Local Members : Councillor Dylan Rees (application 12.1)

Councillors Bob Parry OBE FRAGS, J Arwel Roberts, Dafydd R
Thomas

1 APOLOGIES

There were no apologies for absence.

2 DECLARATION OF INTEREST

None received.

3 MINUTES

The minutes of the Planning and Orders Committee held on 7th March, 2018 were confirmed as correct.

4 SITE VISITS

The minutes of the Planning Site Visit held on 21st March, 2018 were confirmed as correct.

5 PUBLIC SPEAKING

There were no public speakers.

6 APPLICATIONS THAT WILL BE DEFERRED

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

The Planning Development Manager reported that it is recommended that consideration of the application be deferred pending the receipt of a report that is awaited following a recent flooding incident.

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

7 APPLICATIONS ARISING

7.1 19C452F – Full application for the erection of 15, 2 bedroom houses together with 10, 1 bedroom flats on land at Canada Gardens, Holyhead

The application was reported to the Planning and Orders Committee at the request of a Local Member. At its meeting held on 7th March, 2018 it was resolved to visit the site. The site was subsequently visited on the 20th March, 2018.

The Planning Development Manager reported that the planning application on this site was originally for 28 residential units, comprising of 16, 2 bedroomed houses and 12 1 bedroomed flats. Following discussions with Officers the number of units was reduced to 25 with a new access to the development off Morrison Crescent. She noted that the application was called in by a local member as regard to the concerns of local residents in respect of traffic management issues and overdevelopment within the area.

The Officer referred to the planning history of the site and said that an outline application for residential development on site was refused at the end of 2008 but was permitted on appeal in November 2009 as the Planning Inspector, at the time, did not consider that highways issues was a factor in refusing the application. The current proposal before this Committee does conform to design guidelines and the density of the site is considered suitable within the area. She noted that a planning approval already exists on the site for 18 dwellings but this proposed proposal is for an additional 7 dwellings on site.

Consultation is at present taking place as to the financial contribution towards educational facilities at both Kingsland Primary School and Holyhead High School. The developer has indicated his acceptance, in principle, that a contribution towards educational facilities in the area is expected but to date no exact sum has been agreed.

The Planning Development Manager said that the recommendation is of approval of the application subject to the completion of a legal agreement that 10% of the development site be affordable dwellings and that details of the financial contribution towards educational facilities be agreed before release of any approval of the application.

Councillor Shaun Redmond said that there is a dire need for housing in this area but local residents are concerned as to limited crossing points within the London Road area. Residents from this development and other current properties need to cross into the Morawelon area to take children to the local primary school and to the Kingsland area. Councillor Redmond questioned whether the Highways Authority can request further crossing point from the developer as there are very few to Morawelon area. The Highways Officer responded that there has been no discussion with the developer as regard to the requirements for extra crossing points as part of the application as it is was considered that this development of 25 units will not create a substantial amount of pedestrian traffic that would merit a requirement for highway improvement in the area.

Councillor K P Hughes said that he considered that the application be deferred as details of surface water drainage has not been addressed. The Planning Development Manager responded that a condition is attached to any approval of the application as regard to the receipt of a scheme of surface water drainage, which includes highway drainage, and land drainage for the development. There was no seconder to the proposal of deferment of the application.

Councillor John Griffith proposed that the application be approved and Councillor Robin Williams seconded the proposal.

It was RESOLVED to approve that application in accordance with the Officer's recommendation subject to the conditions contained within the report together with the completion of a legal agreement that 10% of the development be affordable and a financial contribution towards educational facilities (sum to be agreed).

8 ECONOMIC APPLICATIONS

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

9 AFFORDABLE HOUSING APPLICATIONS

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

10 DEPARTURE APPLICATIONS

10.1 36C344B/VAR – Application under Section 73 for the variation of condition (01) (Approved plans) of planning permission reference

36C344A/DA (Application for approval of reserved matters for the erection of a dwelling) so as to allow sun room extension and erection of detached garage on land adjacent to Ysgol Henblas School, Llangristiolus

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

The Planning Development Manager said that the application was approved originally in 2016 under Policy 50 of the Local Development Plan but since the adoption of the Joint Local Development Plan the development now lies outside the boundary of the village of Llangristiolus. She said that it is considered that the proposal would not have a negative impact upon the amenities of neighbouring properties. The Officer further said that the Highways Authority has now responded that they have no objection to the application but additional conditions will need to be imposed to reflect the previous consent. The Planning Development Manager further said that the statutory consultation period as regard to the application does not expire until the 6 April, 2018.

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

It was RESOLVED :-

- **To approve the application and to grant the Officer's power to act following the statutory public consultation period coming to an end;**
- **That additional conditions be attached to the approval of the application to reflect the previous consent.**

10.2 46C402F/VAR – Application under Section 73A for the variation of conditions (05) (existing site access), (06) (estate road and footpaths), (09) (drainage system) and (10) (retention of grassed area) of planning permission reference 46C402D (full application for the erection of 13 houses, closure of existing access to Pendorlan and improve access to Cliff Apartments) so as to allow pedestrian/cycle access from Lon Isallt, create access to rear gardens of houses A1 to A4, phased completion of estate road and footpaths together with phased completion of drainage system after works have commenced on site at Pendorlan, Lôn Isallt, Trearddur Bay

The application was presented to the Planning and Orders Committee as it conflicts with Policy TAI 5 (Local Market Housing) of the Joint Local Development Plan and constitutes a departure application which the Local Planning Authority is minded to approve.

The Planning Development Manager outlined the planning history of the application and said that as part of the previous planning application the vehicular access to the application site at Pendorlan was closed as its location

was on narrow bend on the coast road at Trearddur Bay. Planning approval was secured with a new access to be formed through the access road to the Cliff Hotel so as to improve visibility from the site. A planning condition was imposed at the time that the new access be completed before commencement of development but the variation of the condition before this Committee is that the new access be completed following completion of the development. The Planning Development Manager said that there is no objection to the amendment of this condition but the access is not to be used for construction traffic. She further said that there is a proposal to change the condition (6) and (9) of the previously approved application as regard to phased works on the estate road, carriageway and footway with phase 2 being completed by March 2021. The Officer said that it is considered that the wording of the condition should be amended as noted within the report.

The Planning Development Manager reported that whilst the application is contrary to policy TAI 5 of the Joint Local Development Plan with the Trearddur Bay being designated for local market housing units, since this application affords 4 affordable dwellings it is deemed acceptable. It was considered that as the proposed amendments are to the wording of the conditions not the scheme itself on a site which has the benefit of planning permission. The recommendation is of approval of the application.

Councillor John Griffith proposed that the application be approved and Councillor T LI Hughes MBE seconded the proposal.

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

10.3 47C149B/VAR – Application under Section 73A for the variation of conditions (02) (external materials), (04) (drainage scheme), (05) (future maintenance of the estate road and drainage), (07) (access details), (09) (access details), (10) (tree and hedge works) and (11) (programme of archaeological works) of planning permission reference 47C149 (part demolition of existing school, change of use from school to office, the erection of 10 dwellings and new vehicular access) so as to submit the details after works have commenced on site at Hen Ysgol Gynradd Llanddeusant, Llanddeusant

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

The Planning Development Manager reported that phase 1 of the proposal has been completed and is occupied, and part 2 of the development is under construction. There are a number of planning conditions needing to be approved prior to the commencement of the development which were not discharged. The proposed development is currently in breach of the planning conditions as noted within the report which required prior approval in writing by the Local Planning Authority prior to the commencement of the

development. The applicant has submitted details as regard to materials, pollution, landscaping of the site and all fencing and walling together with an archaeological plan and have been found acceptable by the relevant statutory consultees. The Officer further noted that negotiations are still continuing in respect of surface water drainage scheme and highways under Section 38 of the Highways Act. An amended plan has been submitted as regard to the access to the site which is acceptable in principle by the Highways Authority but a statutory public consultation period needs to be undertaken. She further said that the Community Council has responded with no objection the proposal.

The Planning Development Manager said that the recommendation is of approval but a Section 106 agreement needs to be completed as regard to the affordable housing provision and to grant power to act the Planning Officer's in respect of the access to the site.

Councillor K P Hughes 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 contained within the written report and the completion of a legal agreement for affordable housing provision following completion of publicity in relation to an amended plan.

11 DEVELOPMENT PROPOSALS SUBMITTED BY COUNCILLORS AND OFFICERS

11.1 13C183E/ENF – Full application for the retention of the use of a static caravan for residential purposes by a rural enterprise worker for a temporary period of 3 years on land at Bodlas, Bodedern

The application was presented to the Planning and Orders Committee as the applicant is a 'relevant officer' as defined within paragraph 4.6.10 of the Council's Constitution. The application has been scrutinised by the Monitoring Officer as required under paragraph 4.6.10.4 of the Constitution.

The Planning Development Manager reported that the planning application is for the retention of the use of a static caravan for residential purposes by a rural enterprise worker for a temporary period of 3 years. She noted that the applicant's long term aim is to secure planning permission for a permanent dwelling on site for a rural enterprise worker on a full time basis. The Authority's Agricultural Advisors have discussed the application but so far they are unable to be satisfied that the proposal would maintain a full time rural enterprise worker. However, if the business develops in accordance with the Business Plan submitted by the applicant, it would sustain a rural enterprise worker on a full time basis. The Planning Development Manager said that as it has been confirmed in the application that the static caravan on site has been occupied since December 2016 and this period of occupation will need to be taken into account in determining the duration of the temporary

permission. The recommendation is of approval for a temporary period of 2 years which will allow the applicant sufficient time to demonstrate a need for a permanent dwelling on the site in accordance with the requirements of TAN 6 as noted within the report.

Councillor K P Hughes said that he supported the application but any agricultural initiative needs appropriate time to sustain such a venture. Councillor Hughes proposed that the application be approved for a period of 3 years from the date of this meeting. Councillor Eric W Jones seconded the proposal. The Planning Development Manager responded that the recommendation is to approve the application for 2 years based on the fact that the rural enterprise is currently being established and the static caravan has been on site for over 12 months. TAN 6 is clear that a temporary period of 3 years should be afforded in such an application.

Councillor Shaun Redmond questioned if the Business Plan submitted by the application given confidence that the business will be able to expand to address the requirements for a permanent dwelling on site for a rural enterprise worker as the applicant is in full time employment elsewhere. The Planning Development Manager responded that should be business develop in accordance with the Business Plan then the rural enterprise should be able to sustain a full time worker which would comply with planning guidelines in TAN 6.

Councillor T LI Hughes MBE proposed that the application be approved as noted within the report. Councillor Robin Williams seconded the proposal.

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

12 REMAINDER OF APPLICATIONS

12.1 14C47R/ENF – Retrospective application for the erection of a carport at 19 Ce Bach Aur, Bodffordd

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

The Planning Development Manager reported that a retrospective application was received by the applicant following enforcement investigation. Two letters of objection have been received which suggest that the structure is not in keeping with the surrounding dwellings by virtue of its height and appearance.

Councillor Dylan Rees, a Local Member said that the neighbouring properties consider that the design and size of the carport is out of character with the rest of the estate and requested the Committee to visit the site.

Councillor Vaughan Hughes proposed that the site be visited and Councillor Robin Williams seconded the proposal.

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

12.2 19LPA1023B/CC – Full application for the erection of 10 business units (Class B1, B2 and B8) on land at the former Heliport Site, Penrhos Industrial Estate, Holyhead

The application was presented to the Planning and Orders Committee as the County Council is the applicant.

The Planning Development Manager reported that the application site is bounded by existing retail properties. Approval for 10 units has already been approved in 2015 and the site has now been identified within the settlement boundary of Holyhead under the provisions of planning policies within the Joint Local Development Plan. The application site is also allocated as proposal C10 under the provisions of CYF 1 of the Joint Local Development Plan which safeguards land for employment industrial purposes; the development will create up to 44 employment opportunities. She further said that the site is adjacent to the AONB boundary and a condition is attached to any approval of the application to alleviate any effect on the AONB. A Welsh Language Statement has been afforded as part of the application which is considered accepted by the Welsh Language Officer of the Authority. Carbon Management and Energy Conservation Statement and a Water Conservation Reports are awaited.

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

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

12.3 46C88K/AD – Application for the siting of two non-illuminated signs together with the installation of two car parking meters at the RSPB Visitor Centre, South Stack Road, Holyhead

The application was presented to the Planning and Orders Committee by two of the Local Members.

The Chair said that the Local Members have requested that a site visit be undertaken to the application site. Councillor T LI Hughes said that he considered that highway issues will occur as regard to this application which will affect local residents. He further said that parts of the site are not in the ownership of the applicants and therefore he proposed that the site be visited. Councillor Shaun Redmond seconded the proposal.

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

12.4 46C612A/AD – Application for the siting of a non-illuminated sign together with the installation of a car parking meter at car park Ellin’s Tower, South Stack, Holyhead

The application was presented to the Planning and Orders Committee by two of the Local Members.

The Chair said that the Local Members have requested that a site visit be undertaken to the application site. Councillor T LI Hughes said that he considered that highway issues will occur as regard to this application which will affect local residents. He further said that parts of the site are not in the ownership of the applicants and therefore he proposed that the site be visited. Councillor Shaun Redmond seconded the proposal.

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

13 OTHER MATTERS

13.1 12LPA1042D/LB/CC – Listed Building Consent for re-roofing together with changing the windows and re-rendering at 1 Green Edge, Beaumaris

The Planning Development Manager reported that the application for listed building consent for alterations including re-roofing, replacement windows and works to the chimney stack has been made by the Council on Council owned land. The application has been referred to the Planning Division of the Welsh Government for determination.

It was RESOLVED to note that the application will be forwarded to the Planning Division of the Welsh Government for determination.

13.2 12LPA1042E/LB/CC – Listed Building Consent for the re-roofing together with changing the windows and re-rendering at 2 Green Edge, Beaumaris

The Planning Development Manager reported that the application for listed building consent for alterations including re-roofing, replacement windows and works to the chimney stack has been made by the Council on Council owned land. The application has been referred to the Planning Division of the Welsh Government for determination.

It was RESOLVED to note that the application will be forwarded to the Planning Division of the Welsh Government for determination.

13.3 30C246K/VAR – Application under Section 72 for the variation of condition (12) of planning permission reference 30C246H (erection of three dwellings) so as to move the location of one dwelling (P1) on land opposite Tyn Pwll, Benllech

The Planning Development Manager reported that the application was presented to the Planning and Orders Committee on 4th October, 2017 where it was resolved to approve the application subject to a Section 106 agreement to prohibit implementation of the previous consent under reference 30C246H. The Local Planning Authority has however been able to issue the permission subject to condition preventing the implementation of the previous consent, obviating the need for a Section 106 legal agreement.

It was RESOLVED to note the information.

**COUNCILLOR NICOLA ROBERTS
CHAIR**

PLANNING SITE VISITS

Minutes of the meeting held on 18 April 2018

PRESENT:	Councillor Nicola Roberts (Chair) Councillors John Griffith, T LI Hughes MBE, K P Hughes, Vaughan Hughes, Eric Wyn Jones, Dafydd Roberts, Nicola Roberts and Robin Williams
IN ATTENDANCE:	Planning Officer (GJ), Highways Officer (JAR).
APOLOGIES:	Councillor Glyn Haynes and Councillor Richard Owain Jones
ALSO PRESENT:	Local Members : Councillor Dylan Rees (application site 1); Councillors J Arwel Roberts and Dafydd Rhys Thomas (application site 2 & 3)

1 14C47R/ENF - RETROSPECTIVE APPLICATION FOR THE ERECTION OF A CARPORT AT 19 CAE BACH AUR, BODFFORDD

The Planning Officer presented the application to the Planning and Orders Committee Members.

The application site was viewed from the estate road.

2 46C88K/AD - APPLICATION FOR THE SITING OF TWO NON-ILLUMINATED SIGNS TOGETHER WITH THE INSTALLATION OF TWO CAR PARKING METERS AT RSPB VISITOR CENTRE, SOUTH STACK ROAD, HOLYHEAD

The Planning Officer presented the application to the Planning and Orders Committee Members.
The application site was viewed from Elin's Tower car park.

3 46C612A/AD - APPLICATION FOR THE SITING OF A NON-ILLUMINATED SIGN TOGETHER WITH THE INSTALLATION OF A CAR PARKING METER AT CAR PARK ELLIN'S TOWER, SOUTH STACK, HOLYHEAD

The Planning Officer presented the application to the Planning and Orders Committee Members.

The application site was viewed from the RSPB car park.

**COUNCILLOR NICOLA ROBERTS
CHAIR**

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6.1

Gweddill y Ceisiadau

Remainder Applications

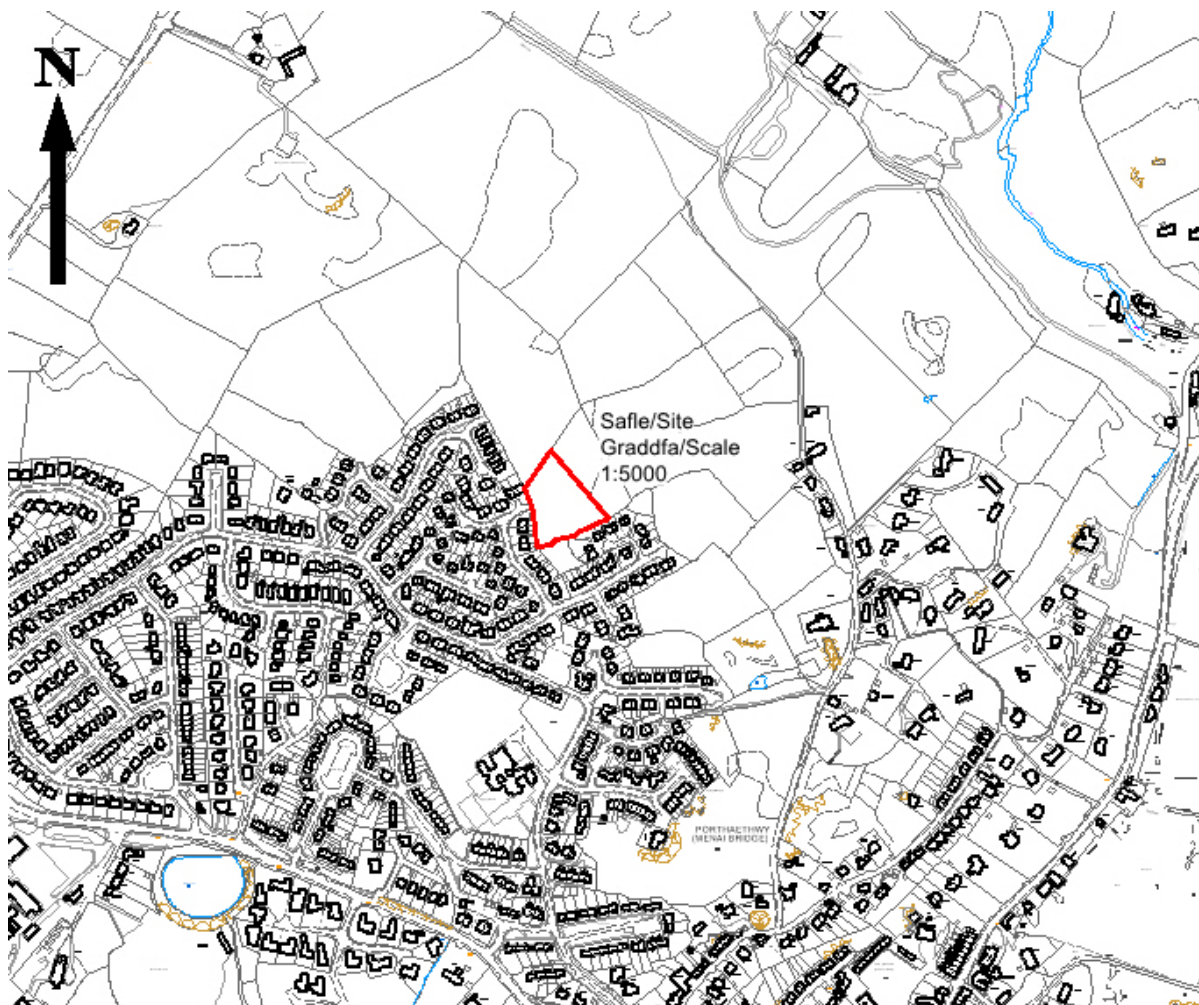
Rhif y Cais: **39C285D** Application Number

Ymgeisydd Applicant

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

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

Lôn Gamfa, Porthaethwy/Menai Bridge



Planning Committee: 02/05/2018

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

Recommendation

Defer

Reason for Reporting to Committee:

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

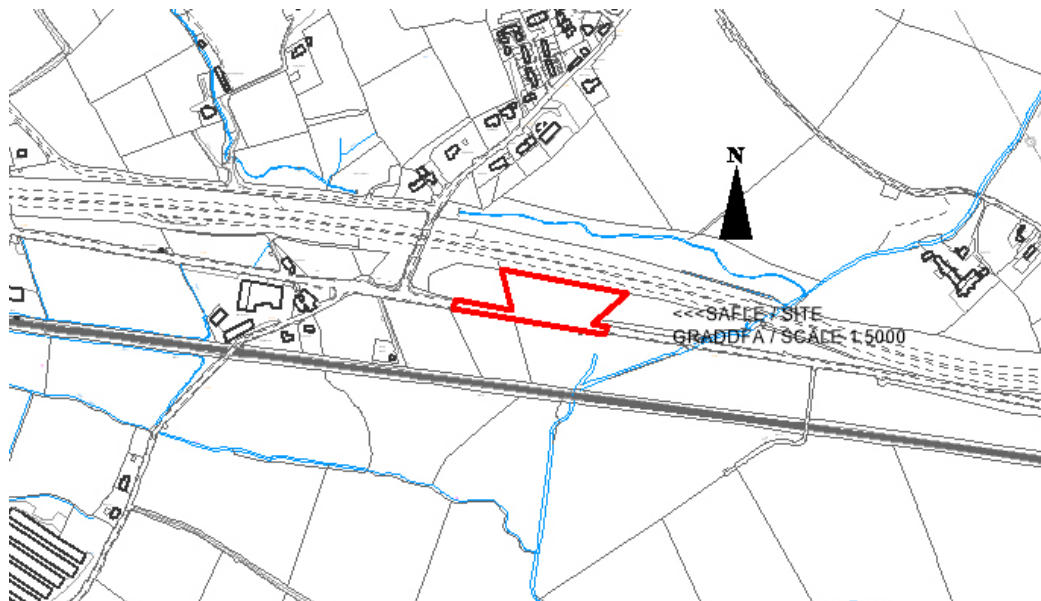
Rhif y Cais: **41LPA1041/FR/TR/CC** Application Number

Ymgeisydd Applicant

Cyngor Sir Ynys Môn

Cais llawn ar gyfer newid defnydd tir amaethyddol i'w ddefnyddio fel man stopio dros dro (10 llecyn) ar gyfer Sipsiwn a Theithwyr, creu mynedfa gerbydau newydd, ffurfio mynedfa newydd i gerddwyr a phafin ynghyd â datblygiadau cysylltiedig ar dir i'r Dwyrain o / Full application for the change of use of agricultural land for use as a temporary stopping place (10 spaces) for Gypsies and Travellers, formation of a new vehicular access, the formation of a new pedestrian access and pavement together with associated development on land East of

Star Crossroad, Star



Planning Committee: 02/05/2018

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

Recommendation:

Site Visit

Reason for Reporting to Committee:

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

7.1

Gweddill y Ceisiadau

Remainder Applications

Rhif y Cais: **14C47R/ENF** Application Number

Ymgeisydd Applicant

Mr Richard Burns

Cais ôl-weithredol ar gyfer codi porth car yn / Retrospective application for the erection of a carport at

19 Cae Bach Aur, Bodffordd



Planning Committee: 02/05/2018

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

Recommendation:

Permit.

Reason for Reporting to Committee:

The application was first presented to the Planning and Orders Committee on the 4th April 2018 at the request of Councillor Dylan Rees.

At the meeting Members resolved to visit the site.

The site visit took place on the 18th April 2018 and Members will now be familiar with the site.

1. Proposal and Site

The application is for retrospective planning permission for the erection of a car port constructed at the front of the bungalow.

The application site is located within the development boundary of the village of Bodffordd on the Cae Bach Aur estate.

2. Key Issue(s)

The key issues are whether the development is in compliance with local and national planning policies, and whether it is acceptable in terms of siting and design and impact upon the character and appearance of the area and amenities of neighbouring properties.

3. Main Policies

Joint Local Development Plan

PCYFF1 – Development Boundaries

PCYFF3 – Design and Place Shaping

4. Response to Consultation and Publicity

Local Member (Cllr Dylan Rees) – Request that the application be referred to the Planning and Orders Committee for determination due to its design and that it appears out of character with the rest of the estate.

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

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

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

Highways – No objection, car port does not have any adverse effect on the public highway.

Response to Publicity

The application was afforded two means of publicity. These were by the posting of notices near the site and serving of personal notification letters on the occupiers of the neighbouring properties. The latest date for the receipt of representations was the 07/02/2018 and at the time of writing this report, two letters had been received and the main points raised are summarised below:

- That the structure is not in keeping with the surrounding dwellings by virtue of its height and appearance.

- The structure is located to the front of the property and close to the estate road
- Concern regarding the impact of the structure on property values.

5. Relevant Planning History

14C47G – Alterations and extensions to 19 Cae Bach Aur, Bodffordd – Granted 05/03/1997

14C47N – Erection of a conservatory together with the retention of a car port at 19 Cae Bach Aur, Bodffordd – Granted 29/07/2010

6. Main Planning Considerations

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

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 14.2.3 of the Development Management Manual states that when 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 PCYFF1 of the JLDP states that proposals within development boundaries will be approved in accordance with other policies and proposals of the plan, national planning policies and other material planning considerations.

On the basis that the site is located within the development boundary it is therefore in compliance with the principle of policy PCYFF1 subject to compliance with other relevant policies.

The most relevant policy applicable to the development under consideration is policy PCYFF 3: Design and Place Shaping.

It requires that developments demonstrate a high quality design which fully takes into account the natural, historic and built environmental context and contributes to the creation of attractive, sustainable places. Developments are required to conform with the listed criteria where relevant and which include that developments complement and enhance the character and appearance of the site, building or area in terms of siting, appearance, scale, height, massing and elevation treatment.

The car port is located to the front of the bungalow constructed primarily of timber with brick built pillars on one side and roofed with box profile sheets and is constructed to a high standard.

As the property is located on a cul-de-sac the impact of the car port on the character and appearance of the area is therefore limited to its immediate vicinity, its function is to provide a covered parking area for the occupant's vehicles and does not therefore impact upon the amenities of neighbouring properties.

Although it may be the case that the structure neither complements nor enhances the character and appearance of the area, on balance, neither is it considered that its impact gives rise to such significant detriment that refusal of the application can be warranted.

7. Conclusion

The development is considered to be acceptable and it is not considered that the development gives rise to a significant detrimental impact upon the character and amenities of the area or nearby residential occupiers.

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

8. Recommendation

Permit

(01) The development permitted by this consent shall be carried out strictly in accordance with the plan(s) submitted under planning application reference 14C47R/ENF and listed below:

Drawing number	Date Received	Plan Description
	10/01/2018	Location Plan (1:2500)
	10/01/2018	Location Plan (1:1250)
	10/01/2018	10 x various photographs denoting dimensions

Reason: For the avoidance of doubt.

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

7.2

Gweddill y Ceisiadau

Remainder Applications

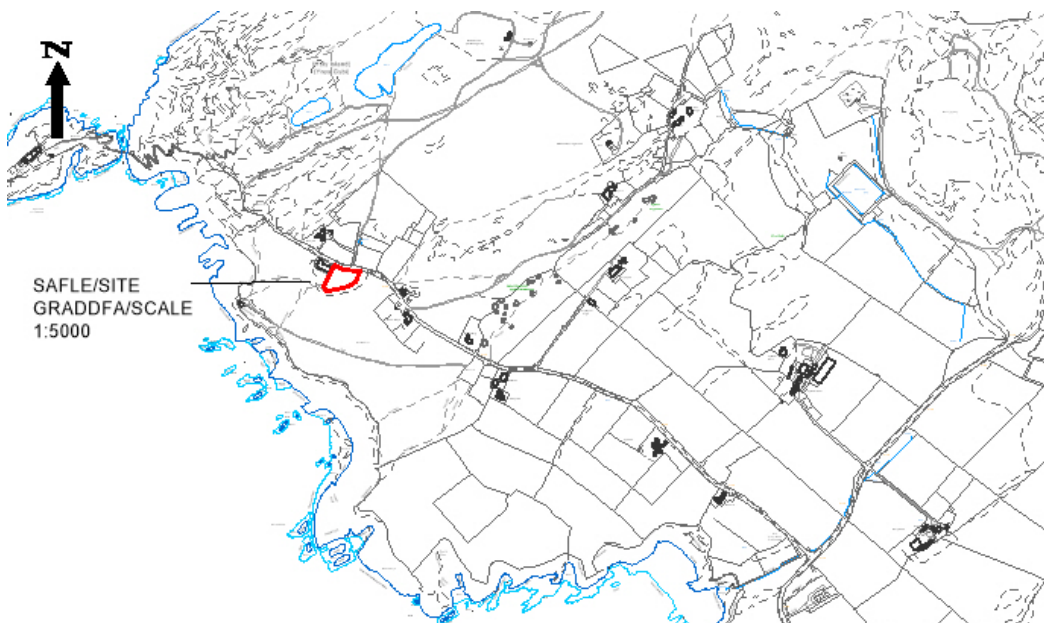
Rhif y Cais: **46C88K/AD** Application Number

Ymgeisydd Applicant

Ms Tove Hubbard

Cais i leoli dau arwydd heb eu goleuo ynghyd a gosod dau fesurydd parcio yn / Application for the siting of two non-illuminated signs together with the installation of two car parking meters at

Canolfan Ymwelwyr RSPB Visitor Centre, Ffordd South Stack Road, Caerdybi/Holyhead



Planning Committee: 02/05/2018

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

Recommendation:

Permit

Reason for Reporting to Committee:

The application has been called into the planning committee by two local members, Cllr Trefor Lloyd Hughes and Cllr Dafydd Rhys Thomas due to concerns that motorists will park on the highway and that there is no pedestrian walkway available on the road.

At its meeting held on the 4th April, 2018 committee members recommended that a site visit should take place. The site visit took place on the 18th April and the members are now aware of the site and its settings.

1. Proposal and Site

This is a full application for the siting of 2 non-illuminated signs and 2 car parking meters at RSPB Visitor Centre, South Stack Road, Holyhead.

2. Key Issue(s)

The applications key issue is whether the signs and parking meters comply with relevant planning policies and whether the proposal would preserve or enhance the Area of Outstanding Natural Beauty.

3. Main Policies

PCYFF2 – Development Criteria
PCYFF3 – Design and Place Shaping
PS20 - Preserving and Where Appropriate Enhancing Heritage Assets
AMG1 - Area of Outstanding Natural Beauty
PS1 – Welsh Language and Culture

Planning Policy Wales (9th Edition)

Technical Advice Note 12: Design

4. Response to Consultation and Publicity

Community Council – No response

Local Member (Cllr Trefor Lloyd Hughes) -

Call in to the planning committee, concerns motorists will park on the road

Local Member (Cllr Dafydd Rhys Thomas) – Call in to the planning committee, concerns motorists will park on the road. No pedestrian walkway available on the road.

Local Member (Cllr John Arwel Roberts) – No response.

Highways – The Highway Authority raises no objection to the application but has indicated that they will look into the current parking situation on South Stack Road.

Response to Publicity

The application was afforded two means of publicity. These were by the posting of a notice near the site and serving of personal notification letters on the occupiers of the neighbouring properties. The latest date for the receipt of representations was the 16th February, 2018 and at the time of writing this report, one letter of objection had been received.

The main reasons for objection being as follows:-

The proposed application will cause people to park on the narrow road and cause danger to walkers and cyclists. Parking on the roadside makes access to residential properties a struggle.

In response to the objection raised:

The decision as to whether to charge customers to park in the existing car park is not a planning matter. The development in this instance is the erection of parking meters and signage. The result of the decision to charge for parking may consequently lead to on-street parking but this is a matter for the Highway Authority to consider under The Highway Act.

5. Relevant Planning History

46C88 -Conversion of dwelling into two self-contained flats, the ground floor flat to form a granny flat at Southstack Kitchens, Southstack, Holyhead – Refused 04/02/1987

46C88A - Conversion of dwelling into first floor flat with new stairway and ground floor "granny flat" at ~ Southstack Kitchens, Southstack, Holyhead – Approved 16/04/1987

46C88B - Alterations and extensions to create a ticket office and an extension to the restaurant at Southstack Kitchens, Southstack, Holyhead – Approved 08/10/1996

46C88C/SCR - Screening opinion for demolition of the existing buildings, erection of a visitor centre, cafe, retail area on the ground floor, 10 holiday apartments on the first & second floor, changes to the parking facilities and installation of a private treatment plant at South Stack Café, Southstack, Holyhead - EIA not required - 17/09/2008

46C88D -Full application for demolition of the existing buildings, erection of a visitor centre, café and retail area on the ground floor, 10 holiday apartments on the first & second floors, changes to the parking facilities and installation of a private treatment plant at South Stack Café, Southstack, Holyhead – Withdrawn 17/06/2010

46C88E – Full application for the installation of solar photovoltaic panels on the roof of RSPB Reserve, South Stack, Holyhead. Approved on 15/08/2012.

46C88F - Full application for the creation of a playground and nature pond at RSPB, Ynys Lawd/South Stack, Caergybi/Holyhead. Approved 9/9/2016.

46C88G - Full application for the provision of temporary accommodation for staff welfare facilities and storage for the existing cafe and shop for an 18 month period - Granted 20/12/2017.

46C88H/SCR - Screening opinion for the provision of temporary accommodation for staff welfare facilities and storage for the existing cafe and shop for an 18 month period at RSPB, South Stack Road, Caergybi/Holyhead. EIA is not required 05/12/2017.

6. Main Planning Considerations

The proposal entails the installation of 2 non-illuminated signs and 2 parking meters at the RSPB car park, South Stack Road, Holyhead.

The proposed signs are non-illuminated and measure 420mm x 594mm placed on a 1.7m high pole. The signs are bilingual and provide details of parking charges.

The parking meter measures 1.8m high x 325mm wide x 400mm long.

Area of Outstanding Natural Beauty

The site is located within the Anglesey Area of Outstanding Natural Beauty (AONB). Policy AMG1 of the Joint Local Development Plan states that proposals within or affecting the setting of the AONB shall have regard to the AONB Management Plan.

The AONB Management Plan states 'The management of AONB's requires an understanding of the different components that combine to make each AONB distinctive and nationally important. Resources are the distinctive features and special qualities of the area, which define the AONB's character. The maintenance of these resources is central to the sustainability of the AONB.'

The development will need to conserve or enhance the AONB, and proposals that have a significant effect on them will be refused unless the need for and benefits of the development in that location clearly outweighs the value of the site or area and national policy protection for that site and area.

It is not considered that the erection of 2 non-illuminated signs and 2 parking meters will have a negative impact upon the AONB and will comply with policy AMG1 and the AONB's Management Plan.

Highways

Concerns have been raised that the proposal will cause further parking on the narrow South Stack Road to avoid parking charges. The Highway Authority raises no objection to the application but has indicated that they will look into the current parking situation on South Stack Road.

Affect on nearby residential properties

It is not considered that the proposal will have a negative impact upon nearby residential properties due to its location. Objections have been raised by residential properties that the installation of the parking meter will encourage people to park on South Stack road. This is not a planning matter and consideration will have to be made by the Highway Authority on its powers under the Highway Act to prevent parking on South Stack road.

7. Conclusion

The proposed development is considered acceptable to the Local Planning Authority. Consequently, the recommendation is one of approval subject to conditions.

8. Recommendation

Permit

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

Reason: For the avoidance of doubt

(02) The sign shall not be illuminated by intermittent or flashing lights.

Reason: In the interest of amenity and highway safety.

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

Date Received	Plan Description	Plan Reference
20/2/18	Location Plan	A-03-03 Rev 01
20/2/18	Main car park meter locations	A-03-05 Rev 01

15/1/18	Proposed Car Park Charge fees and info	A-03-09
15/1/18	Main Visitor Centre Topo Survey	A-03-01
	Sprite Parking Meter Drawing	A-03-08

under planning application reference 46C88K/AD.

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.

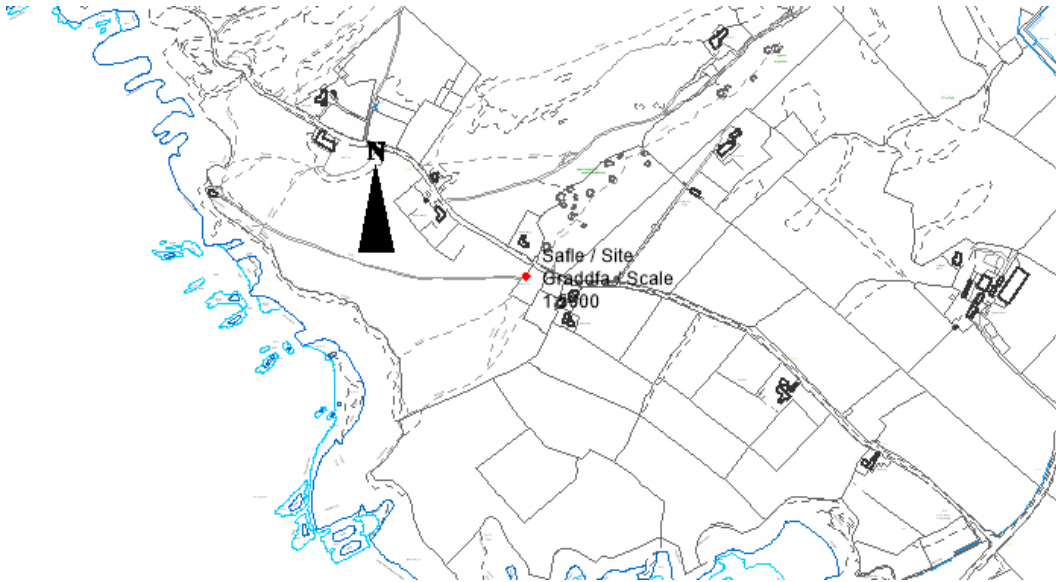
Rhif y Cais: **46C612A/AD** Application Number

Ymgeisydd Applicant

Ms Tove Hubbard

**Cais i leoli arwydd heb ei oleuo ynghyd â gosod mesurydd parcio ym maes parcio /
Application for the siting of a non-illuminated sign together with the installation of a car
parking meter at cark park**

Ellin's Tower, Ynys Lawd/South Stack



Planning Committee: 02/05/2018

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

Recommendation:

Permit

Reason for Reporting to Committee:

The application has been called into the planning committee by local members, Cllr Trefor Lloyd Hughes and Cllr Dafydd Rhys Thomas.

At the meeting on the 04/04/2018 members resolved to visit the site.

The site visit took place on the 18/04/2018 and Members will now be familiar with the site.

1. Proposal and Site

This is a full application for the siting of a non-illuminated signs and a car parking meters at RSPB car park (Ellin's Tower) along South Stack Road, Holyhead.

2. Key Issue(s)

The applications key issue is whether the signs and parking meters comply with relevant planning policies and whether the proposal would preserve or enhance the Area of Outstanding Natural Beauty.

3. Main Policies

PCYFF2 – Development Criteria

PCYFF3 – Design and Place Shaping

PS20 - Preserving and Where Appropriate Enhancing Heritage Assets

AMG1 - Area of Outstanding Natural Beauty

PS1 – Welsh Language and Culture

Planning Policy Wales (9th Edition)

Technical Advice Note 12: Design

4. Response to Consultation and Publicity

Community Council – Objection

Local Member (Cllr Trefor Lloyd Hughes)

Call in to the planning committee, parking concerns

Local Member (Cllr Dafydd Rhys Thomas) – No response

Local Member (Cllr John Arwel Roberts) – No response.

Highways – No objection

Response to Publicity

The application was afforded two means of publicity. These were by the posting of a notice near the site and serving of personal notification letters on the occupiers of the neighbouring properties. The latest date for the receipt of representations was the 22nd March, 2018 and at the time of writing this report, no letters of objection had been received.

5. Relevant Planning History

46C612/AD - Application for the siting of a non-illuminated sign together with the installation of car parking meter at Ellin's Tower car park, South Stack Road, Holyhead Withdrawn 16/01/2018

6. Main Planning Considerations

The proposal entails the installation of a non-illuminated signs and a parking meter at the Ellin's Tower car park, South Stack Road, Holyhead.

The proposed sign are non-illuminated and measure 420mm x 594mm placed on a 1.7m high pole. The signs are bilingual and provide details of parking charges.

The parking meter measures 1.8m high x 325mm wide x 400mm long.

Area of Outstanding Natural Beauty

The site is located within the Anglesey Area of Outstanding Natural Beauty (AONB). Policy AMG1 of the Joint Local Development Plan states that proposals within or affecting the setting of the AONB shall have regard to the AONB Management Plan.

The AONB Management Plan states 'The management of AONB's requires an understanding of the different components that combine to make each AONB distinctive and nationally important. Resources are the distinctive features and special qualities of the area, which define the AONB's character. The maintenance of these resources is central to the sustainability of the AONB.'

The development will need to conserve or enhance the AONB, and proposals that have a significant effect on them will be refused unless the need for and benefits of the development in that location clearly outweighs the value of the site or area and national policy protection for that site and area.

It is not considered that the erection of a non-illuminated signs and a parking meter will have a negative impact upon the AONB and will comply with policy AMG1 and the AONB's Management Plan.

Highways

Concerns have been raised that the proposal will cause further parking on the narrow South Stack Road to avoid parking charges. Highway Authority has no objection to the proposed scheme.

Effect on nearby residential properties

It is not considered that the proposal will have a negative impact upon nearby residential properties due to its location. At the time of writing this report, no letters of representations have been received at this department.

7. Conclusion

The proposed development is considered acceptable to the Local Planning Authority. Consequently, the recommendation is one of approval subject to conditions.

8. Recommendation

Permit

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

Reason: For the avoidance of doubt

(02) The sign shall not be illuminated by intermittent or flashing lights.

Reason: In the interest of amenity and highway safety.

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

Plan Reference	Plan Description	Date Received
A-03-04	Location Plan	19/02/2018
A-03-06	Proposed Site Plan	19/02/2018
-	Planning Statement	19/02/2018
-	Sprite Parking Meter Information	19/02/2018
A-03-08	Sprite Parking Meter Drawing	19/02/2018
A-03-09	Proposed Car Park Charge fees and Information Plan	19/02/2018

under planning application reference 46C612A/AD.

Reason: For the avoidance of doubt.

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

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10.1

Ceisiadau'n Tynnu'n Groes

Departure Applications

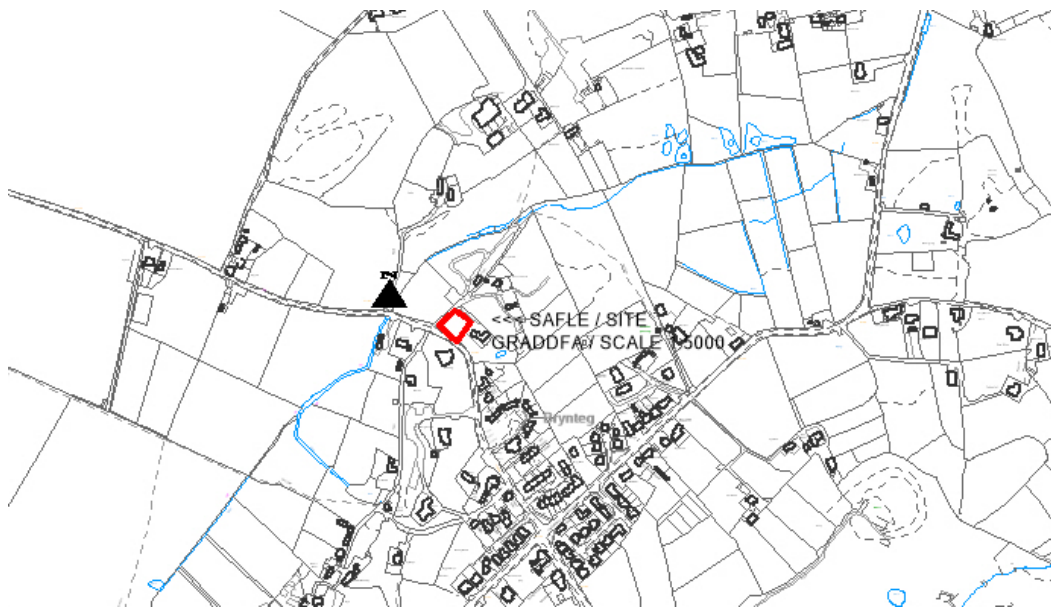
Rhif y Cais: **30C755B/DEL** Application Number

Ymgeisydd Applicant

Mrs Elaine Turnbull

Cais o dan Adran 73 i dynnu amodau (09), (10) a (11) (Côd am Cartrefi Cynaliadwy) ac i ddiwygio amod (08) (deunyddiau) o ganiatâd cynllunio rhif 30C755 (Cais amlinellol i codi annedd) ar dir yn / Application under Section 73 for the removal of conditions (09), (10) and (11) (Code for Sustainable Homes) and variation of condition (08) (materials) from planning permission reference 30C755 (Outline application for the erection of a dwelling) on land at

Min y Ffrwd, Brynteg



Planning Committee: 02/05/2018

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

Recommendation:

Permit.

Reason for Reporting to Committee:

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

1. Proposal and Site

The application is made under Section 73 for the removal of conditions (09), (10) and (11) and the submission of details to discharge condition (08) from planning permission reference 30C755 (Outline application for the erection of a dwelling) on land at Min y Ffrwd, Brynteg.

Conditions (09), (10) and (11) relate to the Code for Sustainable Homes whilst condition (08) requires that trade description of proposed materials for external surfaces are submitted before development is commenced. Although development has not commenced at the site, the required details have been submitted as part of the proposal.

An extant reserved matters application for the erection of a dwelling, construction of a vehicular access together with connection to existing treatment plant has been previously approved at the site under reference number 30C755A.

2. Key Issue(s)

The applications key issue whether or not the removal of the conditions is reasonable, necessary and can be justified under planning policy. It is also necessary to assess whether not the proposed materials are acceptable.

3. Main Policies

Joint Local Development Plan

PCYFF1 – Development Boundaries

PCYFF2 – Development Criteria

PCYFF3 – Design and Place Shaping

PCYFF 4 – Design and Landscaping

PCYFF5 – Carbon Management

PCYFF 6 – Water Conservation

PS 1 – Welsh Language and Culture

PS2 – Infrastructure and developer contributions

PS4 – Sustainable transport, development and accessibility

PS5 – Sustainable Development

PS6 – Alleviating and adapting to the effects of climate change

TRA 2 – Parking Standards

TRA 4 – Managing transport impacts

ISA 1 – Infrastructure Provision

TAI6 – Housing in Clusters

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

4. Response to Consultation and Publicity

Community Council – Refuse since no drawings have been submitted.

Local Member (Margret Murley Roberts) – No response

Local Member (Vaughan Hughes) – No response

Local Member (Ieuan Williams) – No response

Built Environment – No Objection

The application was afforded three means of publicity; these were by the posting of a notice near the site, the serving of personal notifications on the owners of neighbouring properties and an advert within the local press. The latest date for the receipt of representations was 13/04/2018. At the time of writing this report no representations had been received at the department following the publicity period.

5. Relevant Planning History

30C755 - Outline application with all matters reserved for the erection of a dwelling on land at Min Y Ffrwd, Brynteg – Approved 14/10/2013

30C755A - Application for reserved matters for the erection of a dwelling, construction of a vehicular access together with connection to existing treatment plant at Min Y Ffrwd, Brynteg – Approved 23/11/2016

6. Main Planning Considerations

The principle of a dwelling has already been established under planning application 30C755. A reserved matters application was subsequently approved under reference 30C755A.

Joint Local Development Plan

Since the adoption of the Joint Local Development Plan, Brynteg is now identified as a Cluster under policy TA11 of the JLDP where any new dwelling must be for an affordable local need on an infill site. The application is made under Section 73 relating to an approved open market dwelling house and therefore contrary to development plan policies. However, as the application site has an extant planning permission the following must be considered:-

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

Application reference 30C755A was approved on the 14/10/2013. Condition 01 of planning permission 30C755 requires that the development shall begun not later than five years from the date of the permission or the expiration of two years from the date of approval of the last of the reserved matters to be approved. It is considered that the likelihood of it being implemented is very likely as the period to begin the development is extant.

Removal of Conditions (09), (10) and (11)

The current application entails the removal of conditions (09), (10) and (11) of planning permission 30C755 which relate to Code for Sustainable Homes. Since matters relating to method of construction with respect to climate change are no longer governed by the planning regime but Regulation 26, Part L of Building Regulations, it is considered that the conditions are no longer necessary. It is therefore reasonable that they are removed as stated with the Welsh Government letter 016/2014: The use of planning condition for Development Management.

Variation of Condition (08)

Condition (08) of planning permission 30C755 requires the submission of trade descriptions of the materials proposed to be used on external surfaces of the development prior to commencement of the development. Details of the proposed materials have been submitted as part of the application in an effort to discharge the condition.

The proposed materials are considered acceptable and would not have a detrimental impact upon the area.

7. Conclusion

The application is contrary to Policy TA16 of the Joint Local Development Plan; however the fallback position is that the application site has an extant planning permission for an open market dwelling.

It is considered that the previous applications 30C755 and 30C755A are likely to be implemented and the proposed removal of conditions 09, 10 and 11 and the discharge of condition 08 are acceptable.

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

8. Recommendation

Permit.

(01) The development hereby permitted shall be begun not later than the expiration of two years from the date of approval of the reserved matters application reference number 30C755A.

Reason: To prevent the accumulation of planning permissions: to enable the Council to review the suitability of the development in the light of altered circumstances and to comply with the provisions of Section 92(2) of the Town and Country Planning Act 1990.

(02) The car parking accommodation shall be completed in full accordance with the details submitted under drawing reference SH1563 before the use hereby permitted is commenced and thereafter retained solely for those purposes.

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

(03) The turning area shall be completed in full accordance with the details as submitted under drawing reference SH1563 before the dwelling is occupied and thereafter retained solely for those purposes.

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

(04) The development permitted by this consent shall be carried out strictly in accordance with the plan(s) submitted below under planning application reference 30C755 & 30C755A.

Drawing/ Document Number	Date Received	Plan Description
C81-BUI-26-07-13-LOC	22/08/2013	Location Plan
C81-BUI-26-07-13-LOC01	22/08/2013	Proposed Site Plan
A01	05/10/2016	Proposed Floor Plans and Elevations
A02	05/10/2016	Site Layout – Plot 1

Section 06	02/03/2018	Application Form – List of Trade descriptions of proposed materials
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Reason: To ensure that the development is implemented in accord with the approved details.

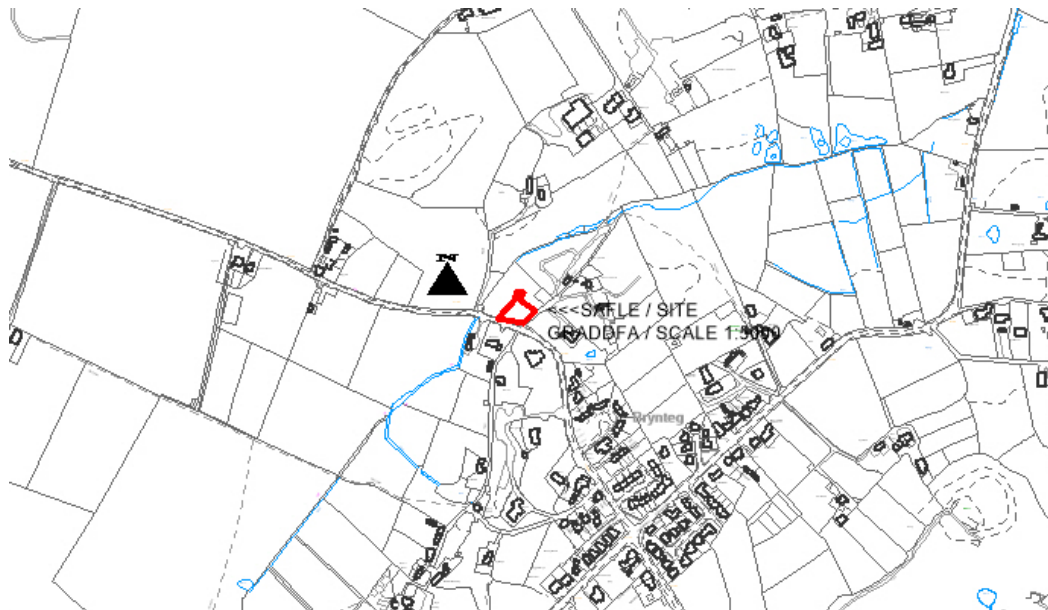
In addition the Head of Service be authorised to add to, remove or amend/vary any condition(s) before the issuing of the planning permission, providing that such changes do not affect the nature or go to the heart of the permission/ development.

Rhif y Cais: **30C756B/DEL** Application Number

Ymgeisydd Applicant

Mr Graham Scott Turnbull

Cais o dan Adran 73 i dynnu amodau (09), (10) a (11) (Côd am Cartrefi Cynaliadwy) ynghyd a diwygio amod (08) (deunyddiau) o ganiatâd cynllunio rhif 30C756 (codi annedd) ar dir yn / Application under Section 73 for the removal of conditions (09), (10) and (11) (Code for Sustainable Homes) together with the variation of condition (08) (materials) from planning permission reference 30C756 (erection of a dwelling) on land at

Min y Ffrwd, Brynteg

Planning Committee: 02/05/2018

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

Recommendation:

Permit

Reason for Reporting to Committee:

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

1. Proposal and Site

The application is made under Section 73 for the removal of conditions (09), (10) and (11) and the submission of details to discharge condition (08) from planning permission reference 30C756 (Outline application for the erection of a dwelling) on land at Min y Ffrwd, Brynteg.

Conditions 09, 10 and 11 relate to the Code for Sustainable Homes whilst condition 08 requires that trade descriptions of the proposed materials for external surfaces are submitted before development is commenced. Although development has not commenced at the site, the required details have been submitted as part of the proposal.

An extant reserved matters application for the erection of a dwelling, construction of a vehicular access together with the installation of a treatment plant has been previously approved at the site under reference number 30C756A.

2. Key Issue(s)

The applications key issue is whether or not the removal of the conditions is reasonable, necessary and can be justified under planning policy. It is also necessary to assess whether or not the proposed materials are acceptable.

3. Main Policies

Joint Local Development Plan

PCYFF1 – Development Boundaries
PCYFF2 – Development Criteria
PCYFF3 – Design and Place Shaping
PCYFF 4 – Design and Landscaping
PCYFF5 – Carbon Management
PCYFF 6 – Water Conservation
PS 1 – Welsh Language and Culture
PS2 – Infrastructure and developer contributions
PS4 – Sustainable transport, development and accessibility
PS5 – Sustainable Development
PS6 – Alleviating and adapting to the effects of climate change
TRA 2 – Parking Standards
TRA 4 – Managing transport impacts
ISA 1 – Infrastructure Provision
TAI6 – Housing in Clusters

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

4. Response to Consultation and Publicity

Community Council – No response to date

Local Member (Margaret Murley Roberts) – No response to date

Local Member (Vaughan Hughes) – no response to date

Local Member (Ieuan Williams) – No response to date

Built Environment – No objection

Footpaths officer – No response to date

The application was afforded three means of publicity; these were by the posting of a notice near the site, the serving of personal notifications on the owners of neighbouring properties and an advert within the local press. The latest date for the receipt of representations was 12/04/2018. At the time of writing this report no representations had been received at the department following the publicity period.

5. Relevant Planning History

30C756 – Outline application with all matters reserved for the erection of a dwelling on land at Min y Ffrwd, Brynteg – Approved 17-10-2013

30C756A – Application for reserved matters for the erection of a dwelling, construction of a vehicular access together with the installation of a treatment plant at Min y Ffrwd, Brynteg – Approved 28-11-2016

6. Main Planning Considerations

The principle of the erection of a dwelling has already been established under planning application 30C756 and a later reserved matters application was approved under reference 30C756A.

Joint Local Development Plan

Since the adoption of the Joint Local Development Plan (JLDP), Brynteg is now identified as a Cluster and therefore any new dwelling must be for an affordable local need on an infill site. As such, the application is contrary to Policy TA16 of the JLDP. However, as the application site has an extant planning permission, the following must be considered:-

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

Application reference 30C756A was approved on the 28/11/2016, Condition 01 on permission 30C756 required that the development shall begin not later than five years from the date of approval of the last of the reserved matters to be approved. It is considered that the likelihood of it being implemented is very likely and as the period to begin the development is extant.

Removal of conditions (09),(10) (11)

The current application entails the removal of conditions (09), (10) and (11) of planning permission 30C756 which relates to the Code for Sustainable Homes. Since matters relating to method of construction with respect to climate change are no longer governed by the planning regime but Regulation 26, Part L of Building Regulations, it is considered that the conditions are no longer necessary. It is therefore reasonable that they are removed as stated with the Welsh Government letter 016/2014: The use of planning conditions for Development Management.

Variation of Condition (08)

Condition (08) of planning permission 30C756 requires the submission of trade descriptions of the materials proposed to be used on external surfaces of the development prior to commencement of

the development. Details of the proposed materials have been submitted as part of the application in an effort to discharge the condition.

The proposed materials are considered acceptable and would not have a detrimental impact upon the area.

7. Conclusion

The application is contrary to Policy TA16 of the Joint Local Development Plan; however the fallback position is that the application site has an extant planning permission for an open market dwelling.

It is considered that the previous applications 30C756 and 30C756A are likely to be implemented and the proposed removal of conditions 09, 10 and 11 and the discharge of condition 08 are acceptable.

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

8. Recommendation

Permit

(01) The development hereby permitted shall be begun not later than the expiration of two years from the date of approval of the reserved matters application reference number 30C756A.

Reason: To prevent the accumulation of planning permissions: to enable the Council to review the suitability of the development in the light of altered circumstances and to comply with the provisions of Section 92(2) of the Town and Country Planning Act 1990.

(02) The car parking accommodation shall be completed in full accordance with the details submitted under drawing reference SH1563 (plot 2) before the use hereby permitted is commenced and thereafter retained solely for those purposes.

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

(03) The turning area shall be completed in full accordance with the details as submitted under drawing reference SH1563 (plot 2) before the dwelling is occupied and thereafter retained solely for those purposes.

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

(04) The development permitted by this consent shall be carried out strictly in accordance with the plan(s) submitted below under planning application reference 30C756 & 30C756A.

Drawing/ Document Number	Date Received	Plan Description
C81-BUI-26-07-13- LOC02	22/08/2013	Location Plan
C81-BUI-26-07-13- PLA02	22/08/2013	Proposed Site Plan

A01	20/10/2016	Proposed Floor Plans and Elevations (plot 2)
A02	20/10/2016	Site Layout – Plot 2
Section 06	19/02/2018	Application Form – List of Trade descriptions of proposed materials

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

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.

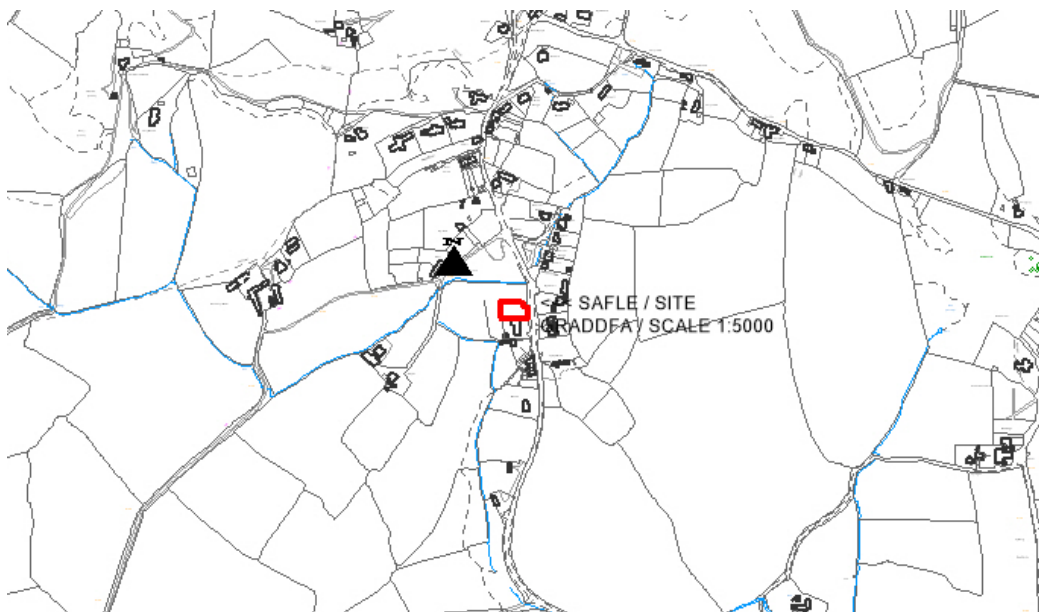
Rhif y Cais: **35C280F/VAR** Application Number

Ymgeisydd Applicant

Mr Lee Dixon

Cais o dan Adran 73 i ddiwygio amod (03) (cynllun draenio) o ganiatâd cynllunio rhif 35C280C er mwyn cyflwyno gwybodaeth ar ôl dechrau gwaith ar dir ger / Application under Section 73 for the variation of condition (03) (drainage scheme) of planning permission reference 35C280C so as to submit the information after work has commenced on land adjacent to

Pen y Waen, Llangoed



Planning Committee: 02/05/2018

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

Recommendation:

Permit

Reason for Reporting to Committee:

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

1. Proposal and Site

The application is made under section 73 for the variation of condition (03) (drainage scheme) of planning permission reference 35C280C so as to submit the information after work has commenced on land adjacent to Pen Y Waen, Llangoed.

An extant application for the erection of a dwelling together with the construction of a vehicular access has previously been approved at the site. Development has since commenced at the site.

2. Key Issue(s)

The applications key issue whether or not the drainage details are acceptable and could be submitted following the commencement of works.

3. Main Policies

Joint Local Development Plan

PCYFF1 – Development Boundaries

PCYFF2 – Development Criteria

PCYFF3 – Design and Place Shaping

PCYFF 4 – Design and Landscaping

PCYFF5 – Carbon Management

PCYFF 6 – Water Conservation

PS 1 – Welsh Language and Culture

PS2 – Infrastructure and developer contributions

PS4 – Sustainable transport, development and accessibility

PS5 – Sustainable Development

PS6 – Alleviating and adapting to the effects of climate change

TRA 2 – Parking Standards

TRA 4 – Managing transport impacts

ISA 1 – Infrastructure Provision

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

4. Response to Consultation and Publicity

Community Council – No Objection

Local Member (Lewis Davies) – No response

Local Member (Carwyn Jones) – No response

Local Member (Alun Roberts) – No response

Welsh Water – Satisfied that the submitted details met the requirements of conditions 03 of planning permission 35C280C. Welsh Water have also confirmed condition 02 is no longer required.

Drainage – Proposal satisfies the requirements of condition 03.

The application was afforded three means of publicity; these were by the posting of a notice near the site, the serving of personal notifications on the owners of neighbouring properties and an advert within the local press. The latest date for the receipt of representations is the 02/05/2018. At the time of writing this report, no representations have been received as a result of the publicity.

5. Relevant Planning History

35C280 - Outline application for the erection of a dwelling together with the construction of a new vehicular access– Withdrawn 07/01/2010

35C280A - Outline application for the erection of a dwelling, construction of a new vehicular access and visibility splay together with the installation of a treatment plant – Withdrawn 10/01/2011

35C280B - Outline application for the erection of a dwelling together with the construction of a new vehicular access – Approved 20/09/2013

35C280C - Full application for the erection of a dwelling together with the construction of a vehicular access – Approved 12/01/2017

35C280D/DIS - Application to discharge conditions (03) (drainage details) and (10) (traffic management scheme) from planning permission 35C280C – Condition 03 not discharged / Condition 10 Discharged 08/12/2017

35C280E/MIN - Minor amendments to scheme previously approved under planning permission 35C280C so as to join the garage to the dwelling – Approved 27/10/2017

6. Main Planning Considerations

The principle of a dwelling has already been established under planning application 35C280C.

Joint Local Development Plan

Since the adoption of the Joint Local Development the application site is considered contrary to the policy PCYFF1 within the Joint Local Development Plan which states that outside development boundaries development will be resisted unless it is in accordance with specific policies within the plan or national planning policies or that the proposal demonstrates that its location in the countryside is essential. The application site is located within the countryside, however as the application site has an extant planning permission the following must be considered:-

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

Application reference 35C280C was approved on the 12/01/2017. Following visiting the site, it appears works have since commenced.

Condition (02) of planning permission 35C280C states:

No buildings on the application site shall be brought into use earlier than 31st December 2018, until the upgrading of the upgrading of the public sewerage system, into which the development shall drain has been completed and written confirmation of this has been issued to the Local Planning Authority by Welsh Water.

Condition 03 states:

No development shall commence until a drainage scheme for the site has been submitted to and approved in writing by the local planning authority. The scheme shall provide for the disposal of foul, surface and land water, and include an assessment of the potential to dispose of surface and land water by sustainable means. Thereafter the scheme shall be implemented in accordance with the approved details prior to the occupation of the development and no further foul water, surface water and land drainage shall be allowed to connect directly or indirectly with the public sewerage system.

The reason both conditions were attached to the permission was to prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no pollution of or detriment to the environment.

An application was previously submitted in an effort to discharge condition. However, since works had commenced at the site and condition 03, the condition could not be discharged.

The current application entails to vary the condition in order that the condition be discharged as part of the current application.

The proposal confirms surface water and land water flows are discharged into a watercourse whilst foul drainage will connect to the existing sewage network.

The drainage department have assessed the proposal and are satisfied that the requirements of condition 03 has been discharged. Although the surface water proposal is not sustainable system (SuDs) in the traditional sense, it does provide some sustainable features with regard to a controlled discharged on site attenuation. The drainage department have concluded 'considering the constrains of the site, I consider that the system as detailed is a reasonable compromise form a sustainable perspective'. Since no new surface water connections are being proposed into the public sewage system, Welsh Water have confirmed they are satisfied with the requirements of condition 03.

With respect to condition 02, Welsh Water have confirmed although the local network has not yet been upgraded the condition is no longer required since the developer has devised an alternative engineering solution (design has been amended from a gravity to a pumped system) that would negate the need to await network improvement works.

7. Conclusion

The application is contrary to the policies contained within the Joint Local Development Plan; however the fallback position is that the application site has an extant and implemented planning permission for an open market dwelling.

Development has commenced at the site. It is considered that the proposed details submitted as part of the proposal are acceptable in meeting the requirements of condition 03. It is also considered condition 02 is no longer necessary.

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

8. Recommendation

Permit.

(01) The development hereby approved shall be carried out in accordance with the submitted drainage scheme (drawing reference numbers 025/EW03C and 025/EW06B). The scheme shall be implemented in accordance with the approved details prior to the

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

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

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

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

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

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

(04) The access shall be constructed with 2.4 metre by 43 metre splays on either side. Within the vision splay lines nothing exceeding 1 metre in height above the level of the adjoining carriageway shall be permitted at any time.

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

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

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

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

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

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

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

(08) The development permitted by this consent shall be carried out strictly in accordance with the plan(s) submitted below under planning application reference 35C280C & 35C280D/DIS & 35C280F/VAR.

Drawing/ Document Number	Date Received	Plan Description
025/EW03C	18/11/2016	Proposed Surface Water Drainage Layout
025/EW04A	18/11/2016	Proposed Road Layout
	16/08/2016	Proposed Site Plan
	16/08/2016	Proposed Floor Plans
	16/08/2016	Proposed Elevations
025/EW03C	09/03/2018	Proposed Surface Water Drainage Layout

025/EW06B	19/02/2018	Proposed Foul Sewerage Layout
	06/04/2017	Construction Traffic Management 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.

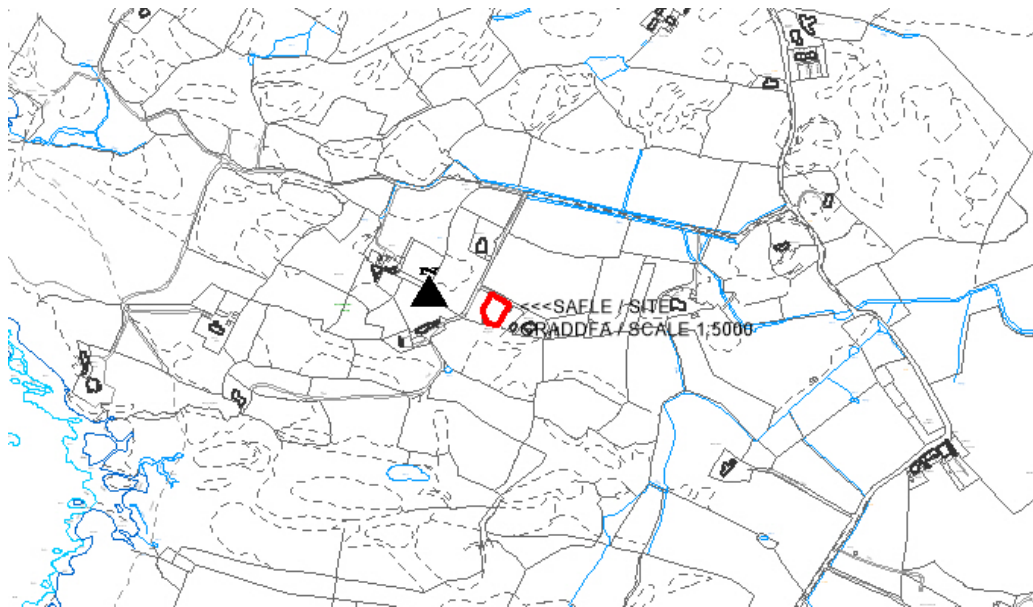
Rhif y Cais: **43C54G/VAR** Application Number

Ymgeisydd Applicant

Mr Graham Milner

Cais o dan Adran 73 i ddiwygio amod (01) o ganiatâd cynllunio rhif 43C54F (codi annedd) er mwyn caniatáu 5 mlynedd yn ychwanegol i gychwyn y datblygiad yn / Application under Section 73 for the variation of condition (01) of planning permission reference 43C54F (erection of a dwelling) so as to allow a further 5 years to commence development at

Gwynfryn Lodge, Rhoscolyn



Planning Committee: 02/05/2018

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

Recommendation:

Permit

Reason for Reporting to Committee:

The planning application is a departure from the development plan which the Local Planning Authority (hereinafter referred to as LPA) are minded to approve.

1. Proposal and Site

The application site is located in a cluster of buildings which are located in the countryside and in an area forming part of the Area of Outstanding Natural Beauty "AONB".

Full planning permission 43C54F was granted on 26.04.2013 for a dormer type bungalow. This planning application under section 73 of the Town and Country Planning Act 1990 (as amended) is made for a further five year period in which the development can be commenced.

2. Key Issue(s)

- Compliance development plan policies in relation to the conversion of existing buildings in the countryside to a residential use.
- Lawfulness of the development implemented.
- Area of Outstanding Natural Beauty

3. Main Policies

Anglesey and Gwynedd Joint Local Development Plan (2017) "JLDP"

TRA 2: Parking Standards

PS 5: Sustainable Development

PCYFF 1: Development Boundaries

PCYFF 2: Development Criteria

PCYFF 3: Design and Place Shaping

PCYFF 4: Design and Landscaping

PS 17: Settlement Strategy

AMG 1: Area of Outstanding Natural Beauty Management Plans

AMG 3: Protecting and Enhancing Features and Qualities that are Distinctive to the Local Landscape Character

AMG 5: Local Biodiversity Conservation

Planning Policy Wales Edition 9 (Edition 9, November 2016)

Technical Advice Note 6 – Planning for Sustainable Rural Communities (2010)

Technical Advice Note (TAN) 12: Design (2016)

Technical Advice Note (TAN) 20: Planning and the Welsh Language (2017)

Supplementary Planning Guidance: Design in the Urban and Rural Built Environment (2008).

Anglesey AONB Management Plan 2015 - 2020

4. Response to Consultation and Publicity

Councillor Trefor Lloyd Hughes – Delegate to officers.

Community Council – No observations received at the time of writing.

Ecological & Environmental Adviser – Informatives are recommended to ensure compliance with legislative requirements protecting nesting birds.

Highways – No objections and informative is suggested as regards a traffic management plan.

Landscape Officer - Landscape policies AMG 1, AMG 3 & PCYFF 4 would apply here.

MOD – No safeguarding objection.

Welsh Water - No observations.

5. Relevant Planning History

43C54 Erection of a dwelling Refused 08.05.1990.

43C54A Erection of a bungalow Refused 08.20.1990.

43C54B Erection of a bungalow Conditionally approved 11.06.1991 subject to a legal agreement restricting occupation to a local person.

43C54C/DA Detailed plans for the erection of a bungalow Conditionally approved 20.02.1992.

43C54D Application for a certificate of lawfulness to show that a material start has been made on planning permission 43C54C/DA Withdrawn 24.03.2011.

43C54E Application for a certificate of lawfulness to show a material start has been made on planning permission 43C54C/DA Approved 28.05.2012.

43C54F Full application for amended plans for the erection of a dwelling together with the construction of a cesspit Conditionally approved 26.04.2013.

43C54G/SCR Screening opinion for the erection of a dwelling, under consideration at the time of writing.

6. Main Planning Considerations

Principle of the Development –The application site subject to this application is located in the countryside under the provisions of PCYFF 1 of the JLDP. As the application site is located in the countryside under the JLDP the principle of residential development is not acceptable. The application has therefore been advertised as a departure to the development plan for this reason and is being reported to the planning committee because the LPA are recommending approval.

As detailed in the planning history section of this report the application for a Certificate of Lawfulness of Existing Use or Development under reference 43C54E “CLEUD” established that a material start has been made on planning permission 43C54C/DA such that there remains an extant planning permission for a bungalow on the application site. Planning permission 43C54F was subsequently granted for dormer bungalow on the basis that the CLEUD had established the lawfulness of a bungalow on the application site. The same consideration applies in this instance in that given that the CLEUD establishes the principle of a residential bungalow on the application site the principle of residential development is acceptable notwithstanding the policies in the JLDP which normally resist residential development in this location.

Area of Outstanding Natural Beauty -The proposal is within the AONB and relevant policy considerations in relation to this statutory landscape designation require that the proposed development conserve and enhance the AONB.

Policy AMG 1 states that proposals must where appropriate have regard to the relevant AONB Management Plan. This includes for instance policy CCC 3.2 which states that new developments

will be expected to adopt the highest standard of design, materials and landscaping in order to enhance the special qualities and features of the AONB.

It is considered that the proposed development is of a high quality design, incorporating natural stone elements and slate. Conditions have been recommended defining these requirements clearly. Further landscaping is being required by condition as part of the application subject to this report which will further contribute towards the policy aims of conserving and enhancing the AONB having regard to the Anglesey AONB Management Plan 2015 – 2020.

Other Matters – Having regard to the council's duty under the requirements of the Environment Act 2016 it is considered that the landscaping scheme recommended will secure biodiversity improvements.

No objections are raised by the council's Highways Department subject to the planning conditions recommended. At the time of writing plans are awaited extending the application to the public highway but these do not affect the recommendation.

Foul sewerage from the development will be stored in a cesspit which is then emptied by tanker vehicle. These arrangements are acceptable to NRW subject to the requirements set out in their consultation response which will be included as an informative in the planning permission.

A Screening request under reference 43C54G/SCR is being processed at the time of writing and an update will be provided at the planning committee.

7. Conclusion

Given the extant planning permission although the residential part of the proposal comprises a departure from the development which would not normally be acceptable it is recommended for approval because there remains an extant planning permission for a dwelling on the application site.

In terms of the Well-being of Future Generations (Wales) Act 2015 it is considered that the proposed development contribute towards a more prosperous and resilient Wales in terms of the economic improvements that would accrue as part of the development.

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

8. Recommendation

That planning permission is **granted** under section 73 is granted subject to the following planning 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 Section 91(1) of the Town and Country Planning Act 1990.

(02) The development hereby permitted shall be carried out in strict conformity with the details shown on the approved plans, and contained in the form of application and in any other documents accompanying such application as listed below, unless specified otherwise in any conditions of this planning permission:

Drawing	Reference	Revision
Site Location Plan	D-1062-04-12-PL01	1012
Topographic Survey	D-1062-4-12-PL02	1012
Site Sections	D-975-07-10-PL03	1012
Site Layout Plan	D-1062-4-12-SS02	0612
Proposed Sections	D-1062-4-12-PL08	1012
Sections A-A & B-B Gwynfryn Cottage Gwynfryn Rhoscolyn	12_128/02	21/12/12
Proposed Plans	D-1062-4-12-PL05	1012
Proposed Elevations Sheet 1	D-1062-4-12-PL06	1012
Proposed Elevations Sheet 2	D-1062-4-12-PL07	1012

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

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

Reason: In the interests of visual amenities of the locality also to ensure that the development conserves and enhances the Area of Outstanding Natural Beauty.

(04) No development shall commence until full details of all external materials and finishes (which shall include such details for all building(s)), hard landscaped areas, engineering operations and all other works associated with the development) which shall include colours, construction details (where appropriate) has been submitted to and approved in writing by the Local Planning Authority. The details approved under this condition shall be implemented in full and adhered to in the completion of the development hereby approved.

Reason: In the interests of visual amenities of the locality also to ensure that the development conserves and enhances the Area of Outstanding Natural Beauty.

(05) The external elevations of the development shall where specified on the plans hereby approved be finished with a local natural stone or a stone of equivalent colour texture and weathering characteristics. No development shall commence until samples of the natural stone have been submitted to and approved in writing by the Local Planning Authority. The details approved under this planning condition must thereafter be adhered to.

Reason: In the interests of visual amenities of the locality also to ensure that the development conserves and enhances the Area of Outstanding Natural Beauty.

(06) No development shall take place until a scheme of landscaping and tree planting for the application site has been submitted to and approved in writing by the Local Planning Authority. The scheme approved under the provisions of this condition shall be implemented not later than the first planting season following the occupation of the dwelling.

Reason: In the interest of the visual amenities of the locality, the Area of Outstanding Natural Beauty and to secure an ecological enhancement.

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

Reason: In the interest of the visual amenities of the locality, the Area of Outstanding Natural Beauty and to secure an ecological enhancement.

(08) Notwithstanding the plans hereby approved no development shall take place until details of the proposed slab level(s) of the building(s) in relation to the existing and

proposed levels of the application site and the surrounding land have been submitted to and approved in writing by the Local Planning Authority. The building(s) and the proposed site levels of the application site shall be constructed in accord with the details to be approved under the provisions of this condition.

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

(09) All foul drainage shall be contained within a sealed and watertight cesspool, which shall be fitted with a level warning device to indicate when the tank is full. The dwelling hereby approved shall not be occupied until the cesspool has been installed and is fully operational.

Reason To ensure that foul drainage arrangements for the proposed development are satisfactory.

(10) The car parking accommodation shall be completed in full accordance with the details as submitted before the dwelling(s) or flat(s) to which it relates is occupied and shall thereafter retained solely for those purposes.

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

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.

11.1

Gweddill y Ceisiadau

Remainder Applications

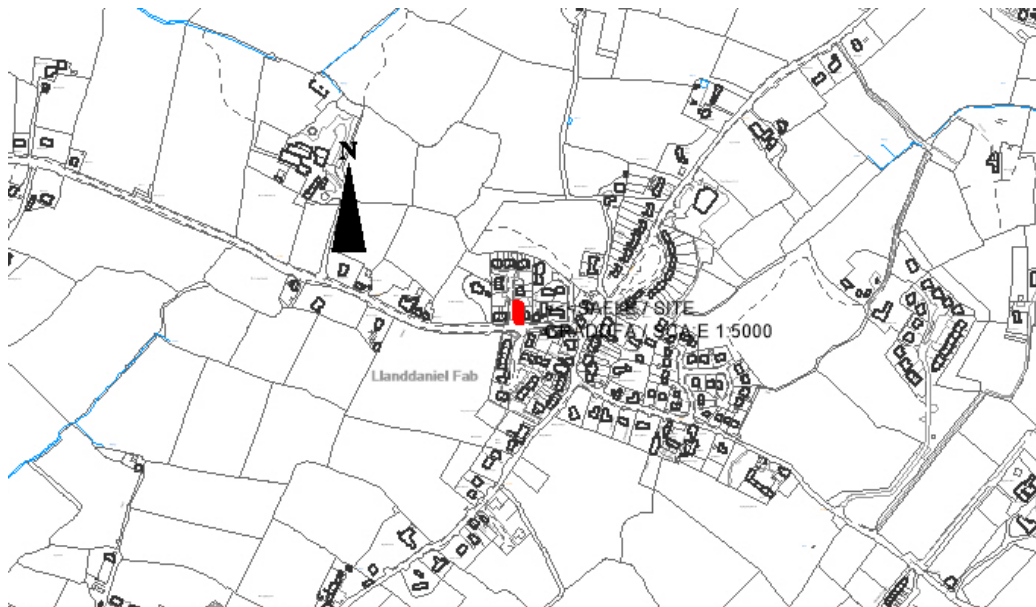
Rhif y Cais: **21C76H/VAR** Application Number

Ymgeisydd Applicant

Mr Iwan Jones

Cais o dan Adran 73 i ddiwygio amod (02) o ganiatâd cynllunio rhif 21C76G (addasu ag ehangu) er mwyn diwygio y cynlluniau sydd wedi eu caniatáu yn / Application under Section 73 for the variation of condition (02) of planning permission reference 21C76G (alterations and extensions) so as to amend the approved plans at

4 Maes y Coed, Llanddaniel



Planning Committee: 02/05/2018

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

Recommendation:

Permit

Reason for Reporting to Committee:

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

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

1. Proposal and Site

The application lies at Maes Y Coed cul-de-sac in Llanddaniel. The dwelling is a terraced type property.

The proposal entails the variation of condition (02) of planning permission 21C76G in order to amend the approved scheme for alterations and extension to the dwelling known as 4 Maes y Coed.

2. Key Issue(s)

The key issue is whether the proposed scheme is acceptable.

3. Main Policies

Anglesey and Gwynedd Joint Local Development Plan
Policy PCYFF 3 – Design and Place Shaping

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

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 24/04/2018. At the time of writing this report, the department have not received any representations.

5. Relevant Planning History

21C76 - Erection of a dwelling on land adjoining Yr Hen Ficerdy, Llanddaniel Approved 10/07/1995

21C76A/DA - Detailed plans for the erection of a dwelling on land adjoining Yr Hen Ficerdy, Llanddaniel Approved 27/04/1998

21C76B - Full application for the erection of 8 dwellings together with the construction of a new vehicular and pedestrian access at Cae Ficerdy, Llanddaniel Withdrawn 11/05/2007

21C76C - Full application for the erection of 8 dwellings together with the construction of a new vehicular and pedestrian access at Cae Ficerdy, Llanddaniel Approved 08/02/2008

21C76D/AD - Application for consent to display two sale signs on land at Yr Hen Ficerdy, Llanddaniel Approved 10/04/2008

21C76E - Full application for the erection of 11 two-storey dwellings on land to the rear of Maes y Coed, Llanddaniel Fab approved 07/01/2011

21C76F - Full application for alterations and extensions at 6 Maes y Coed, Llanddaniel Approved 21/07/2015

21C76G - Full application for the re-location of the existing garden shed, alterations and extensions together with the erection of a new boundary fence at 4 Maes y Coed, Llanddaniel Approved 14/06/2017

6. Main Planning Considerations

There is sufficient space within the applicants' ownership to accommodate the proposal. The proposed extension adjoins a neighbouring property where Certificate B notice has been served.

The proposal entails alterations and extension to the rear of the dwelling. The approved scheme was for the formation of a new sun room – measuring 4.6 metres by 3.2 metres with a height of 2.8 metres. The proposed changes is to extend the approved scheme to 5.2 metres by 3.2 metres with a height of 2.8 metres.

It is not considered that an increase of 0.6 metres in length would impact the approved scheme of the surrounding area to such a degree to warrant a refusal. The proposal retains the flat roof, design, materials and placement of windows as previously approved.

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.

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
1380-A3-04	23/03/2018	Proposed Elevation and Floor Plan

under planning application reference 21C76H/VAR.

Reason: For the avoidance of doubt.

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

permission/development.

12.1

Gweddill y Ceisiadau

Remainder Applications

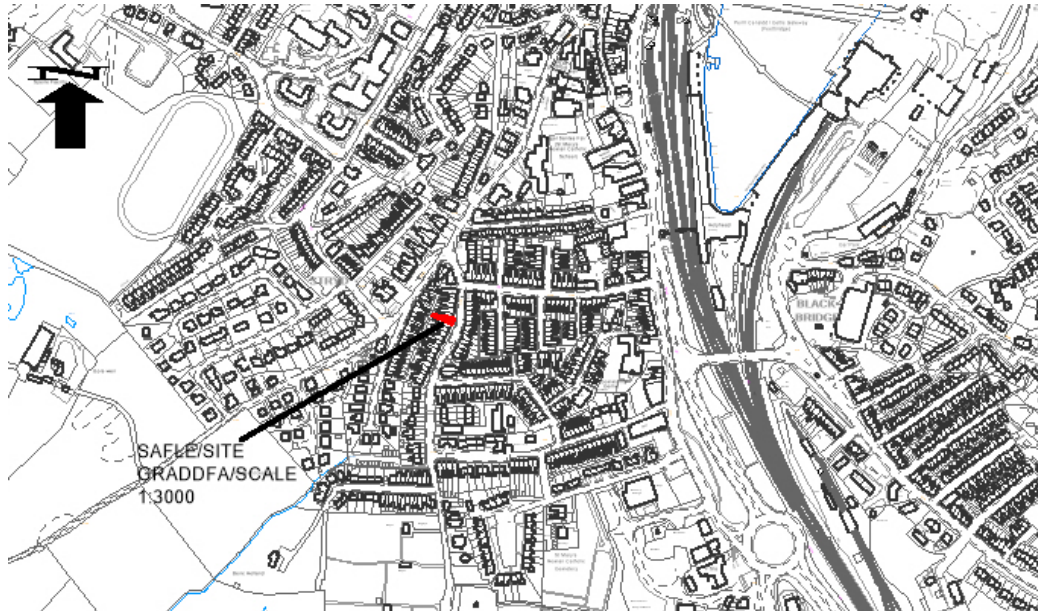
Rhif y Cais: **19C1217** Application Number

Ymgeisydd Applicant

Miss Sukhvinder Kaur

Cais llawn i newid defnydd Annedd C3 yn Dy Amlbreswyliaeth C4 yn / Full application for change of use of Dwelling C3 to House of Multiple Occupancy C4 at

18 Lon Maes Hyfryd Road, Caergybi/Holyhead



Planning Committee: 02/05/2018

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

Recommendation:

Permit

Reason for Reporting to Committee:

The application is being presented to the Committee at the request of the Local Member (Cllr Trefor Lloyd Hughes) due to lack of parking spaces in the area.

1. Proposal and Site

The planning application is a full application for change of use of the existing dwelling into a House of Multiple Occupation (HMO) (Use Class C4) at 18 Lon Maes Hyfryd Road, Holyhead.

2. Key Issue(s)

The key issue is whether the proposal complies with national and local policies, highway considerations and effect on immediate neighbouring properties.

3. Main Policies

Joint Local Development Plan (Anglesey and Gwynedd)

PCYFF2 – Development Criteria

TAI 8 – Appropriate Housing Mix

TAI 9 – Subdivision of Existing Properties to Self-Contained Flats and Houses in Multiple Occupation (HMOs)

TRA2 – Parking Standards

TRA4 – Managing Transport Impacts

Houses in Multiple Occupation: Practice Guidance March 2017

4. Response to Consultation and Publicity

Community Council – Objection to the application due to the lack of parking in the area.

Local Member (Trefor Lloyd Hughes) – Requested that the planning application be considered by the Planning and Orders Committee due to lack of parking in the area.

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

Local Member (Dafydd Rhys Thomas) – No response at the time of writing the report.

Drainage - No response at the time of writing the report

Highways Department – No comments

Waste Department – Comments were made that there needed to be sufficient space to store waste receptacles.

Environmental Health – Confirmation has been received that the application is acceptable. The applicant will need to apply for a licence for the HMO.

Site notices were placed near the site and neighbouring properties were notified by letter. The expiry date for receiving representations was the 4/4/17. At the time of writing the report 15 letters had been received objecting to the proposal. The main concerns as follows:

- The area has existing parking problems. The proposal will cause further parking problems in the area.
- The proposal will cause noise in a quiet area
- The proposal will amount to further general disturbance
- The area has already suffered rat problems, the proposal would make the matter worse.
- Impact on house prices in the vicinity
- The proposal would generate anti-social behaviour/drugs/alcohol
- The proposal should be located above existing shops within the town centre

In response to the objections received:

- The Highways department has confirmed that they have no objection to the proposal
- It is not considered that the proposal will cause enough noise, general disturbance to warrant refusing the application
- Rats/pets would be an issue for the Environmental Health section.
- Impact on house prices is not a planning consideration
- Anti-social behaviour/drugs/alcohol issues would be a matter for the Police
- Policy TAI 9 does not restrict HMOs to town centre locations.

5. Relevant Planning History

None

6. Main Planning Considerations

Policy Considerations

Policy TAI9: Subdivision of existing properties to self-contained flats and houses in multiple occupation (HMO).

This is the key Policy under which this application should be dealt with. Criterion (2) in the policy states that licensed HMOs should not exceed 10% in the ward.

In addition consideration should be given to the following matters that are contained within Policy TAI 9:

- That the property is suitable for conversion to the number and type of units proposed without the need for significant extensions and external adaptations.
- It will not have a detrimental impact upon residential amenity, should demonstrate adequacy of car parking and refuse storage space.
- Where dedicated car parking cannot be provided the proposal must not exacerbate existing parking problems in the local area.

The sub division of existing properties to self-contained flats and HMO's can be supported providing they comply with the set criteria of Policy TAI 9.

The explanation for the policy indicates that the provision of self-contained flats or HMOs can affect the residential amenity of adjoining properties. It goes on to state that the cumulative effect or overprovision of these types of properties can affect the social character of an area and lower its environmental quality, and as a result detrimentally affect the living conditions of nearby residents. The concern becomes evident when families move out of an area and whole streets are used for HMO accommodation. Policy TAI 9 seeks to control the change of use of residential properties into HMOs

Policy TAI 8 'Appropriate housing mix' seeks to ensure that all new residential development contributes to improving the balance of housing and meets the identified needs of the whole community. Consideration should therefore be given towards the need for this type of development.

Policy PCYFF 2 outlines that planning permission will be refused where it would have an unacceptable adverse impact upon the health, safety or amenity of occupiers of local residences, other land and property uses or characteristics of the locality due to increased activity, disturbance, vibration, noise, dust, fumes, litter, drainage, light pollution, or other forms of pollution or nuisance.

Having considered the above policies it is considered that the principle of changing the use of the existing property into a HMO is acceptable.

Confirmation has been received from the Policy Section that there are only 3 HMOs in the Maeshyryd Ward amounting to 0.3%; therefore, the proposal would not lead to the proportion of HMOs in the Ward exceeding the 10% level referred to in Policy TAI 9.

It is not considered that the proposal will cause an overprovision of HMOs in the Maeshyryd ward and the area will continue to maintain a sustainable and balanced community. It is not considered that the proposal will have an unacceptable adverse impact upon the amenity of local residents.

Highway/Parking issues

The Highways Authority has confirmed that they have no objection to the proposal.

Housing

The Housing Department has confirmed that there is a substantial need for this type of accommodation in the Holyhead area.

Environmental Health

The Environmental Health section has confirmed that the applicant must have a HMO licence.

The planning application has been amended to comply with the requirements of the Environmental Health Section. One of the bedrooms located on the first floor has been omitted from the planning application as it was less than 6 metre square and is was not suitable for sleeping accommodation. The bedroom will now be used to ensure amendments are made to the gradient of the staircase from the 1st to 2nd floor.

The Environmental Health section has confirmed that the kitchen and dining room accommodation on the ground floor is of sufficient size and they have confirmed that the amended plans provide a kitchen space on the first floor which is also acceptable.

The Environmental Health section has now confirmed that the amended plans are acceptable and there would be a requirement to provide a 30 minute protected route including 30 minute fire resisting construction and FD30 doors to all risk rooms.

7. Conclusion

In conclusion, the proposal complies with the criteria of policy TAI 9 and PCYFF2 of the Joint Local Development Plan. It is not considered that the proposal will harm the amenities of adjacent residential properties or the character of the area in relation to development plan policy and the objectives of maintaining sustainable and balanced communities.

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

8. Recommendation

Permit.

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

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

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

Date Received	Plan Description	Plan Reference
12/4/18	Proposed Floorplans	P/02 F/B
20/2/18	Location Plan	

under planning application reference 19C1217.

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: **19LPA1043/CC** Application Number

Ymgeisydd Applicant

Isle of Anglesey County Council

Cais llawn ar gyfer codi 6 annedd fforddiadwy ynghyd a creu mynedfa i gerddwyr ac 8 man parcio ar dir ger / Full application for the erection of 6 affordable dwellings together with the creation of pedestrian access and 8 parking spaces on land adjacent

Vulcan Street, Caergybi/Holyhead



Planning Committee: 02/05/2018

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

Recommendation:

Permit

Reason for Reporting to Committee:

The planning application is being reported to the planning committee because the Isle of Anglesey Council is the applicant and the landowner.

1. Proposal and Site

The application site is located on the intersection of Seiriol Street and Vulcan Street. To the west the application site is abutted by the Ysgol Cybi Primary School, which has a service road which dissects the application site. There is a former snooker hall building and a residential property "Craigwen" on the application which would be demolished as part of the proposals. The northern gable of the former snooker hall abuts and forms a boundary with a residential property at Gwynant. There are residential properties opposite at Seiriol Street and to the south on Vulcan Street. The residential properties are predominantly substantially two storey terraced blocks finished with rendered external walls and slated roofs.

The planning application is submitted for 6 affordable dwellings in two blocks intersected by the service road to Ysgol Cybi. The proposed block on Seiriol Street would include 4 1 bedroom flats. Externally the proposed development would be finished with self-coloured render, have natural slated roofs and UPVC doors, windows and some cladding. To the south on Vulcan Street the proposed block is made for a pair of two bedroom semi-detached dwellings. Eight off-road car parking spaces are proposed in connection to the proposed development. Foul and surface water drainage would be connected to the public sewer.

At the time of writing amended plans have been received which change the proposed boundary along the north with Gwyndy from fencing to a 1.8m wall constructed either of blocks or by reducing the existing gable of the snooker hall.

2. Key Issue(s)

- Principle of the Development.
- Character and Appearance of the Locality.
- Impact on the Amenities of Adjacent Properties
- Highways & Parking considerations.

3. Main Policies

Anglesey and Gwynedd Joint Local Development Plan (2017)

TRA 2: Parking Standards

TRA 4: Managing Transport Impacts

ISA5: Provision of Open Spaces in New Housing Developments

PCYFF 1: Development Boundaries

PCYFF 2: Development Criteria

PCYFF 3: Design and Place Shaping

PCYFF 4: Design and Landscaping

PS 17: Settlement Strategy

TAI 1: Housing in Sub-Regional Centres & Urban Service Centres

AMG 5: Local Biodiversity Conservation

PS 20: Preserving and Where Appropriate Enhancing Heritage Assets

AT 3: Locally or Regionally Significant Non-Designated Heritage Assets

Planning Policy Wales Edition 9 2016 "PPW"

TAN 12: Design

Technical Advice Note (TAN) 24: The Historic Environment (2017)

Supplementary Planning Guidance SPG Design in the Urban and Rural Built Environment (2008) “SPG Design”.

4. Response to Consultation and Publicity

Holyhead Town Council – No observations received at the time of writing.

Local Members – No observations received at the time of writing.

Highway Authority – Conditional permission.

Drainage Section – No observations received at the time of writing.

Environmental Services – The proposed development should not cause nuisance by way of dust, fumes, noise or artificial light and it is recommended that working hours and any rock breaking should be regulated.

Ecological and Environmental Adviser – Ecological considerations are assessed and any opportunities for ecological enhancements would be advisable.

Heritage Adviser – The buildings proposed to be demolished do not appear to be of any significant historic or architectural interest although the corner property of “Craigwen” is shown on the 1889 O.S. Map. I would recommend that a photographic record of the existing buildings be undertaken prior to the proposed demolition.

The nearest heritage assets are the grade II listed Cybi Building, Holyhead High School (Cadw Ref. 87587) situated directly to W and Ucheldre Centre (Cadw Ref. 5741) located some 50m to SE. In my opinion, the proposed development would not be harmful to the setting of the nearby listed building and the proposal satisfies the relevant policies and criteria.

Housing Services - There is a high demand for affordable housing in Holyhead and I believe this application is the right mix of accommodation to meet the demand.

Gwynedd Archaeological Trust “GAPS” – No observations received at the time of writing.

Joint Planning Policy Unit “JPPU” – Relevant planning policy considerations are listed.

Lifelong Learning – No observations received at the time of writing.

Natural Resources Wales “NRW” –

Protected Species – The submitted survey is acceptable and the recommendations should be followed. Informatives are listed in relation to waste and demolition consents required from NRW.

Welsh Water - The proposed development site is crossed by a 229mm diameter combined public sewer and this will need to be diverted as part of the proposals. Welsh Water have also accepted that surface water can be discharged into the public sewer as there are no other options in this instance.

Public response to notification:

The planning application was advertised by way letters to adjacent properties, site notices and a press notice was published. In addition the amended plans described in the introduction of this report were re-advertised. The publicity period for the amended plans will expire on 09.05.18 and at the time of writing the following observations have been received from 1 local resident:

- Vulcan Street is at full capacity.
- Further houses are not required.
- Blocking light and not allowing breeze.
- There are better options to this scheme such as at Cleveland Crescent and council should be pursuing projects in the community interest.
- Roads to the development are sub-standard for extra traffic and there is no parking capacity in the street, yet the proposal will take away the only available car parking area.

- It is contended that the school development has already made the objector's property unbearable to live in.
- The council do not take on board public views and just do what they want.

5. Relevant Planning History

19C964 Full plans for the erection of four residential flats together with alterations to the existing pedestrian and vehicular access, conditionally approved 07.06.07.

6. Main Planning Considerations

Principle of the Development: The site is located within the development boundary of Holyhead under the provision of PCYFF 1 of the JLDP. Holyhead is classified as an Urban Service Centre under the provisions of policy TAI 1 of the JLDP and this policy permits housing proposals on suitable windfall sites within the settlement boundary. Policy PS 17 of the JLDP states that housing will be distributed based on the settlements strategy with a higher proportion of developments required to take place in Urban Service Centres such as Holyhead based on the settlement's level of service provision but subject to environmental, social and infrastructure capacity to accommodate the development.

Policy TAI 8 (Appropriate Housing Mix) states that proposals should contribute towards meeting the identified needs of the community through meeting the listed criteria which include maximizing the delivery of affordable housing and ensuring the sustainable use of land through an efficient density of development compatible with local amenity. In terms of need for the development the council's Housing Services have stated that there is a high demand for affordable housing in Holyhead and that the application is the right mix of accommodation to meet this demand. Though it is understood that the application will be developed for 100% affordable housing in conjunction with the council, it would normally be necessary complete a legal agreement requiring 10% of the units are developed for affordable housing requirements in accord with policy TAI 15 (Affordable Housing Threshold & Distribution) as the planning permission could still be developed for general market purposes. In this case it is not possible for the council to complete a legal agreement with itself and a planning condition has been recommended which requires one of the units to be affordable.

The application site also comprises previously developed land and it is government policy in section 4.9 of PPW on the grounds of sustainability to re-use such sites in existing settlements where there is vacant or under-used land for suitable uses such as that being applied for. Additionally the application site is located in a highly sustainable location within walking distance of the town centre and other retail, community and travel facilities and on a main bus route.

Character and Appearance of the Locality: Policy PCYFF 2 (Development Criteria) of the JLDP states that to make the most efficient use of land that there should be a minimum of 30 housing units per hectare unless there are local circumstances or site constraints which dictate a lower density. The density of the proposed development is around 60 units per hectare. Whilst this may appear a high it is material that 4 of the units are 1 bedroom flats which have two units in one building which contributes towards a higher density; as explained in the preceding section there is a housing need in Holyhead for this type of development. The 30 units per hectare is also a minimum figure and in appropriate location PPW seeks well designed living environments and where appropriate at increased density subject to the proposals not damaging the area's character or amenity, including the impact on neighbouring dwellings in terms of privacy and overshadowing.

In terms of the area's character policies PCYFF 3 (Design and Place Shaping) and PCYFF 4 (Design and Landscaping) of the JLDP requires that new developments demonstrate a high quality design and that they integrate into their surroundings. The proposed developments is made for two storey units which are either semi-detached, with parking for motor vehicles on street or within the curtilage of the unit. The units would be rendered and have slate roofs. The layout and design of the proposals are considered to be reflective of the varied housing types which can be seen in the area and on this basis is acceptable having regard to the impact on the character and appearance of the area.

Impact on the Residential Amenities of Adjacent Properties & Occupants of the Proposed Development:

The council's Environmental Services have recommended that the construction of the development should not result in amenity problems as described in their consultation. A condition has been recommended

regulating working hours in the construction of the development given the proximity of existing properties abutting and in proximity.

The impact of the development in terms of potential overlooking and overshadowing on the existing properties adjoining and in proximity to the application site is material. The council's SPG Design provides guidance in relation to minimum distances from existing and proposed dwellings and their boundaries. In assessing the proposal the fact that there are existing buildings present on the application needs to be assessed. The proposal is in general conformity with this guidance as regards distances from existing residential properties abutting and in proximity to the proposed development. The rear elevation of the proposed flats on Seiriol Street are closer to the rear boundary with the school than would generally be permissible. The guidance would generally require around 10 metres but the flats are around 2 metres away and a central stairwell forming part of the building virtually adjoins the boundary. No objections are raised in this instance the proposal abuts playgrounds and it has no impact on residential amenity considerations in terms of overlooking, loss of light and so on which the guidance on distances is intended to regulate.

Historic Environment – The residential property on the application site "Craigwen" is of some local architectural and historic interest, which would be demolished as part of the proposals. No objections are raised to this aspect of the proposal subject to the requirement for a photographic survey being undertaken for recording purpose. Any further comments from GAPS will be reported further at the committee.

There is a grade II listed Cybi School to the west. In planning policy terms PPW explains that there is a general presumption in favour of the preservation of a listed building and its setting further for any development affecting a listed buildings or its setting, the primary material consideration is the statutory requirement to have special regard to the desirability of preserving the building, its setting or any features of special or architectural or historic interest which it possesses. The council's Heritage Adviser does not consider that the proposal would be harmful to the setting of this listed building and that the proposal satisfies the relevant policies and criteria.

Highways & Parking Considerations: Objections have been received on the grounds of access and parking as detailed in the relevant section of this report. These objections have been assessed by the highway authority who are recommending conditional permission.

Other Matters: The proposed development is within 3 meters of the existing public sewer and the applicant has confirmed that this will be diverted as part of the proposed development. Welsh Water have no objections to surface water being discharged into the public sewer in this instance.

In terms of ecology NRW and the council's Ecological and Environment Officer are satisfied that the proposal will not have an unacceptable impact on protected species subject to compliance with ecological mitigation measures submitted with the planning application. A planning condition requiring landscaping will secure the ecological enhancements sought.

Comments are awaited from the council's Lifelong Learning Service in relation to any educational contribution required in connection with the proposed development at the time of writing and these will be reported verbally at the committee.

7. Conclusion

The proposed development is made on previously developed land in a highly sustainable location in the largest settlement on Anglesey. The high density development is considered acceptable in the context described. The rear elevation is much closer to the rear boundary with Ysgol Cybi Primary School than prescribed in guidance but given that there are no impacts on residential amenity this is considered acceptable. The proposal is therefore considered acceptable subject to the receipt of comments from outstanding consultees. The publicity period for the amended plans will expire following the planning committee and officers are therefore requesting delegating powers to approve the planning application following this period having taken into account any observations received.

In terms of the Well-being of Future Generations (Wales) Act 2015 it is considered that the proposed development contribute towards a more prosperous and resilient Wales in terms of the economic improvements that would accrue as part of the development and being for affordable housing a more equal Wales.

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

8. Recommendation

That planning permission is granted subject to the receipt of comments from the council's Lifelong Learning Service, the expiry of the neighbour notification period 09.05.18 subject to the following planning 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 Section 91(1) of the Town and Country Planning Act 1990.

(02) The development hereby permitted shall be carried out in strict conformity with the details shown on the approved plans, and contained in the form of application and in any other documents accompanying such application as listed below, unless specified otherwise in any conditions of this planning permission:

Drawing/Document	Reference	Dated
Site OS Plan	A-00-01	
Topo Survey	A-00-02	
Proposed Site Layout (Incorporating note: Existing Gable Wall Reduced.)	A-00-03	
421 Houses	A-01-01	
212 Flats Plans		
212 Flats Elevations	A-02-02	
Protected Species Survey (Sam Dyer Ecology)		24.08.17
Drainage Strategy (Cadarn)	14917	October 2017

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

(03) The construction of the development hereby approved shall not take place outside the hours of 0800 - 1800 hours - Monday to Friday; 0800 - 1300 hours - Saturday's and there shall be no working on Sunday's or Bank Holidays.

Reason: To protect the residential amenities of adjacent residential properties.

(04) The approved means of enclosure shall be constructed or erected prior to the occupation of the dwelling(s) or flat(s) to which it relates and it shall thereafter be retained in the lifetime of the development hereby approved and any replacement wall or fencing shall be to an equivalent specification.

Reason: To ensure that the details and appearance of the development are acceptable to the Local Planning Authority and to protect the amenities of adjacent residential properties.

(05) No development shall commence until full details of all external materials and finishes (which shall include such details for all building(s)), hard landscaped areas, engineering operations and all other works associated with the development) which shall include colours, construction details (where appropriate) has been submitted to and approved in writing by the Local Planning Authority. The details approved under this condition shall be implemented in full and adhered to in the completion of the development hereby approved.

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

(06) No development shall take place until a scheme of landscaping and tree planting for the application site has been submitted to and approved in writing by the Local Planning Authority. The landscaping scheme shall show the proposed planting, including species, size and density. The approved new planting shall not be implemented not later than the first planting season after the occupation of the buildings or completion of the development, whichever is the sooner.

Reason: In the interest of the visual amenities of the locality and to secure ecological enhancements.

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

Reason: In the interest of the visual amenities of the locality and to secure ecological enhancements.

(08) The application site shall be developed strictly and entirely in accord with the Protected Species Survey (Sam Dyer Ecology) 24.08.17.

Reason: In the interests of ecology.

(09) The accesses 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 ensure a safe and convenient access to/from the highway in the interests of highway safety.

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

Reason: To ensure a safe and convenient access to/from the highway in the interests of highway safety.

(11) The car parking accommodation shall be completed in full accordance with the details as submitted before the dwelling(s) or flat(s) to which it relates is occupied and shall thereafter retained solely for those purposes.

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

(12) No surface water from the within the curtilage of the site to discharge onto the highway.

Reason: To ensure no direct adverse effect on the adjoining highway in the interests of amenity and highway safety.

(13) The foul and surface water drainage scheme illustrated on the plans hereby approved shall be implemented and be fully operational prior to the occupation of the dwelling(s) or flat(s) to which it relates is occupied.

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

(14) The 229mm diameter combined public sewer crossing the application site (from SH24822404 to SH24822402) shall be diverted in accord with drawing reference EL (95) 01 (Proposed Section 104 Drainage Layout) prior to the commencement of the building denoted as Plot 3.

Reason: To protect the integrity of the public sewerage system.

(15) The development shall not begin until a scheme for the provision of affordable housing as part of the development has been submitted to and approved in writing by the local planning authority. The affordable housing shall be provided in accordance with the approved scheme and shall meet

the definition of affordable housing in Technical Advice Note 2: Planning and Affordable Housing (June 2006) or any future guidance that replaces it. The scheme shall include:

- i. the numbers, type, tenure and location on the site of the affordable housing provision to be made which shall consist of not less than 10% of housing units/bed spaces;**
- ii. the timing of the construction of the affordable housing and its phasing in relation to the occupancy of the market housing;**
- iii. the arrangements for the transfer of the affordable housing to an affordable housing provider[or the management of the affordable housing] (if no RSL involved);**
- iv. the arrangements to ensure that such provision is affordable for both first and subsequent occupiers of the affordable housing; and**
- v. the occupancy criteria to be used for determining the identity of occupiers of the affordable housing and the means by which such occupancy criteria shall be enforced.**

Reason: To ensure that the development provides an element of affordable housing in accord with development plan policy.

Please inform the Applicant that:-

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

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

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

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

The Highways Authority would require the following details to be submitted for approval before the works hereby approved are commenced:-

A full comprehensive and robust Traffic Management Scheme including:-

- I. The parking of vehicles for site operatives and visitors
- II. Loading and unloading of plant and materials
- III. Storage of plant and materials used in constructing the development
- IV. Wheel washing facilities (if appropriate)
- V. Hours and days of operation and the management and operation of construction and delivery vehicles.

It is a requirement under law to serve an abnormal load notice to police and to Highway and Bridges Authorities under "The Motor Vehicle (Authorisation of Special Types) General Order 2003".

The Highways Authority will be utilising Section 59 of the Highways Act 1980 "Recovery of expenses due to extraordinary traffic", to recover compensation for any damage done to the public highway as a result of this development.

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.

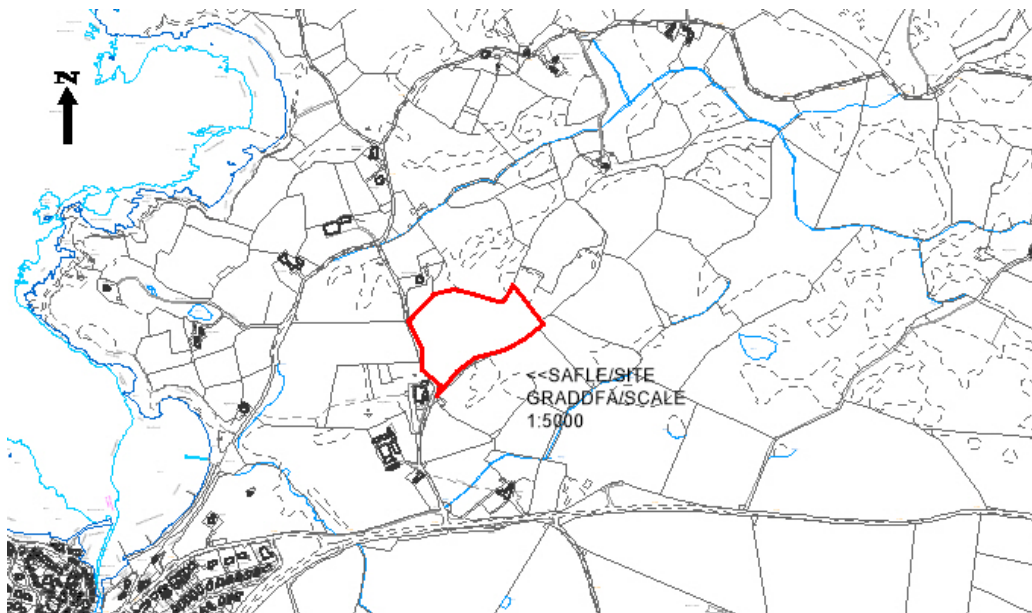
Rhif y Cais: **20LPA1044/CC** Application Number

Ymgeisydd Applicant

Regulation and Economic Development

Cais llawn i osod gorsaf meteorolegol 3 metr o uchder ar dir yn / Full application for the installation of a 3 meter high meteorological station on land at

Teilia, Cemaes



Planning Committee: 02/05/2018

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

Recommendation:

Permit

Reason for Reporting to Committee:

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

1. Proposal and Site

It is proposed to erect a 3m tall meteorological station on an open rural field at Teilia Farm , Cemaes.

2. Key Issue(s)

Whether the proposal is visually acceptable

3. Main Policies

Strategic Policy PS 5 Sustainable development
Policy AMG 1 AONB Management Plans
Policy PCYFF 4 Design and Landscaping

Technical Advice Note 12 Design

SPG Design Guide for the Urban and Rural Environment.

4. Response to Consultation and Publicity

The application has been publicised with the expiry date for receiving representations being 12/4/18

Community Council No response at time of writing report

Cllr A M Jones No response at time of writing report

Cllr R Griffiths No response at time of writing report

Cllr R Jones No response at time of writing report

Highways No response at time of writing report

5. Relevant Planning History

None

6. Main Planning Considerations

The proposed station will gather data which will assist in the monitoring of the water quality of Cemaes Bay. It will be 3m tall and support small items of technical equipment it will be located in a field currently used for grazing sheep. Whilst located in the AONB its size and location will ensure that it will not be seen from any nearby vantage points or dwellings. Furthermore it will serve to improve the locations natural assets.

7. Conclusion

The proposals will not harm visual or residential amenity and will assist in improving the water quality of Cemaes Bay.

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

8. Recommendation

Permit

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

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

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: **25C228A** Application Number

Ymgeisydd Applicant

Mr Malcolm Williams

Cais ôl-weithredol ar gyfer ymestyn y cwrtil ynghyd a chodi modurdy yn / Retrospective application for retention of the extended curtilage together with the erection of a garage at

41 High Street, Llanerchymedd



Planning Committee: 02/05/2018

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

Recommendation:

Permit

Reason for Reporting to Committee:

This application is being presented to the Committee as part of the proposal would be on land owned by the Local Authority (Anglesey County Council). A certificate B has been served by the Applicants.

1. Proposal and Site

The proposal is a retrospective application for retention of the extended curtilage together with the erection of a garage at 41 High Street, Llanerchymedd.

The site lies within the development boundary of Llanerchymedd and fronts the high street (B5111 Road).

2. Key Issue(s)

The applications key issue is whether or not the proposal would impact the surrounding amenities of neighbouring properties or locality.

3. Main Policies

PCYFF 1 – Development Boundaries
PCYFF2 – Development Criteria
PCYFF 3 – Design and Place Shaping
PCYFF 4 – Design and Landscaping

Technical Advice Note 12 – Design

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

4. Response to Consultation and Publicity

Local Member, Cllr. Llinos Medi Huws – No response to date

Local Member, Cllr. John Griffith – No response to date

Local Member, Cllr. Kenneth P. Hughes – No response to date

Community Council – No response to date

The application was afforded two means of publicity; these were the posting of a site notice near the site and the serving of personal notifications on the owners of the neighbouring properties. The latest date for the receipt of representations was the 24/04/2018 and at the time of writing this report, no letters of representation have been received at the department.

5. Relevant Planning History

28C228 – Full application for alteration for alterations and extensions to 41 High Street, Llanerchymedd – Approved 25/07/2013.

6. Main Planning Considerations

Effect on surrounding properties – The proposal is for the retention of an extended residential curtilage to the rear and the side of the property and also for the erection of a garage. The extended curtilage extends further in to a raised embankment adjoining the grass verge edging on to the highway/parking area and will not have a detrimental effect on the amenities of neighbouring properties. A stone wall will be erected adjoining this embankment which will also form part of the proposed garage. This embankment and stone wall will act as a boundary around the site.

Due to the topography of the site, the proposal will not harm the amenities currently enjoyed by the neighbouring properties.

Effect on surrounding area – The curtilage of the unit has been extended outwards into the grass verge of the public highway/parking area. It is not considered that the development will have a detrimental impact on the surrounding area due to the topography of the site.

7. Conclusion

The retention of the extended residential curtilage and the erection of a garage will not have a detrimental impact on the amenities of the neighbouring properties or have an impact on the surrounding area,

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

8. Recommendation

Permit

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

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

Drawing Reference	Date Received	Plan Description
1522-A3-01	16/03/18	Existing Location/ Block Plan
1522-A3-02	16/03/18	Proposed Location/ Block Plan
1522-A3-05	16/03/18	3D View of garage 2 or 2
1522-A3-04	16/03/18	3D view of garage 1 or 2
1522-A3-03	16/03/18	Proposed Elevations

under planning application reference 25C228A.

Reason: for the avoidance of doubt.

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

12.5

Gweddill y Ceisiadau

Remainder Applications

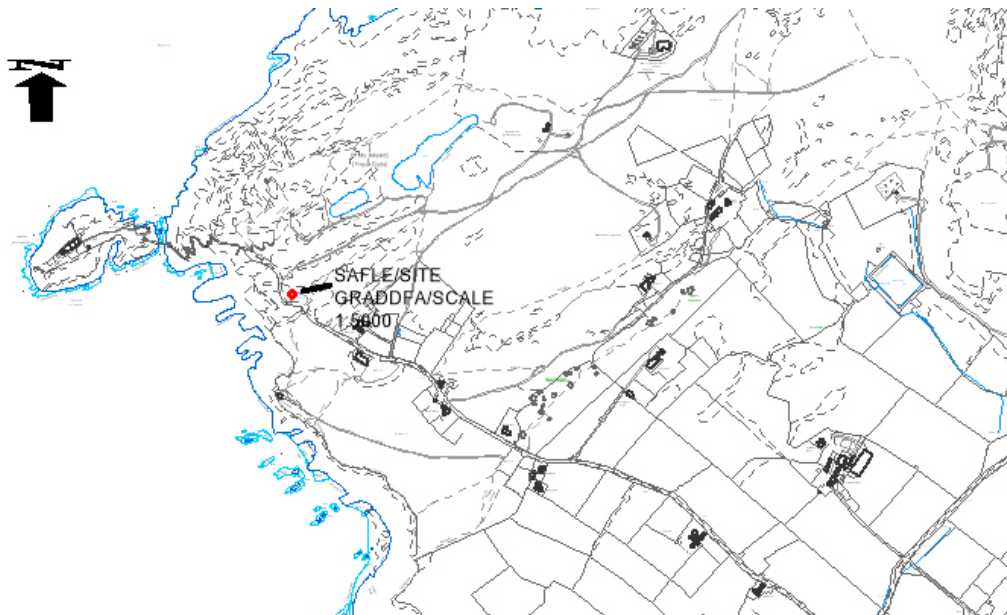
Rhif y Cais: **46C615/AD** Application Number

Ymgeisydd Applicant

Mrs Laura Kudelska

Cais i leoli arwydd heb ei oleuo ynghyd â gosod mesurydd parcio ym maes parcio uwchben y / Application for the siting of a non-illuminated sign together with the installation of car parking meter at the car park above the

Canolfan Ymwelwyr/Visitor Centre, Ynys Lawd/South Stack, Caergybi/Holyhead



Planning Committee: 02/05/2018

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

Recommendation:

Permit

Reason for Reporting to Committee:

The planning application has been reported to the Planning Committee as the development is on Council owned land and has been called in by Councillors Trefor Lloyd Hughes and Dafydd Rhys Thomas.

1. Proposal and Site

This is a full application for the siting of 1 non-illuminated sign and 1 car parking meter at the car park above the Visitor Centre, South Stack, Holyhead.

2. Key Issue(s)

The applications key issue is whether the signs and parking meters complies with relevant planning policies and whether the proposal would preserve or enhance the Area of Outstanding Natural Beauty.

3. Main Policies

PCYFF2 – Development Criteria
PCYFF3 – Design and Place Shaping
PS20 - Preserving and Where Appropriate Enhancing Heritage Assets
AMG1 - Area of Outstanding Natural Beauty
PS1 – Welsh Language and Culture

Planning Policy Wales (9th Edition)

Technical Advice Note 12: Design

4. Response to Consultation and Publicity

Local Member (Cllr Trefor Lloyd Hughes)

No response at the time of writing the report.

Local Member (Cllr Dafydd Rhys Thomas) –

No response at the time of writing the report.

Local Member (Cllr John Arwel Roberts) –

No response at the time of writing the report.

Highways – No objection

Response to Publicity

The application was afforded two means of publicity. These were by the posting of a notice near the site and serving of personal notification letters on the occupiers of the neighbouring properties. The latest date for the receipt of representations was the 22nd March, 2018 and at the time of writing this report, two letters of objection had been received.

The main reasons for objection being as follows:-

The proposed application will cause people to park on the narrow road and cause danger to walkers and cyclists. Parking on the roadside makes access to residential properties a struggle.

In response to the objection raised:

The decision as to whether to charge customers to park in the existing car park is not a planning matter. The development in this instance is the erection of parking meters and signage. The result of the decision to charge for parking may consequently lead to on-street parking but this is a matter for the Highway Authority to consider under The Highway Act.

5. Relevant Planning History

46C88 -Conversion of dwelling into two self-contained flats, the ground floor flat to form a granny flat at Southstack Kitchens, Southstack, Holyhead – Refused 04/02/1987

46C88A - Conversion of dwelling into first floor flat with new stairway and ground floor "granny flat" at ~ Southstack Kitchens, Southstack, Holyhead – Approved 16/04/1987

46C88B - Alterations and extensions to create a ticket office and an extension to the restaurant at Southstack Kitchens, Southstack, Holyhead – Approved 08/10/1996

46C88C/SCR - Screening opinion for demolition of the existing buildings, erection of a visitor centre, cafe, retail area on the ground floor, 10 holiday apartments on the first & second floor, changes to the parking facilities and installation of a private treatment plant at South Stack Café, Southstack, Holyhead - EIA not required - 17/09/2008

46C88D -Full application for demolition of the existing buildings, erection of a visitor centre, cafe and retail area on the ground floor, 10 holiday apartments on the first & second floors, changes to the parking facilities and installation of a private treatment plant at South Stack Café, Southstack, Holyhead – Withdrawn 17/06/2010

46C88E – Full application for the installation of solar photovoltaic panels on the roof of RSPB Reserve, South Stack, Holyhead. Approved on 15/08/2012.

46C88F - Full application for the creation of a playground and nature pond at RSPB, South Stack, Holyhead. Approved 09/09/2016.

46C88G - Full application for the provision of temporary accommodation for staff welfare facilities and storage for the existing cafe and shop for an 18 month period - Granted 20/12/2017.

46C88H/SCR - Screening opinion for the provision of temporary accommodation for staff welfare facilities and storage for the existing cafe and shop for an 18 month period at RSPB, South Stack Road, Holyhead. EIA is not required 05/12/2017.

6. Main Planning Considerations

The proposal entails the installation of 1 non-illuminated sign and 1 parking meter at the RSPB car park, South Stack Road, Holyhead.

The proposed signs are non-illuminated and measure 420mm x 594mm placed on a 1.7m high pole. The signs are bilingual and provide details of parking charges.

The parking meter measures 1.8m high x 325mm wide x 400mm long.

Area of Outstanding Natural Beauty

The site is located within the Anglesey Area of Outstanding Natural Beauty (AONB). Policy AMG1 of the Joint Local Development Plan states that proposals within or affecting the setting of the AONB shall have regard to the AONB Management Plan.

The AONB Management Plan states 'The management of AONB's requires an understanding of the different components that combine to make each AONB distinctive and nationally important. Resources are the distinctive features and special qualities of the area, which define the AONB's character. The maintenance of these resources is central to the sustainability of the AONB.'

7. Conclusion

The proposed development is considered acceptable to the Local Planning Authority. Consequently, the recommendation is one of approval subject to conditions.

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

8. Recommendation

Permit

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

Reason: For the avoidance of doubt

(02) The sign shall not be illuminated by intermittent or flashing lights.

Reason: In the interest of amenity and highway safety.

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

Date Received	Plan Description
26/2/18	Location Plan
26/2/18	Parking Meter
26/2/18	Proposed Signs

under planning application reference 46C615/AD.

Reason: For the avoidance of doubt.

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

12.6

Gweddill y Ceisiadau

Remainder Applications

Rhif y Cais: **49C333A/FR** Application Number

Ymgeisydd Applicant

Mr Brendan Creeney

Cais llawn i newid defnydd y capel gwag i annedd ynghyd ag addasu a codi balconi ar y llawr cyntaf yn / Full application for change of use of disused chapel into a dwelling together with alterations and the construction of a first floor balcony at

Capel Hermon, Field Street, Y Fali/Valley



Planning Committee: 02/05/2018

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

Recommendation:

Refuse

Reason for Reporting to Committee:

The application has been called into the planning committee by both local members, Cllr Richard Dew and Cllr Gwilym O Jones.

1. Proposal and Site

This is a full application for the change of use of disused chapel into a dwelling together with alterations and the construction of a first floor balcony at Capel Hermon, Field Street, Valley.

2. Key Issue(s)

The key issue is whether the proposal complies with Technical Advice Note 15: Development and Flood Risk and whether the development would affect the amenities of the surrounding properties.

3. Main Policies

Joint Local Development Plan

TAI 2 – Housing in Local Service Centres

PCYFF2 – Development Criteria

Technical Advice Note 12: Design

Technical Advice Note 15: Development and Flood Risk

Supplementary Planning Guidance: Design for the Urban and Rural Built Environment

4. Response to Consultation and Publicity

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

Local Member (Cllr Richard Dew) – A request that the application is considered by the Planning and Orders Committee.

Local Member (Gwilym O Jones) – A request that the application is considered by the Planning and Orders Committee.

Drainage Section – No response at the time of writing the report.

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

Highways Department - No response at the time of writing the report.

Site notices have been placed near the site and neighbouring properties were notified by letter. The expiry date for receiving representations is the 2nd May 2018. At the time of writing the report, no letters were received. However, as part of the application, the applicant has submitted 5 letters supporting the proposal, the letters state:

- One neighbour states that they have lived next door but one to the chapel from 1968 for approx. 5 years and they cannot recall any flooding in the area.
- Mr G Williams can only recall flooding in the area back in 2014. He believes that the only reason it happened was that the drainage system at the Bull Hotel failed a few days before

the flood. This resulted in all the surface water and sewerage from the whole of the property owned by the Bull Hotel flooding into the drainage system on Field Street. The flood was clearly due to the lack of maintenance by both Anglesey County Council and The Bull Hotel, This being the case Capel Hermon of Field Street should not be considered to be at risk of flooding, the drainage system has been updated and diverted onto the main road.

- T Norris states that he was brought up in the area and cannot remember any extreme flooding in the area. The only recall is the railway sidings flooding slightly on the Valley side on rare occasions. The only other occasion was in October 2014 due to torrential rain and poorly serviced drains.
- Ann Owen states that she lived in Field Street in the 70s and 80s, which was not flooded. The only time it has flooded was due to poorly serviced drains.
- Liz Griffiths states that she lives in Field Street and her insurance company covers her for flooding. She states that the insurance company would not cover her if they thought there was a likelihood of a flood threat.

5. Relevant Planning History

49C333/FR - Full application for change of use of disused chapel into a dwelling together with alterations and the construction of a first floor balcony at Capel Hermon, Valley – Refused 27/10/17

6. Main Planning Considerations

The site is identified as being in a C2 Flood Zone.

TAN 15 – Development and Flood Risk

The tests of TAN 15:

Paragraph 6.2 of TAN 15 New development should be directed away from zone C and towards suitable land in zone A, otherwise to zone B, where river or coastal flooding will be less of an issue. In zone C the tests outlined in sections 6 and 7 will be applied, recognising, however, that highly vulnerable development and Emergency Services in zone C2 should not be permitted.

Highly vulnerable development is classed as being: **all residential premises** (including hotels and caravan parks), public buildings (e.g. schools, libraries, leisure centres), especially vulnerable industrial development (e.g. power stations, chemical plants, incinerators), and waste disposal sites.

This application is for the conversion of a disused chapel into a dwelling; therefore, it is classed as highly vulnerable development, which cannot be supported.

All other new development should only be permitted within zones C1 and C2 if determined by the planning authority to be justified in that location. Development, including transport infrastructure, will only be justified if it can be demonstrated that:-

- (i) Its location in zone C is necessary to assist, or be part of, a local authority regeneration initiative or a local authority regeneration initiative or a local authority strategy required to sustain an existing settlement;

or

- (ii) Its location in zone C is necessary to contribute to key employment objectives supported by the local authority, and other key partners, to sustain an existing settlement or region;

and

- (iii) It concurs with the aims of Planning Policy Wales and meets the definition of previously developed land (PPW fig 2);

and

- (iv) The potential consequences of a flooding event for the particular type of development have been considered, and in terms of the criteria contained in sections 5 and 7 and appendix 1 found to be acceptable.

Paragraph 7.4 of TAN 15 states that before deciding whether a development can take place an assessment, which examines the likely mechanisms that cause the flooding, and the consequences on the development on those floods, must be undertaken, which is appropriate to the size and scale of the proposed development.

A Flood Risk Assessment has not been provided with this planning application.

Policy Context – Valley is defined as a Local Service Centre under Policy TAI 2 of the Joint Local Development Plan (JLDP). The application site is situated within the development boundary of the settlement.

The application site lies entirely within zone C2. Residential Development within a C2 flood zone is classed as highly vulnerable development which cannot be supported under the provisions of TAN 15.

All other new development should only be permitted within zones C1 and C2 if determined by the planning authority to be justified in that location.

It is considered that the proposal meets the requirements of paragraph 6.2 (i) of TAN 15.

As previously developed land it also meets the requirements of paragraph 6.2 (iii) of TAN 15.

However, the tests do not apply to this development as it is highly vulnerable development which should not be located in a C2 flood area. Only other, lower risk developments are assessed against paragraph 6.2 tests.

No Flood Consequence Assessment has been provided with the current planning application.

The proposal is therefore contrary to TAN 15: Development and Flood Risk and therefore conflicts with Policy PCYFF 2 of the JLDP.

Affect on amenities of surrounding properties

The change of use of the building into a residential dwelling will not harm the amenities of the surrounding properties.

The proposal includes the construction of first floor balcony area to the rear of the building. There is a distance of more than 35 metres between the proposed balcony and the rear garden of the properties on Carna Terrace. The balcony would protrude further out than the rear of the neighbouring properties and therefore would not directly overlook the rear of the properties and a condition could be imposed on the permission that screening be provided along the boundary of the balcony in order to ensure that the amenities of the immediate neighbouring properties would be safeguarded.

Neighbouring properties have been notified of the development. The expiry date to receive representations being 2nd May, 2018. At the time of writing the report no objections were received; however, 5 letters of support has been received with the planning application, the comments raised has been outlined in the report. It is not considered that the proposal will have a negative impact upon neighbouring properties.

7. Conclusion

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

In accordance with TAN 15, the development category is regarded as a highly vulnerable development which cannot be permitted within zone C2.

8. Recommendation

Refuse

(01) The application is for a residential development located within zone C2, as defined by the Development Advice Maps referred to under Technical Advice Note 15 'Development and Flood Risk' (July 2004). The proposal is therefore contrary to Policy PCYFF 2 of the Gwynedd and Anglesey Joint Local Development Plan and Technical Advice Note 15 – Development and Flood Risk (July 2004).