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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, 6 MEHEFIN, 2018 am 1:00 y.p.	WEDNESDAY, 6 JUNE 2018 at 1.00 pm
SIAMBR Y CYNGOR, SWYDDFEYDD Y CYNGOR, LLANGEFNI	COUNCIL CHAMBER, COUNCIL OFFICES, LLANGEFNI
Swyddog Pwyllgor	Ann Holmes 01248 752518 Committee Officer

AELODAU / MEMBERS

Cynghorwyr / Councillors:

**John Griffith
Glyn Haynes
T LI Hughes MBE
K P Hughes
Vaughan Hughes
Richard Owain Jones (Is-Gadeirydd/Vice-Chair)
Eric Wyn Jones
Bryan Owen
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 PREVIOUS MEETINGS_(Pages 1 - 18)

To present the minutes of the previous meetings of the Planning and Orders Committee held on the following dates –

- 2 May, 2018
- 15 May, 2018 (election of Chair and Vice-Chair)

4 SITE VISITS 16 MAY, 2018_(Pages 19 - 20)

To present the minutes of the site visits held on 16 May, 2018.

5 PUBLIC SPEAKING

6 APPLICATIONS THAT WILL BE DEFERRED_(Pages 21 - 26)

6.1 27C106E/FR/ECON – A5025 between A5 East of Valley Junction to Power Station Cemaes

6.2 39C285D – Lôn y Gamfa, Menai Bridge

6.3 41LPA1041/FR/TR/CC – Star Crossroads, Star

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7 APPLICATIONS ARISING_(Pages 27 - 44)

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

7.4 46C615/AD – Visitor Centre, South Stack, Holyhead

7.5 49C333A/FR – Capel Hermon, Field Street, Valley

8 ECONOMIC APPLICATIONS

None to be considered by this meeting.

9 AFFORDABLE HOUSING APPLICATIONS

None to be considered by this meeting.

10 DEPARTURE APPLICATIONS_(Pages 45 - 50)

10.1 12C161J – Fair Linden, Llanfaes

11 DEVELOPMENT PROPOSALS SUBMITTED BY COUNCILLORS AND OFFICERS

None to be considered by this meeting.

12 REMAINDER OF APPLICATIONS_(Pages 51 - 60)

12.1 34LPA1015E/DIS/CC – Former Môn Training Site, Llangefni

12.2 39C355B – Former Primary School, Pentraeth Road, Menai Bridge

13 OTHER MATTERS

None to be considered by this meeting.

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Planning and Orders Committee

Minutes of the meeting held on 2 May 2018

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

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

Councillor Richard A Dew – Portfolio Holder – Planning.

IN ATTENDANCE: Planning Development Manager (NJ),
Planning Built and Natural Environment Manager (JIW),
Senior Planning Officer (CR),
Planning Assistants,
Legal Services Manager (RJ),
Committee Officer (MEH).

APOLOGIES: Councillor Glyn Haynes.

ALSO PRESENT: Local Members : Councillors Dylan Rees (application 7.1); Dafydd R Thomas (applications 7.2, 7.3 & 12.5).

Councillors Gwilym O Jones, R Meirion Jones, Alun Mummery, Bryan Owen.

1 APOLOGIES

As noted above.

2 DECLARATION OF INTEREST

The Planning Development Manager declared an interest in respect of Item 6.2 – 41LPA1041/FR/TR/CC and left the meeting during discussion of the item.

3 MINUTES OF THE PREVIOUS MEETING - 4 APRIL, 2018

The minutes of the Planning and Orders Committee held on 4th April, 2018 were confirmed as correct.

4 SITE VISITS - 18TH APRIL, 2018

The minutes of the Planning Site Visits held on 18th April, 2018 were confirmed as correct.

5 PUBLIC SPEAKING

There were Public Speakers with regard to applications 7.2, 7.3 and 12.1.

6 APPLICATIONS THAT WILL BE DEFERRED

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

The Planning Development Manager reported that 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.

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

(The Planning Development Manager declared an interest in this matter and withdrew from the meeting for the duration of the item).

The Planning Built and Natural Environment Manager reported that it was considered necessary for members to view the proposal and its context prior to considering the application. He noted that a flooding impact report is awaited in respect of the application site.

Councillor Robin Williams expressed that he considered that the Committee needs to view the contents of the flooding impact report together with all the information as regard to this application before considering visiting the site. Councillor Robin Williams proposed that the application be deferred. Councillor Vaughan Hughes seconded the proposal.

It was RESOLVED that the application be deferred and that no decision be taken on a site visit until a full report was before the Committee.

7 APPLICATIONS ARISING

7.1 14C47R/ENF – Retrospective application for the erection of a carport at 19 Cae Bach Aur, Bodffordd

The application was presented to the Planning and Orders Committee at the request of a Local Member. At its meeting held on 4th April, 2018 it was resolved to visit the site. The site was subsequently visited on the 18th April, 2018.

Councillor Dylan Rees, a Local Member, said that complaints as regards to the carport construction at 19 Cae Bach Aur had been received in respect of the structure being excessive and not in keeping with the surrounding dwellings by virtue of its height and appearance together with the fact that the structure is impairing on the natural light to its neighbouring property. He further questioned as to whether a precedent would entail for other properties within this estate if this application was to be approved. Councillor Rees referred to the Officer's report which states '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' but Councillor Rees disagreed and that this carport structure does cause significant detriment to its neighbouring properties. He asked the Committee to refuse the application as the carport structure is totally out of character within the Cae Bach Aur estate.

The Planning Development Manager reported that the application is for retrospective planning permission for the erection of a car port construction at the front of the bungalow at 19 Cae Bach Aur and it must be considered as regard to its planning merit. She said that objections to the structure of the carport has been received but an assessment of the application has concluded that the application is acceptable as it has been confined to the Cae Bach Aur estate. The recommendation is of approval of the application.

Councillor Vaughan Hughes said that this construction of a carport at this dwelling is totally out of character within the estate. He referred that this application is again a retrospective application and it seems that people consider that they may erect any extension to their property without planning permission. Councillor Hughes proposed that the application be refused. Councillor Robin Williams seconded the proposal of refusal.

Councillor K P Hughes proposed that the application be approved in accordance with the Officer's recommendation. Councillor John Griffith seconded the proposal of approval.

Following the vote it was **RESOLVED to refuse the application contrary to the Officer's recommendation due to the effects on the neighbouring properties and the amenities of the area contrary to Policy PCYFF3.**

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

7.2 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 application was presented to the Planning and Orders Committee at the request of two Local Members. At its meeting held on 4th April, 2018 it was

resolved to visit the site. The site was subsequently visited on the 18th April, 2018.

Mr Jeff Evans (**against the proposal**) said that this application is a major detriment to local residents and visitors. He considered that people will start parking on the road leading to South Stack which will see people walking on a narrow dangerous highway with an incline of poor quality with potholes as a result of parking costs to visit this iconic site. He said that 80% of people who visit South Stack do so to view and visit the Lighthouse only and will be forced to pay RSPB car parking fees or having to park on yellow lines or to walk up to one mile up a narrow hill. Traffic Management accept that car parking meters will result in serious effects on the highway with cars parking everywhere when yellow lines are eventually implemented. Flooding, ditches, mud, lack of light, no parking for the disabled and blue badge holders are all reasons to refuse this application and to allow everyone to continue to be safe and enjoy the spectacular area of South Stack as generations before. Mr Evans further said that the Planning and Orders Committee visited the site and will have seen the serious and dangerous implications that imposing installation of car parking meters will have. Approving this application will also have negative effects on the neighbouring properties at South Stack. He noted that people need to be able to visit these natural and historic sites on the Island of Anglesey and to encourage healthy and active lifestyle the outdoor affords and to be available to everybody and not to those who can afford to visit such areas. He noted that over 6,000 people have signed an online petition objecting to the application. He asked the Committee to refuse the application due to the strong objections locally to the siting of parking meters at the South Stack site.

Councillor John Griffith questioned whether the parking fees will affect people only wishing to visit the site for less than an hour at a time. Mr Jeff Evans responded that he was aware that the Planning and Orders Committee does not have an influence on the charge for parking but the RSPB as the applicant has. He said that RSPB made a record amount of profit of over the last year and people will face paying a lot of money for visiting the area for a short period of time who merely want refreshments i.e. cup of tea or ice cream, and now will face having to pay £5 for parking on top of the cost of refreshments in the café on site. He noted that Holyhead is a deprived area with a lot of unemployed and people on benefits who will be unable to enjoy the area if this application is approved.

Ms Laura Kudelska (**in support of the application**) said that she supported the recommendation of the Officer's to allow the installation of two parking meters at the South Stack Visitor Centre car park together with the installation of associated signage. The number of car parking spaces will not reduce as a result of these parking meters. Future investments will look to increase parking capacity by potentially marking out parking bays. The signage will be in keeping with existing signage at the site. She said that they are aware of concerns regarding the introduction of car parking charges at South Stack but this application is for the installation of meters, rather than the level of charges to be introduced. RSPB have listened to these concerns and agreed to trial a concessionary rate to the residents of Holy Island. She further said that the

management of the nature reserve and visitor centre to the standard that people expect and nature needs costs money; currently the site runs at a deficit to the RSPB. Significant investment to the visitor facility is required at the site and the car parking charge is an essential aspect of the business case to support and secure the significant amount of funding required. RSPB is committed to reinvesting all the income from the car parking at South Stack. The site employs 20 people, purchases local goods for the café on site and hires local contractors to assist with the conservation management which is a legal requirement of the owner (Isle of Anglesey County Council) as part of the lease the RSPB manages.

Councillor T LI Hughes MBE questioned as to the number of visitors to South Stack. Ms Kudelska responded that approximately 120,000 visited the Visitor Centre and used RSPB's facilities site but the road meter data has recorded a greater number of visitors to the site. Councillor Hughes questioned as to the amount of money RSPB has spent to improve the South Stack area over the years. Ms Kudelska responded that running costs per annum for the South Stack site is £500,000 but a deficit of £95k has been reported as regard to this year. She noted that there are annual increases in the management costs of the Conservation Area. Part of the area is a Designated Site which requires maintenance with the cutting of wild heather and contractors are employed to carry out the work; the work has costs up to £30k which does not include staffing costs. Ms Kudelska further said that the toilet facilities also needs to be upgraded due to the volume of visitors who visit the site which again has costs implications. Councillor T LI Hughes MBE further questioned if this application was to be approved who would be monitoring and carrying out enforcement fines on the car park. Ms Kudelska responded that no plans are in place to enforce fines and monitoring the car parks at South Stack.

Councillor John Griffith questioned as to whether there is an intention by RSPB to tarmac the parking area on the site. Ms Kudelska responded that there are no plans to tarmac the whole car park as it is intended to fund such a project from the car parking charges but works will be undertaken to fill in the potholes which exist on the car park. Councillor Griffith further questioned as to parking for the disabled on site. Ms Kudelska responded that there are 3 parking spaces for the disabled as regard to this application. Councillor Griffiths asked whether RSPB charges for parking at other facilities in their ownership. Ms Kudelska responded that as an organisation RSPB has a policy as regard to generating an income to make visitor sites 'cost neutral' which relate to admittance charges; parking charges at various sites depends on the footfall of the site and costs to the RSPB.

Councillor Shaun Redmond questioned as to whether RSPB owned or lease the car park of this application and as to the money generated from the conservation works done on site. Ms Kudelska responded that RSPB are the owners of the car park and no income is generated from the conservation work and RSPB fund the works undertaken on site.

Councillor Robin Williams said that he could not object to the application as regard to planning policies but he referred to the RSPB accounts online which

showed that as an organisation RSPB generated a trading profit of £2.5m last year. He referred in detail to the accounts and profit of the organisation and questioned as to how much money does such an organisation really need. He said that RSPB had £140m within its account last year with £36m having been spent. Councillor Williams said that charging people to visit South Stack £5 for parking for potentially a short period of time is a disgrace. He further said that if the Local Authority started charging £5 for parking at their car parks he was sure that there would be an outcry.

Councillor Dafydd R Thomas, a Local Member said that the three applications before the Committee are different as the Visitor Centre car park is within the ownership of RSPB and the other two car park are on lease from the County Council. He said that the area of Holyhead is within a deprived area and the proposal to charge £5 for car parking at South Stack by RSPB is unacceptable. He referred to the Well-being Assessment document of the County Council which states that 58% of adults and 32% of children between the ages of 4 and 5 on Anglesey are overweight or obese. He further said that there are young people with Mental Health issues and being able to enjoy the open countryside and visiting natural open spaces is paramount. Councillor Thomas referred to the Joint Local Development Plan adopted in July 2017 and quoted from the document that 'within the coastal area which are protected as heritage coasts, an emphasis will be put in protecting natural beauty of the coast and facilitating access to the public'. He further said that the RSPB has expressed that they are struggling with their finances but it is evident that they are a comfortable charity. Allowing RSPB to charge for parking on the South Stack site will deprive local people the right to visit the area. Councillor Thomas referred to the parking issues on the road to South Stack already and to the dangerous health and safety issues to pedestrian and cyclists. He asked the Committee to refuse the application and there will be a 'cooling-off' period of one month for both the local authority and RSPB to assess the situation.

Councillor T LI Hughes MBE, a Local Member and Member of the Committee reiterated the comments made by his fellow Local Member. He said that the RSPB wish to place car parking meters at 5 car parks on the South Stack site in the first instance but it was reduced to 3 car parks. If the organisation had specified that the car for parking was to be £1, he was certain that the negative publicity the RSPB have received would not have occurred. He was concerned that the RSPB had not consulted with Trinity House, the owners of the Lighthouse, and the charging for car parking could have an effect on visitor numbers to the South Stack Lighthouse in due course. A petition of over 5,000 has occurred to the proposal to charge for parking at South Stack which shows that the RSPB seems to have a lack of understanding. Councillor Hughes referred to the problems that will occur with people parking on the highway and the potential accidents occurring on the site. He noted that problems could entail with Emergency Services having to travel along the road to South Stack to an emergency situation and being unable to pass cars parked on the highway.

The Planning Development Manager reported that the application is for the siting of 2 non-illuminated signs and 2 car parking meters at the RSPB Visitor

Centre, South Stack, Holyhead. She reminded the Committee that planning policies should be considered as regard to this application and the principle of charging for parking nor the exact sum should be an issue for discussion. The Planning Development Manager updated the report to the Committee that 7 letter of objection had been received, the local Community Council has strongly objected to the application. Natural Resources Wales has responded that there is no need for an assessment under the Habitat regulation. She noted that there is a clear recommendation that the application be approved.

Councillor K P Hughes said that he considered that the application was immoral to charge people to visit such an iconic site as South Stack. He said that RSPB'S argument that they wish to protect and conserve the area does not carry weight. The decision for the Committee is whether it conforms to planning polices which it does to a degree but the impact of charging for parking is also a relevant issue. He said that approving the application will have an effect on the area with cars parking on the side of the road which will make the road dangerous as there is no footway so that is a health and safety reason for refusing the application. Approving the application will deter people from visiting the site to enjoy the wildlife when they will be charged for parking at this site. Councillor K P Hughes proposed that the application be refused contrary to the Officer's recommendation as it will have a negative effect on the local amenities and prevent the public from enjoying the area. Councillor T LI Hughes MBE seconded the proposal.

Following the vote **it was RESOLVED to refuse the application contrary to the Officer's recommendation due to the effect on the local amenities of the residents and health and safety issues together with traffic issues and the impact of preventing the public from enjoying the wildlife of the area.**

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

Councillors John Griffith, R O Jones and Robin Williams abstained from voting as whilst they considered that the Committee should deal with planning policies as regard to the siting of signage and parking meters, it was considered that the charging of £5 for parking was excessive compared to the Local Authority's parking fees.

7.3 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

The application was presented to the Planning and Orders Committee at the request of two Local Members. At its meeting held on 4th April, 2018 it was resolved to visit the site. The site was subsequently visited on the 18th April, 2018.

Mr Jeff Evans (**against the proposal**) said that the issues and concerns as regards to health and safety, highways issues and facilities for the disabled are similar to the previous application discussed by the Committee. He said that when RSPB related to the running cost associated with South Stack they failed to mention that they received £¼m from the Lottery Fund two years ago. They have also failed to mention that they receive European funding towards land usage, funding from Tesco towards the play areas at South Stack and grants from this Council towards the toilet facilities. He stated that the previous application before the Committee was in the ownership of RSPB but they lease the land from the Isle of Anglesey County Council in respect of this application. The lease was signed on 25 March, 1998 for a term of 21 years with a rent of £150 per annum; the tenancy will cease on 25 March, 2019. He referred to the conditions contained within the lease and read out the relevant conditions within the lease. He said that RSPB are in breach of the tenancy agreement, conditions 10 and 11, as they need to consult the Holyhead Mountain Joint Management Committee to make changes to the site; the Holyhead Mountain Joint Management Committee no longer exists. Mr Evans said that if the RSPB are to be given a further lease of South Stack then the Holyhead Mountain Joint Management Committee would need to be re-established so that the RSPB fulfil the required conditions within the lease as regard to parking, disabled facilities, toilets etc. He considered that the application should be refused.

Ms Laura Kudelska (**in support of the application**) said that she had no further comments to make with regard to this application but she was happy to answer any questions.

Councillor Shaun Redmond referred to a press release dated 2003 by a Mr Alistair Moralee which states that there will be no charge for people to visit Ellin's Tower at South Stack and the people of Anglesey have a free and open access to the whole 778 acres. He questioned the representative from RSPB as to what has changed. Ms Kudelska responded that she was not aware of that statement made 15 years ago and into what context it was made. She said that Ellin's Tower is free to members of the RSPB. The Chair of the Committee said that the question needs to be referred to the Head Office of RSPB.

The Planning Development Manager reported that the application is for the installation of one parking meter and a non-illuminated sign at the car park at Ellin's Tower, South Stack. She said that issue regarding the lease and the ownership of the land needs to be addressed by other departments within the local authority. The Officer's emphasised that planning policies are for this Committee to discuss and the recommendation is of approval of the application.

Councillor Shaun Redmond raised the points within the lease between the County Council and RSPB as regard that the Holyhead Mountain Joint Management Committee and the Landlord (County Council) need to approve any alterations/plans at the site. He reiterated the comments made by the objector to the application that the Holyhead Mountain Joint Management Committee came to an end during the reorganisation of local government. He specified that there is no mention within the lease that the Joint Management Committee had come to an end and that the planning application be deferred to

look upon the matter legally. The Chair said that matter relating to the lease is not a matter for the Planning and Orders Committee to discuss. The Legal Services Manager agreed with the Chair and stated that any developer may require to obtain other consents before they had the right to proceed to implement any issued permission.

Councillor K P Hughes proposed that the application be refused contrary to the Officer's recommendation as it will have a negative effect on the local amenities and prevent the public from enjoying the area. Councillor Shaun Redmond seconded the proposal.

Following the vote **it was RESOLVED to refuse the application contrary to the Officer's recommendation due to the effect on the local amenities of the residents and health and safety issues together with traffic issues and the impact of preventing the public from enjoying the wildlife of the area.**

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

Councillors John Griffith, R O Jones and Robin Williams abstained from voting as whilst they considered that the Committee should deal with planning policies as regard to the siting of signage and parking meters, it was considered that the charging of £5 for parking was excessive compared to the Local Authority's parking fees.

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 30C755B/DEL – Application under Section 73 for the removal of conditions (09), (10) and (11) (Code of 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

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

The Planning Development Manager reported that the current application entails the removal of conditions which relate 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 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 within the Welsh Government letter 016/2014. The application also requests permission to vary condition (08) for trade description of proposed materials for external surfaces i.e. slate roof, cladding and rendering. As the application site has an extant planning permission the recommendation is of approval of the application.

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

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

10.2 30C756B/DEL – 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

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

The Planning Development Manager reported that the application site is next door to the previous application. The application entails the removal of conditions which relate to the Code for Sustainable Homes. The application also requests permission to vary condition (08) for trade description of proposed materials for external surfaces i.e. slate roof, cladding and rendering. As the application site has an extant planning permission the recommendation is of approval of the application. However, the local Community Council has expressed concerns as they do not consider that the materials used are in keeping with the area. She noted that the Planning Officer's consider that a slate roof, rendering and grey windows are acceptable due to a mix of dwellings in the vicinity and would not have a detrimental impact upon the area.

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

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

10.3 35C280F/VAR – 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

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

The Planning Development Manager reported that the application is to vary condition (03) drainage scheme. She said that the application for the erection of a dwelling has been previously approved on the site since 2017. A condition, at the time, was imposed at the request of Welsh Water, that no development shall commence until a drainage scheme for the site has been submitted and approved by the local planning authority. The applicant has forwarded alternative engineering solution to the design of the drainage system to a pumped system which is acceptable to Welsh Water and other agencies. The recommendation is of approval of the application.

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

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

10.4 43C54G/VAR – 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

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 planning approval was granted in April, 2013 for a dormer bungalow on the site and a Certificate of Lawfulness has been submitted that shows a material start has been made on the planning permission. A variation of the planning approval was submitted following approval of the application and the application before the Committee is to vary condition (01) of planning permission so as to allow a further five year period in respect of that application. She further said that a Certificate of Ownership is awaited from the developer as regards access to the site. The recommendation is of approval of the application but an additional condition needs to be attached to the approval as regards to landscaping works to protect the Area of Outstanding Natural Beauty.

Councillor K P Hughes 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 together with an additional condition as regard to landscaping works to protect the Area of Outstanding Natural Beauty.

11 DEVELOPMENT PROPOSALS SUBMITTED BY COUNCILLORS AND OFFICERS

11.1 21C76H/VAR – 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

The application was presented to the Planning and Orders Committee as the applicant is related to 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 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 at 4 Maes y Coed, Llanddaniel. She noted that the increase in the length of 0.6 metres to the extension would not have an impact to the previously approved scheme and the recommendation was of approval of the application.

Councillor Robin Williams proposed that the application be approved and Councillor Dafydd Roberts seconded the proposal.

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

12 REMAINDER OF APPLICATIONS

12.1 19C1217 – Full application for change of use of Dwelling C3 to House of Multiple Occupancy C4 at 18 Maes Hyfryd Road, Holyhead

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

Mr Craig Stalman (**against the proposal**) said that the residential street of Maeshyfyd, Holyhead has many elderly and families with various ages. He said that introducing a House of Multiple Occupancy (HMO) could potentially bring these people into contact with persons whom they would normally choose to avoid. With Maeshyfyd being utilised by children on route to and from school it has the potential to bring these children into direct contact with persons they nor their parents would want them to have contact with. Parking problems at Maeshyfyd already exist and during the evenings vehicles park on both sides of the road which is a narrow one-way street. With the introduction of a HMO the potential is to introduce a greater number of vehicles per household and the impact on the residence would be significant. Due to the one-way system, Maeshyfyd is the main thoroughfare utilised for transport of both commercial and emergency services to Kings Road and Tara Street. This has already been witnessed by residence when buses have had

to reverse down a one-way street. Mr Stalman further said that HMO's brings the potential for a larger number of people to be confined within one residence and therefore the associated noise nuisance. With such numbers of residence in one household it could increase the inherent antisocial behaviour associated with HMO's and the emotional and psychological impact on the surrounding households and families could be affected. He further said that the introduction of a HMO would have a negative financial impact on house prices within the area, not only prices falling but also the reluctance of others to purchase close to a HMO. The Maeshyryd area already has environmental issues with bin collections and the lack of storage for the recycling bins and black/green bins. With the introduction of a HMO of potentially 6 rooms this could equate to 24 bins alone and this particular property does not have the rear or frontal capacity for such bins. Therefore the rear lane to the properties would inevitably be used for storage bringing potential vermin and other hygiene issues.

Councillor R O Jones questioned as to who would be living at this dwelling if the application was to be approved. Mr Stalman responded that he is given to understand from the neighbouring property who had spoken to the applicant that it is an intention to have professional people living within the individual bedsits. He said that he did not know as to where all these people were to park their cars as there is a potential of up to 12 cars having to park within the area.

The Planning Development Manager reported that the application is to change the use of a three floor dwelling into a house of multiple occupation. She noted that the application was for a 6 bedroomed HMO but the application has been amended to include 5 bedroomed accommodation for HMO's. The Housing Department has confirmed that there is a substantial need for this type of accommodation in the Holyhead area. She further said the dwelling at present has 4 bedrooms with a yard at the rear of the dwelling and the applicant has stated that the yard will be available for the keeping refuse and recycling bins. The Officer said that the proposal complies with the criteria of Policy TAI 9 and PCYFF2 of the Joint Local Development Plan and 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. She noted that there are only 3 HMO's in the Maeshyryd Ward amounting to 0.3%; therefore the proposal would not lead to the proportion of HMO's in the Ward exceeding the 10% level referred to in Policy TAI 9.

The Planning Development Manager further reported that there is no designated parking for the dwelling as it located on a one-way street. The objector to the application has stated that there are parking problems on the street but the developer has stated that there are car parking areas in Holyhead and a map was shown to the Committee of the locations of the car parking facilities at the request of a Local Member. The recommendation is of approval of the application.

Councillor T LI Hughes MBE, a Local Member and a Member of the Committee, referred to the map of parking facilities which was distributed at the meeting. He said that the developer has stated that the nearest car parking available is at Hill Street. Councillor Hughes explained in detail the distance from the dwelling to the Hill Street Car Park and considered that the occupants of the proposed application would not walk such a distance to and from the property. He said that parking within Maeshyfyrd Road and Holyhead in general is problematic.

Councillor K P Hughes said that parking issues are experienced in every town and proposed that the application be approved and Councillor Robin Williams seconded the proposal.

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

12.2 19LPA1043/CC – Full application for the erection of 6 affordable dwellings together with the creation of pedestrian access and 8 parking spaces on land adjacent to Vulcan Street, Holyhead

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

The Planning Development Manager reported that the application had been withdrawn.

It was noted that the application had been withdrawn.

12.3 20LPA1044/CC – Full application for the installation of a 3 meter high meteorological station on land at Teilia, Cemaes

The application was presented to the Planning and Orders Committee as the application has been submitted by the County Council.

The Planning Development Manager reported that the proposed station will gather data which will assist in the monitoring of the bathing water quality of Cemaes Bay as the water quality was below the required standard in 2015 and 2016. She noted that whilst the location site is within an AONB area its size and location will ensure that it will not be seen from any nearby vantage points or dwellings.

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

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

12.4 25C228A – Retrospective application for retention of the extended curtilage together with the erection of a garage at 41 High Street, Llannerchymedd

The application was presented to the Planning and Orders Committee as part of the proposal would be on land owned by the Local Authority.

The Planning Development Manager reported that the proposal is a retrospective application for retention of the extended curtilage together with the erection of a garage at 41 High Street, Llannerchymedd. It is not considered that the development will have a detrimental impact on the surrounding area due to the topography of 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.

12.5 46C615/AD – Application for the siting of a non-illuminated sign together with the installation of car parking meter at the car park above the Visitor Centre, South Stack, Holyhead

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

The Chair said that she had receive an email from one of the Local Members requesting that the site be visited as this particular application site was not visited during a site visit to the area last month. She said that she refused to visit this application site on the day of the site visit as it would be speculation of the decision of the Committee. The Chair said that the reasons given by the Local Member to visit the site is that the actual area of the application site is small and the Council’s policies would not allow for the siting of a parking meter on an area of less than 20 car parking spaces and also would not enhance the Area of Natural Beauty.

The Planning Development Manager questioned as to the benefit of visiting the site as a site visit was undertaken at this site last month and decision on two other applications in the area have been refused on traffic and effect on the area matters.

Councillor T LI Hughes MBE said that this application site has been used over the year for vehicles to turn around and not used as a car park. He noted that when buses visit the site with visitors this area has always been used to turn around large vehicles.

Councillor T LI Hughes MBE proposed that the site be visited due to traffic issues. Councillor K P Hughes seconded the proposal.

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

12.6 49C333A/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 Hermon Chapel, Field Street, Valley

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

Councillor Richard A Dew, a Local Member requested that the site be visited to allow the members of the Committee to view the site in respect of the effects on neighbouring properties. He noted that the site opposite has recently been granted planning approval.

The Planning Development Manager reported that the Officer's report states that only one reason has been given to refuse the application and that is flooding issues and questioned the benefit of visiting the site as the application is contrary to TAN 15 (Development and Flood Risk).

Councillor K P Hughes proposed that the site be visited in accordance with the Local Member's request. 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.

13 OTHER MATTERS

None were considered at this Planning and Orders Committee.

**COUNCILLOR NICOLA ROBERTS
CHAIR**

Planning and Orders Committee

Minutes of the meeting held on 15 May 2018

PRESENT: Councillors John Griffith, Glyn Haynes, T LI Hughes MBE, Vaughan Hughes, Richard Owain Jones, Eric Wyn Jones, Bryan Owen, Dafydd Roberts and Robin Williams

IN ATTENDANCE: Chief Executive,
Head of Function (Council Business)/Monitoring Officer,
Head of Democratic Services,
Committee Officer (MEH).

APOLOGIES: Councillors K P Hughes and Nicola Roberts

ALSO PRESENT: Councillor Dylan Rees – Chair of the County Council

1 DECLARATION OF INTEREST

None received.

2 ELECTION OF CHAIRPERSON

Councillor Nicola Roberts was elected Chairperson of the Planning and Orders Committee.

3 ELECTION OF VICE-CHAIRPERSON

Councillor Richard O Jones was elected Vice-Chairperson of the Planning and Orders Committee.

**COUNCILLOR DYLAN REES
AS CHAIR OF THE COUNTY COUNCIL**

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PLANNING SITE VISITS

Minutes of the meeting held on 16 May 2018

PRESENT:	Councillors John Griffith, Glyn Haynes, K P Hughes, Eric Wyn Jones and Dafydd Roberts
IN ATTENDANCE:	Planning Officer (GJ)
APOLOGIES:	Councillors Trefor Lloyd Hughes MBE, Vaughan Hughes, Richard Owain Jones and Nicola Roberts
ALSO PRESENT:	Local Members : Councillors Richard A Dew, G O Jones (application 1); Councillors J Arwel Roberts, Dafydd R Thomas (application 2).

1 49C333A/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 HERMON CHAPEL, FIELD STREET, VALLEY

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

The application was viewed on site by the Members.

2 46C615/AD - APPLICATION FOR THE SITING OF A NON-ILLUMINATED SIGN TOGETHER WITH THE INSTALLATION OF CAR PARKING METER AT THE CAR PARK ABOVE THE VISITOR CENTRE, SOUTH STACK, HOLYHEAD

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

The application was viewed on site by the Members.

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6.1

Ceisiadau'n Economaidd

Economic Applications

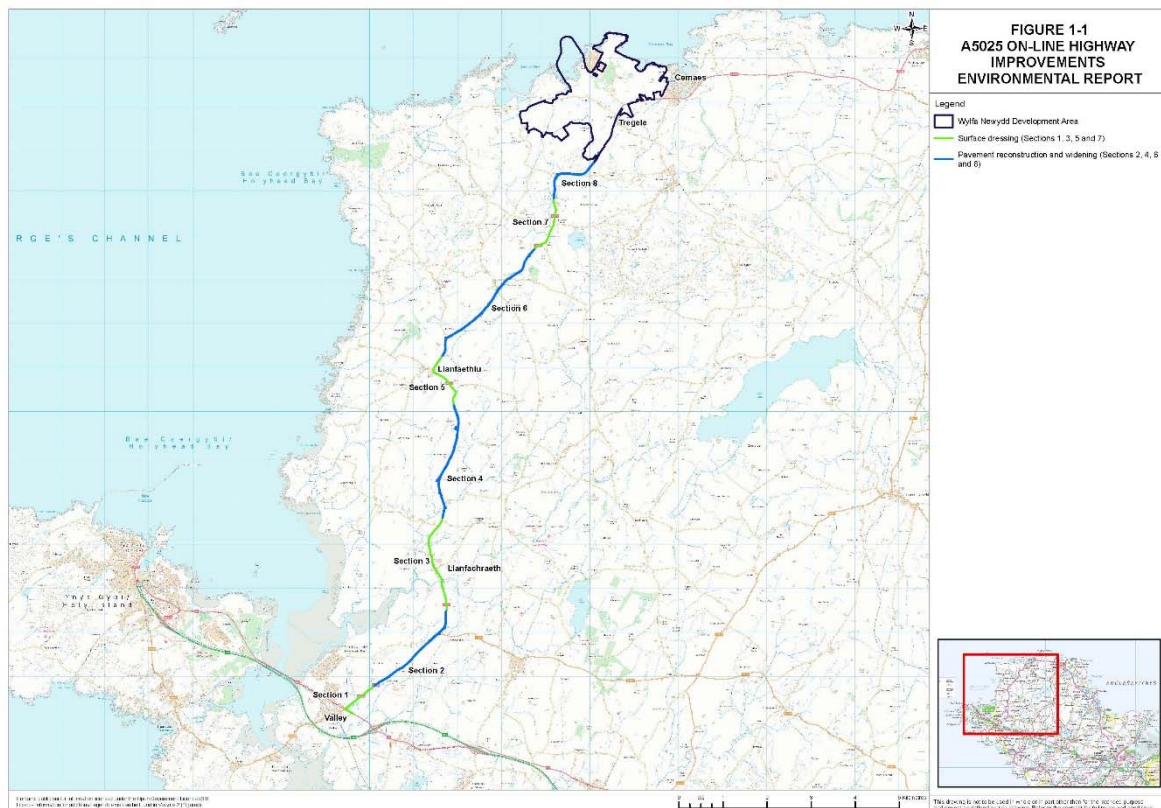
Rhif y Cais: **27C106E/FR/ECON** Application Number

Ymgeisydd Applicant

Horizon Nuclear Power Wylfa Limited

Cais llawn i wella'r briffordd gyfredol (yr A5025) rhwng y gyffordd ar yr A5 i'r dwyrain o'r Fali i'r Gyffordd wrth y Ffordd Fynediad i'r Orsaf Bwer arfaethedig mewn wyth o leoliadau ar wahân ynghyd ag ailadeiladu a lledu'r pafin presennol a'r gorffenwaith ar yr arwynebedd mewn manau, gweithredu compownd adeiladu dros dro gan gynnwys cyfleuster dros dro ar gyfer ailgylchu pafinau, creu dau bwl teneuo a mynedfa ar gyfer cynnal a chadw, creu llwybrau beicio a gwro rhai eraill am gyfnod dros dro, creu cyfleusterau parcio eraill yn sgil colli cilfan ynghyd â gwaith cysylltiedig arall gan gynnwys draenio, trin ffiniau, plannu, gosod arwyddion newydd a marciau ar hyd yr / Full application for improvements to the existing highway (A5025) between A5 East of Valley Junction to the proposed Power Station Access Road Junction at eight separate locations together with reconstruction and localised widening of existing pavement and surface dressing, temporary construction compound including temporary pavement recycling facility, creation of 2 attenuation ponds and maintenance access, creation/temporary diversion of cycle routes, creation of alternative parking facilities to mitigate loss of layby together with other associated works including drainage, boundary treatments, planting, new signage and road markings along the

A5025 rhwng y Gyffordd ar yr A5 i'r Dwyrain o'r Fali i'r Orsaf Bwer yng Nghemaes /A5025 between A5 East of Valley Junction to Power Station Cemaes



Planning Committee: 06/06/2018

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

Recommendation:

Site Visit

Reason for Reporting to Committee:

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

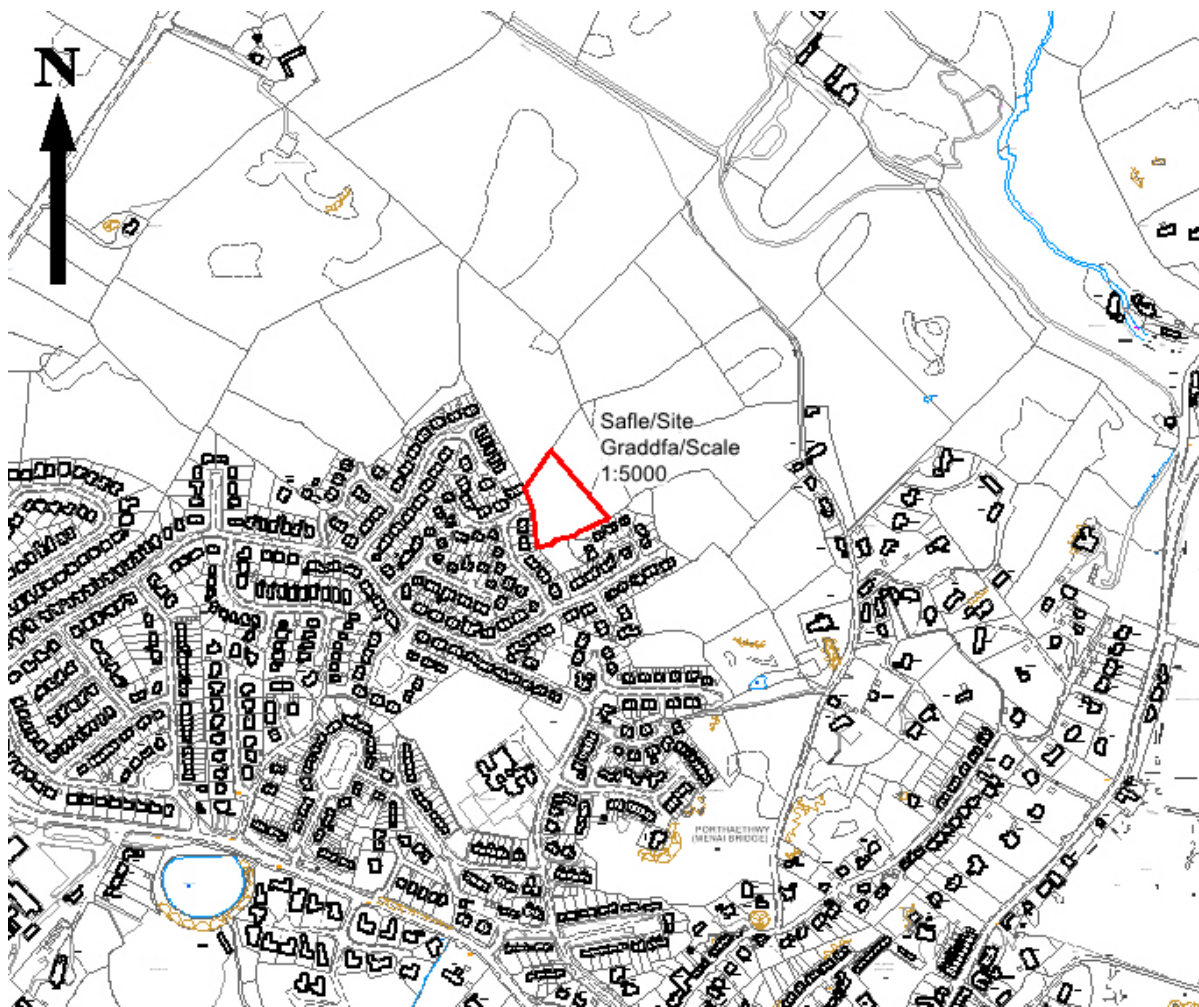
Rhif y Cais: **39C285D** Application Number

Ymgeisydd Applicant

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

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

Lôn Gamfa, Porthaethwy/Menai Bridge



Planning Committee: 06/06/2018

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.

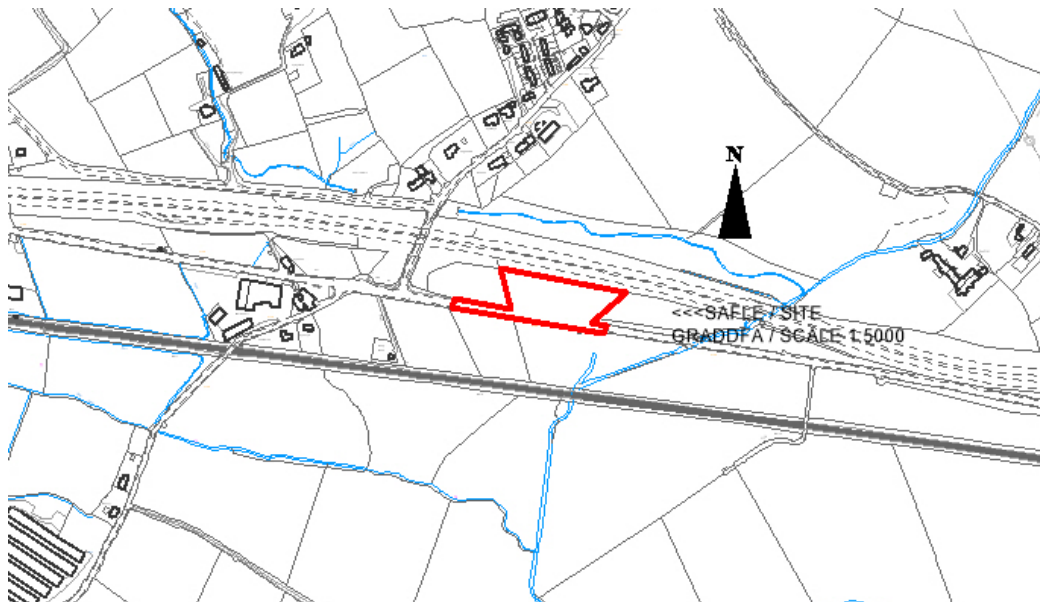
Rhif y Cais: **41LPA1041/FR/TR/CC** Application Number

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: 06/06/2018

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

Recommendation:

Defer

Reason for Reporting to Committee:

At the last meeting the members decided to reject the officer recommendation of a site visit as a full report on the application was not provided. In view of this decision it is therefore recommended that the application is deferred in order to finalize the full report

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: 06/06/2018

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

Recommendation:

Permit.

Reason for Reporting to Committee:

At the request of the Local Member – Councillor Dylan Rees.

At its meeting held on the 2nd May 2018 the Committee resolved to approve the application contrary to officer recommendation. The recorded reasons being as follows:

- The development is contrary to Policy PCYFF3 of the Ynys Mon & Gwynedd Joint Local Development Plan by virtue of its design, appearance and impact upon the character and amenities of the area.

In such circumstances paragraph 4.6.12.1 of the Council's Constitution requires that:

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

Paragraph 4.6.12.2 requires that;

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

This report will therefore give consideration to these matters;

The development is contrary to Policy PCYFF3 of the Ynys Mon & Gwynedd Joint Local Development Plan by virtue of its design, appearance and impact upon the character and amenities of the area.

The application is submitted retrospectively for the erection of a car port on the front of the property.

Policy PCYFF 3 of the JLDP which relates to Design and Place Shaping 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 development 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 constructed primarily of timber with brick built pillars on one side and roofed with box profile sheets and is considered to be of a high standard in terms of design and build quality.

It is therefore considered to be acceptable in terms of its design in accordance with policy PCYFF3. Therefore, the main issue in this case is whether or not the development is acceptable by virtue of

the fact that it is located on the front of the property in terms of its visual impact upon the character, appearance and amenities of the area.

By virtue of the fact that the property is located on a cul-de-sac, the visual impact of the development is therefore limited to its immediate vicinity with little impact upon the character and visual amenities of the wider area.

Whilst it may not be considered that the development either complements or enhances the character and appearance of the site, it would be necessary to demonstrate that the development gives rise to a significant detrimental impact upon the area such that refusal of the application could be justified.

On balance, it is not considered that the development, having limited visual impact has an impact of such detriment that refusal of the application could be warranted.

1. 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.

2. 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.

3. Other Matters

At the meeting of the 2nd May, Members also queried an existing garage on the site. Analysis of the planning history reveals that planning permission had been granted for the retention of a timber building in this location in 2010.

In 2012, an application was submitted for its replacement with the building which currently exists on the site, the application was however returned undetermined as information required to validate the application had not been received.

The existing garage does not therefore benefit from planning permission and consequently the owner has therefore been duly advised to make a retrospective application for the garage or alternatively an application for Lawful Development Certificate if it can be proven that the development was carried out 4 or more years ago such that it would now be immune for enforcement action in any event.

7.2

Gweddill y Ceisiadau

Remainder Applications

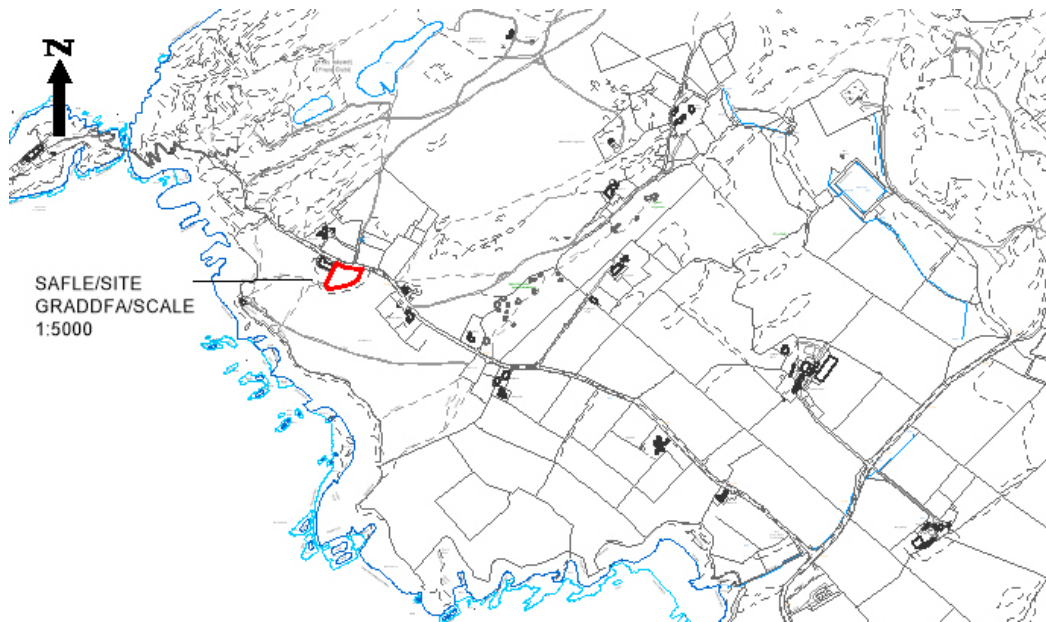
Rhif y Cais: **46C88K/AD** Application Number

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, Caergybi/Holyhead



Planning Committee: 06/06/2018

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 2nd May, 2018 the planning committee resolved to refuse the planning application contrary to officers' recommendation.

The reasons given for recommending refusal of the planning application was as follows:

- The application is unacceptable due to the negative effects of traffic parking on the road which has no footway and which could lead to health and safety issues.
- The negative impacts of preventing a number of visitors from enjoying this special area free of charge

In such circumstances paragraph 4.6.12.1 of the Council's Constitution requires that:

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

Paragraph 4.6.12.2 requires that;

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

This report will therefore give consideration to these matters;

1. The application entails installation of a parking meter and erection of associated signage. The principle of charging for parking and the amount charged are not planning considerations. Concern is expressed that allowing the development will lead to unacceptable traffic and highway safety impacts. It is clear however that the area is frequently congested already. The Highway Authority does not object to the application. There are other means of managing traffic on the highway.
2. The erection of signage and the installation of a parking meter, which is the development under consideration, will have no impact on visitor choice. The principle of charging for parking is not a planning consideration and whilst the members are concerned that prohibitive charges will reduce visitor choice in terms of affordability to visit the area, that in itself is not a planning matter carrying significant weight.

It has been shown above that the reasons for refusal given my members are not clear cut and cannot be weighted to such an extent that a refusal of this application could be soundly defended at an appeal.

1. 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.

7.3

Gweddill y Ceisiadau

Remainder Applications

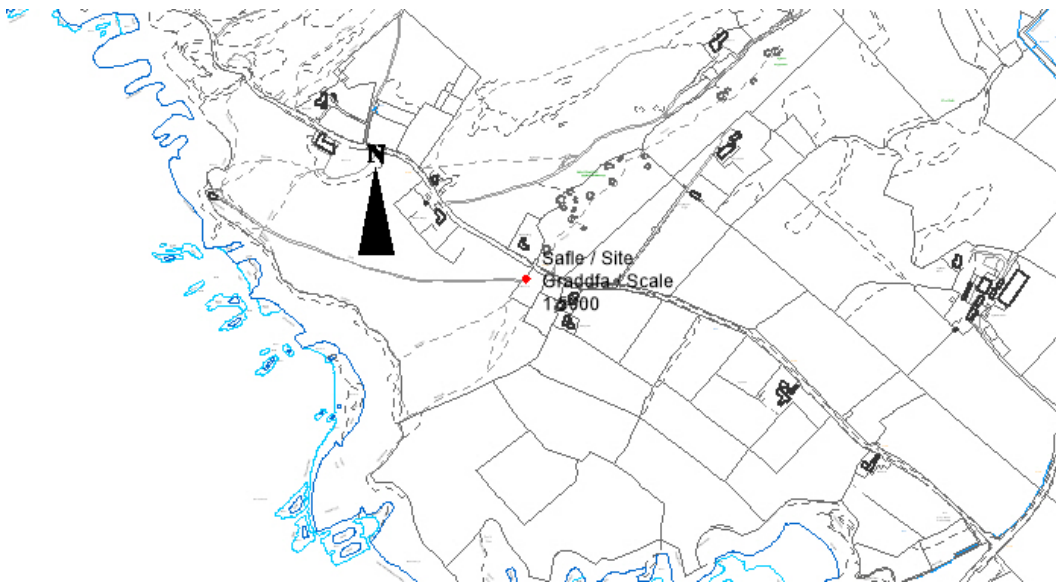
Rhif y Cais: **46C612A/AD** Application Number

Ymgeisydd Applicant

Mr Samuel Yates

**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: 06/06/2018

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 a local member Cllr Trefor Lloyd Hughes 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 2nd May, 2018 the planning committee resolved to refuse the planning application contrary to officers' recommendation.

The reasons given for recommending refusal of the planning application was as follows:

- The application is unacceptable due to the negative effects of traffic parking on the road which has no footway and which could lead to health and safety issues.
- The negative impacts of preventing a number of visitors from enjoying this special area free of charge

In such circumstances paragraph 4.6.12.1 of the Council's Constitution requires that:

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

Paragraph 4.6.12.2 requires that;

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

This report will therefore give consideration to these matters;

1. The application entails installation of a parking meter and erection of associated signage. The principle of charging for parking and the amount charged are not planning considerations. Concern is expressed that allowing the development will lead to unacceptable traffic and highway safety impacts. It is clear however that the area is frequently congested already. The Highway Authority does not object to the application. There are other means of managing traffic on the highway.
2. The erection of signage and the installation of a parking meter, which is the development under consideration, will have no impact on visitor choice. The principle of charging for parking is not a planning consideration and whilst the members are concerned that prohibitive charges will reduce visitor choice in terms of affordability to visit the area, that in itself is not a planning matter carrying significant weight.

It has been shown above that the reasons for refusal given my members are not clear cut and cannot be weighted to such an extent that a refusal of this application could be soundly defended at an appeal.

1. 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:

Plan Reference	Plan Description	Date Received
A-03-04	Location Plan	19/02/2018
A-03-06	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.

7.4

Gweddill y Ceisiadau

Remainder Applications

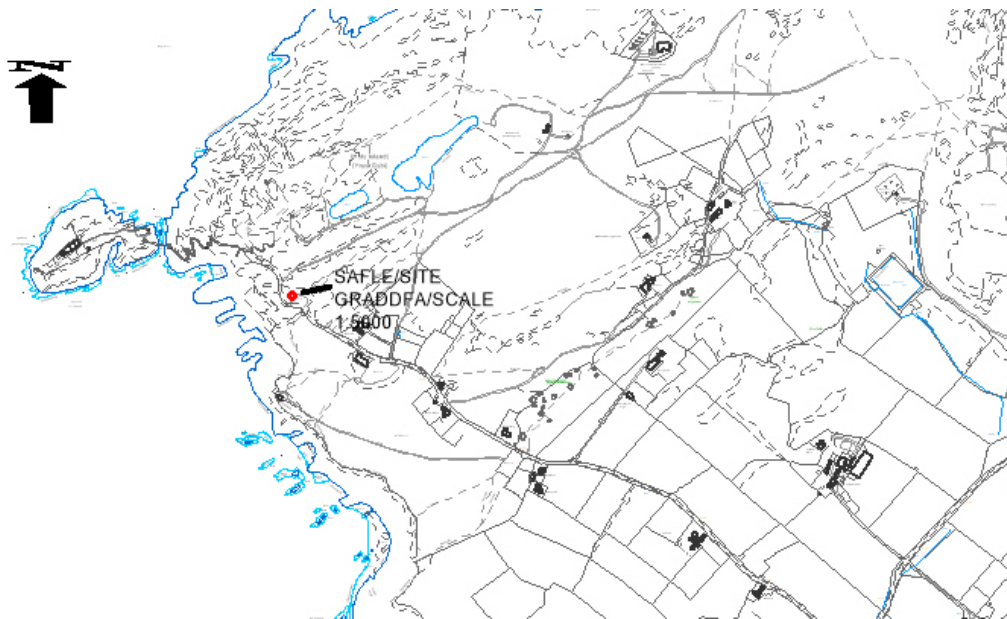
Rhif y Cais: **46C615/AD** Application Number

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: 06/06/2018

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.

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 16th May 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 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)

Call in request - Placing meters at this location will create parking problems on the narrow road as visitors will not use the site. Parking on the road will create congestion.

Local Member (Cllr Dafydd Rhys Thomas) –

Concerns raised as to the affect of parking charges on road safety.

Local Member (Cllr John Arwel Roberts) –

No response at the time of writing the report.

Community Council - Objection as it will have a detrimental impact on residents.

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 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: 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.

7.5

Gweddill y Ceisiadau

Remainder Applications

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

Ymgeisydd Applicant

Mr Brendan Creaney

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: 06/06/2018

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.

At its meeting held on the 2nd May, 2018 committee members recommended that a site visit should take place. The site visit took place on the 16th May and the members are now aware of the site and its settings.

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 – Support the application.

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 – The application site is within a C2 Flood Zone and is classed as highly vulnerable development. The development is therefore contrary to Planning Policy advice.

Highways Department – Conditional Approval.

Welsh Water – Conditional Approval.

Gwynedd Archaeological Planning Service – The building is of local historic interest, if planning permission is granted, it is recommended that a condition is included to ensure appropriate recording is undertaken.

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, 1 further letter in support of the application has since been received, 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, 6 letters of support has been received with respect to 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 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.

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).

10.1

Ceisiadau'n Tynnu'n Groes

Departure Applications

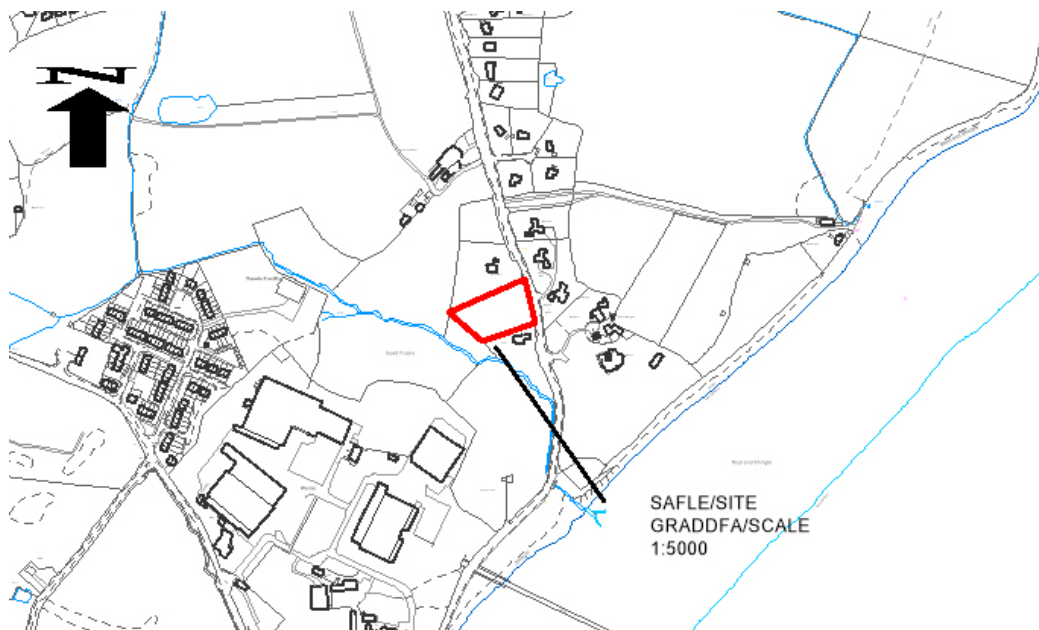
Rhif y Cais: **12C161J** Application Number

Ymgeisydd Applicant

Mr & Mrs Simpson

Cais llawn ar gyfer codi annedd a modurdy ynghyd a creu mynedfa i gerbydau ar dir yn / Full application for the erection of a dwelling and garage together with the construction of a vehicular access on land at

Fair Linden, Llanfaes



Planning Committee: 06/06/2018

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

Recommendation:

Permit

Reason for Reporting to Committee:

This application represents a departure from plan policy with the recommendation being one of approval.

1. Proposal and Site

This application has been made to change the design of the previously approved dwelling the planning permission for which is extant.

The proposed dwelling will be 2 storey with 3 bedrooms. There will be a detached double garage.

The site is located adjacent to the property "Fair Linden" alongside the B5109 between Beaumaris and Llanfaes. It is vacant and comprises a former curtilage area between Fair Linden to the north and Jaina to the south.

There are existing mature trees and hedges on the site.

2. Key Issue(s)

Are the proposals acceptable in this sensitive location and a betterment over what has previously been approved and which is the "Fall back" position.

3. Main Policies

Strategic Policy PS 5 Sustainable development
PCYFF 1 Development Boundaries
PCYFF 3 Design and Place Shaping
PCYFF 4 Design and Landscaping
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.

Technical Advice Note 12 Design
Technical Advice Note 18 Transport

SPG Design Guide for the Urban and Rural Environment.

4. Response to Consultation and Publicity

Beaumaris Town Council state;

1. The development of a two storey building on the site would constitute over development and is out of keeping with neighbouring properties. The properties in the area are single storey bungalows.
2. There are several mature trees on the site and alongside the road adjacent to the proposed entrance. Councillors were of the opinion that these trees will be threatened by the development. One particular roadside oak tree on the northern side of the proposed entrance appears to be at clear risk of a subsequent application for removal on the grounds of improving visibility.
3. The entrance to the property is on a bend of a busy road. Cars frequently pass at high speed - the limit is 40mph. The double white lines are an indication that visibility for drivers is impaired. Councillors feel that the entrance will be hazardous.

The Town Council recommends that the application should be refused.

Local Members

Cllr L Davies No comments

Cllr C Jones No comments

Cllr A Roberts No comments

NRW No objection

Highways Conditions

1 letter has been received points raised include;

The building is not in keeping with the character of the location
Concerns regarding drainage and if water will drain to adjacent property

5. Relevant Planning History

12C161D Outline application for the erection of a dwelling approved 25/11/2010

12C161E/VAR Variation of condition 2 from planning permission 12C161D to allow a further 3 years to submit reserved matters application approved 04/11/2013

12C161H Full application for the erection of a dwelling approved 26/09/2016

12C161K/SCR Screening opinion for above no EIA required 02/05/2018

6. Main Planning Considerations

Whilst it is acknowledged that following the adoption of the Joint Local Development Plan in July 2017 the site now lies outside any recognized settlement and the proposal represents a departure from Development Plan policy. Planning permission was in fact granted for a 2 storey dwelling here in 2016.

That planning permission was granted, as at that time with the Ynys Mon Local Plan and Gwynedd Structure Plan forming the Development Plan, it was considered that the site formed part of the settlement of Llanfaes which was a village where single open market dwellings could be approved. It was also an acceptable infill between 2 properties Fair Linden and Jaina. Furthermore, it was also determined that the dwelling proposed was acceptable in this location when considering its impact on this Area of Outstanding Natural Beauty.

The planning permission for this dwelling is extant until 2021 and can be lawfully implemented.

Given this scenario, the main consideration here is whether the current proposals represent an improvement over that which could lawfully be built.

The current proposal offers significant improvements over that which has planning permission. The scale and massing have been substantially reduced and a more traditional design is now exhibited. Furthermore, the dwelling will now be located further away from the boundary with Jaina reducing the impact on that property.

Whilst the relationship with the nearby dwelling was considered acceptable along with the design and size, the changes are considered to be an improvement and lessen the impact of a dwelling in this position.

The reduced footprint and position of the dwelling ensures that there is no increased impact of the trees on the site and the Authority's Tree Specialist has confirmed acceptance of the scheme.

The visibility splays previously required are also proposed as part of the current scheme and the Highways Authority have confirmed that the proposals are acceptable.

7. Conclusion

The current scheme offers improvements over that which already has planning permission and as such there are overriding reasons why this departure from Development Plan policy can be approved.

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

8. Recommendation

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 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 120 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 development shall commence until full design details for the drainage of the site have been submitted to and approved by the Local Planning Authority. No dwelling shall be occupied until the approved scheme has been implemented in full and to the written satisfaction of the Local Planning Authority.

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

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

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

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

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

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

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

The proposals shall be carried out in conformity with the below plans

Proposed layout A-03-02 dated 9/4/18
Proposed garage A-03-04 dated 9/4/18
Proposed elevations A-03-03 dated 9/4/18
Site layout(full) A-03-05 dated 16/4/18
Arboricultural impact assessment 4/2018

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

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12.1

Gweddill y Ceisiadau

Remainder Applications

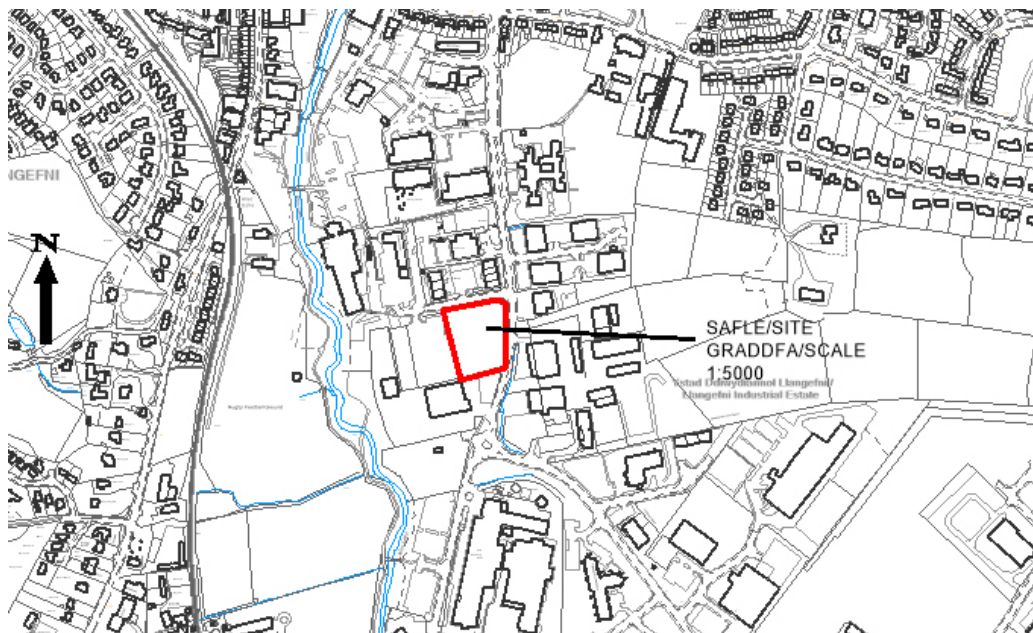
Rhif y Cais: 34LPA1015E/DIS/CC Application Number

Ymgeisydd Applicant

Isle of Anglesey County Council

Cais i ryddhau amodau (02) (dwr wyneb) a (03) (cynllun draenio) o ganiatâd cynllunio 34LPA1015B/CC yn yr hen safle / Application to discharge conditions (02) (surface water) and (03) (drainage scheme) of planning permission 34LPA1015B/CC at the former

Hyfforddiant Môn Training, Llangefni



Planning Committee: 06/06/2018

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

Recommendation:

Permit

Reason for Reporting to Committee:

Application made by County Council

1. Proposal and Site

The site is located within the Bryn Cefni industrial estate in the town of Llangefni. Access to the site is from the industrial estate road. The site is surrounded by businesses and a car park to the rear. The site is currently being developed under the active planning permission of 34LPA1015B/CC.

The application seeks to discharge conditions 2 and 3 of planning permission 34LPA1015B/CC which requires full details of surface water and drainage schemes to be submitted before development commences. Development has already commenced on site prior to the above conditions being discharged, however as the submitted details are satisfactory no further actions will be taken.

2. Key Issue(s)

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

3. Main Policies

Joint Local Development Plan

PCYFF1 – Development Boundaries
PCYFF 2 – Development Criteria
PCYFF3 – Design and Place Shaping
PCYFF 4 – Design and Landscaping
PCYFF 6 – Water Conservation
CYF 7 – Regeneration Sites

Planning Policy Wales (9th Edition)

Technical Advice Notes 12: Design

Technical Advice Notes 15: Development and Flood Risk

4. Response to Consultation and Publicity

Technical Section (Drainage) – condition requirements satisfied

Welsh Water – No objection to conditions being discharged

5. Relevant Planning History

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

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

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

34LPA1015C/MIN/CC – Minor amendments to scheme previously approved under planning permission 34LPA1015B/CC so as to amend elevations, roof, carpark layout, materials and landscaping at former Mon Training Site, Llangefni. Approved 13/3/2018

34LPA1015D/DIS/CC – Application to discharge conditions (04) (landscape and planting plan), (08) (Traffic Management Plan), (09) (archaeological work), (11) (solar panels) and (12) (remediation strategy) of planning permission 34LPA1015B/CC at the former Mon Training Site, Llangefni. Awaiting decision

34LPA1015E/DIS/CC - Application to discharge conditions (02) (surface water) and (03) (drainage scheme) of planning permission 34LPA1015B/CC at the former Mon Training Site, Llangefni. Awaiting decision

6. Main Planning Considerations

Satisfying Condition Requirements – The scheme consists of full drainage details for the site. Plans are given depicting how all water will exit the site. The waste water will be disposed of via connections to the public sewer system with pipe runs. Surface water will also be disposed with pipe runs with various manholes/chambers in order to allow access and maintenance of systems. The submitted details are considered satisfactory by the council drainage section and Welsh Water, they consequently have no objections to the conditions being discharged.

7. Conclusion

The schemes will allow for effective drainage of the site and its surface water which will ensure site function. The scheme will also prevent excessive overload of the public system and allow the site to operate sustainably within the current infrastructure.

8. Recommendation

Permit

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

12.2

Gweddill y Ceisiadau

Remainder Applications

Rhif y Cais: 39C355B Application Number

Ymgeisydd Applicant

Ms J Jarvis

Cais ol-weithredol i godi 8 o fflatiau ynghyd â maes parcio a gwaith cysylltiedig ar dir yn /
Retrospective application for the erection of 8 apartments together with car parking and
associated works on land at

Ysgol Gynradd gynt/Former Primary School, Lon Pentraeth Road, Porthaethwy/Menai Bridge



Planning Committee: 06/06/2018

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

Recommendation:

Refuse

Reason for Reporting to Committee:

Part of the application site is located on Council owned land.

1. Proposal and Site

The application is made for the erection of 8 apartments together with car parking and associated works on land at the former primary school, Menai Bridge. Since works have commenced at the site comprising of securing the site and widening the access, the application has subsequently been changed to a retrospective application.

The application site is a parcel of land situated within the development boundary of Menai Bridge. The site is accessible to the east onto the B5420 highway. Dwellinghouses are located to the north and west of the site, whilst a Nursery school shares the boundary to the south of the site.

2. Key Issue(s)

Whether or not the proposal complies with local and national policies, whether the proposal will have an impact upon the neighbouring properties, amenity of the area, setting of a Listed Building, Conservations Area, drainage and highway safety.

3. Main Policies

Joint Local Development Plan (JLDP)

PCYFF1 – Development Boundaries

PCYFF 2 – Development Criteria

PCYFF3 – Design and Place Shaping

PCYFF 4 – Design and Landscaping

PCYFF 6 – Water Conservation

PS1 – Welsh Language and Culture

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

TAI 2 – Housing in Local Service Centres

TAI 8 – Appropriate Housing Mix

TA 15 – Affordable Housing Threshold and Distribution

ISA 1 – Infrastructure Provision

Planning Policy Wales (9th Edition)

Technical Advice Note 12: Design

Technical Advice Note 15: Development and Flood Risk

Technical Advice Note 18: Transport

SPG: Design Guide for the Urban and Rural Environment

4. Response to Consultation and Publicity

Councillor Robin Wyn Williams –The Local Member has called the application to the Planning Committee for determination.

Councillor Alun Wyn Mummery – No Response

Councillor Meirion Jones – No response

Town Council – Concerns that the proposed development would overlook the adjoining children's pre-school. Concerns also raised with respect to highway safety, traffic and parking issues. Comments made with respect to scale, dominance and impact on the character and appearance of the area.

Environmental Health – Conditional Approval

Drainage – No design and connection details for the proposed surface water drainage system has been submitted as part of the proposal to demonstrate that the indicative scheme satisfies the requirements of TAN 15. A Management and Maintenance plan should also be provided for the surface water drainage system.

Welsh Water – Welsh Water have requested that a condition be imposed with respect to the public sewerage network.

Policy – No policy objection providing that the proposal is acceptable in generic policies contained within the JLDP. A contribution of f £12,396.84 is requested as a commuted sum towards affordable housing.

Housing - Housing Services have confirmed there is a high demand for housing for local people in Menai Bridge.

Built Environment – Proposed development would not have a significant detrimental effect on the setting of the nearby Listed Buildings or views out of the Conservation Area. However, concerns raised regarding overdevelopment, design, scale, bulk and size of footprint.

Local Highways Authority – Approval subject to conditions.

Education – The Lifelong Learning Department requires a contribution of £11,024.79 for new facilities for the local primary school.

Response to publicity:

The proposal was advertised with the posting of notifications to adjacent properties. Site notices have also been displayed near the application site. Following receiving amended plans the publicly process has been undertaken on two separate occasions. The expiration of the publicly period was the 9th March, 2018 and the 10th May, 2018.

At the time of writing this report, 8 letters of representations were received as a result of the publicity afforded to the application. The main points raised are summarised below:

- Concerns regarding parking spaces and highway safety.
- Proposed apartment block is large in scale and have an impact upon neighbouring properties in terms of density, dominance, overdevelopment and overlooking.
- Overdevelopment could breach the Human Rights Act.
- Development is not in character with the appearance of the area and neighbouring properties in terms of height, design, scale and density.
- Proposed development will have an adverse impact upon the adjoining Conservation Area.
- Overprovision of one particular type of housing within Menai Brdige.
- Works have commenced at the site without planning permission.
- Concerns regarding the proximity of existing foundations to the application site and the Party Wall Act 1996.

5. Relevant Planning History

39C355- Change of use of light industrial building to office use together with the construction of a new car park at Old Primary School Menai Bridge - Withdrawn - 20/04/2004

39C355A - Change of use of unit from light industrial (B1) into a day nursery (D1) at Old Primary School Menai Bridge - Approved - 06/10/2011

39LPA1014/CC - Prior notification of proposed demolition of two buildings – Withdrawn 25/11/2015

39LPA1014A/CC - Application to determine whether prior approval is required for the demolition of buildings – Permitted Development 04/08/2016

39LPA1014B/CC - Outline application for the erection of two dwellings with all matters reserved on land at the former – Approved 02/02/2017

6. Main Planning Considerations

The proposed apartment block is three storey high which will house 8 number of 2 bedroom apartments. The apartment blocks will include first and second floor balconies to the southern, western and eastern elevations. Ground floor patio areas and a shared amenity space are proposed to the south and west of the site.

Since the initial submission, amendments have been made to the proposal in effort to overcome issues such as distances to nearby neighbouring properties, overlooking, parking arrangements and variations to the access. No amendments have been made to the scale of development nor the number of units proposed.

The apartment block follows the narrow dimensions of the application site. The length of the structure is measured at 26 meters whilst the width is measured at 13 meters. The ridge height of the proposed building is 10.3 meters above ground level.

The application site has an extant outline permission for the erection of two storey dwelling houses. The upper limits of the approved units are 7.5 meters (height), 16 meters (combined width of both dwellings) and 11 meters (combined length of both dwellings).

The height of the proposed structures are higher than the approved units. Moreover, the footprint of the proposed structure is also greater than the approved dwelling houses.

The site is accessible from the B5420 to the east of the application site. The proposed parking spaces are positioned directly from the access, whilst visitor parking is located at the western part of the site.

Policy Considerations

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

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

existing planning consent, at April 2016 stood at 13 units. This means that at present there is capacity within the indicative provision for the settlement of Menai Bridge.

Policy TAI 15 seeks an appropriate provision of affordable housing. It has a threshold figure of 2 or more units within Local Service Centres such as Menai Bridge. The indicative percentage of affordable housing provision (based on social rent tenure) being 30% for the Bridgehead Housing Price Area. The policy also clarifies that where the affordable housing requirement of a scheme falls below a single dwelling on the site, providing an affordable unit within that development will remain the priority. However, if it is deemed that this is not possible, a pro-rata payment will be expected rather than no affordable provision on the site. For a scheme of 8 units this would equate to 2.4 of these units being affordable.

Although the housing department have confirmed there is high demand for local housing in the area, the applicant has provided a Viability Assessment which suggests that it is not viable to provide any affordable units.

In preparing the Joint Local Development Plan the Council commissioned Andrew Golland Associates to justify the viability of the percentage of affordable house being sought within the different housing price area within the Plan Area. The work uses a Development Appraisal Toolkit (DAT) to calculate the Residual Value of a site after taking into account all of a schemes revenue minus the total scheme cost.

The figures submitted in support of the application have been assessed and based upon the benchmark DAT figures it was found that the development is not viable to provide any affordable units on the site.

However, in order to align with the requirements of Policy TAI 15, it is requested that £12,396.84 (which is calculated at £4,958.74 per unit based upon 2.4 affordable units) is be paid as a commuted sum towards affordable housing provision.

Policy ISA 1 seeks adequate infrastructure capacity and where this is not provided by a service or infrastructure company, this must be funded by the proposal. Specifically for this type of development consideration would have to be given over the capacity within local schools to accommodate the anticipated number of children anticipated on the site. The Lifelong Learning Department requires a contribution of £11,024.79 for new facilities for the local primary school.

Proposed Development:

The density of development within this area of Menai Bridge is comparatively low. The areas general topography raises towards the north. The properties to which the site most closely relates are a mixed of detached and terrace houses which are generally set back from the highway providing an overall spacious impression.

Two storey dwelling houses are located to east of the site. A three storey dwelling has been approved immediately to the north of the site on land adjoining Cornelyn. A row of two-storey terrace housing are located on the opposite side of Pentraeth Road. A Day Nursery is located to south.

Whilst the extant permission was approved for 2 housing units, the proposal entails the erection 8 units per 0.1 hectare of land. Policy PCYFF2 of the JLDP states that in order to make efficient use of land proposal should achieve a minimum of 30 housing units per hectare for residential development (unless there are local circumstances or site constraints that dictate a lower density). The proposal therefore has a significantly greater density than what is required within local development plan policy.

Planning Policy Wales underlines that the visual appearance of proposed development should integrate into its surroundings and context of the area. Local development plan polices requires that proposals demonstrate a high quality design which fully takes into account the existing built environment.

Due to the site's constraints and limited area the footprint of the proposed structure will fill a significant amount of the application site. This will subsequently give the impression of a cramped form of development and as such have a harmful effect on the generally more spacious character of the built form to which it most closely relates.

It is considered that the general scale, bulk and mass of the proposed units will make the structure appear an over-bearing structure, out of character in comparison to surrounding properties and townscape.

In terms of appearance, the proposal entails an array of contemporary features including various size windows, pitched and flat roof including various external materials offering no cohesion in its overall context.

As previously noted, the proposed apartment units occupy a large proportion of the site leaving little amenity space around the proposed apartments.

Although the proposal does include balconies, patio areas and communal amenity space, it is considered that the available amenity space is limited and offers insufficient space for future occupiers. On average, the amenity space available per unit is approximately 27 square meters. The guidance contained within the Supplementary Planning Guidance (SPG) on Urban and Rural Environment requires an absolute minimum of 50 square meters per unit. The proposal therefore falls short of these requirements and is considered contrary to the guidance within the SPG and Policy PCYFF2 of the JLDP which also request that appropriate amenity space is provided to future occupants.

In an effort to overcome overlooking both to and from neighbouring properties, due to the tight constraints of the site and the proximity of neighbouring residential properties, the proposal has several high level windows and obscure glazing in bedrooms and living areas. This would create an oppressive outlook for the future occupants to the detriment of the living conditions that they should reasonably expect to enjoy.

Built Environment

The application site is within the setting of a nearby Listed Building. The site also lies near the Menai Bridge Conservation Area.

The Built Environment section considers the proposed development would not have a significant detrimental effect on the setting of the Listed Building or views out of the Conservation Area.

However, although a number of amended plans have been received in effort to overcome issues such as distances to nearby neighbouring properties, overlooking, parking arrangements and variations to the access, the section continues to raise concerns with respect to the proposed development. The department are of the opinion that the proposal constitutes an overdevelopment of the site which contributes to the lack of available amenity space within the site. In addition, due to the most recent amendments to the scheme, the variation has resulted in a much blander frontage (southern elevation).

Local Highway Authority

Concerns were initially raised with respect to the proposed access and the dimensions of the parking bays. However, following amending the scheme, the Local Highway Authority are satisfied with the proposal subject to conditions.

7. Conclusion

It is not considered that the design and siting is well integrated into its surroundings which fully takes into account the existing built environment contrary to national and local policies.

It is considered that the proposal does not contribute to the existing hierarchy of development within the area nor reflects and enhances the overall character of the locality and distinctiveness of the

area. The proposal constitutes an overdevelopment of the site which does not demonstrate a high quality design to the detriment of residential amenity.

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

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

(01) The proposed development by reason of its design, siting and appearance constitutes an overdevelopment of the site to the detriment of residential amenity thereby resulting in an inappropriate design solution that does not integrate well with its surroundings. This would be contrary to policy PCYFF 2 and PCYFF3 of the Anglesey and Gwynedd Joint Local Development Plan and the provisions of the Isle of Anglesey Council Supplementary Planning Guidance: Design in the Urban and Rural Built Environment (2008), Technical Advice Note 12 (Design) and Planning Policy Wales Edition 9 (2016).