

12.1

Gweddill y Ceisiadau

Remainder Applications

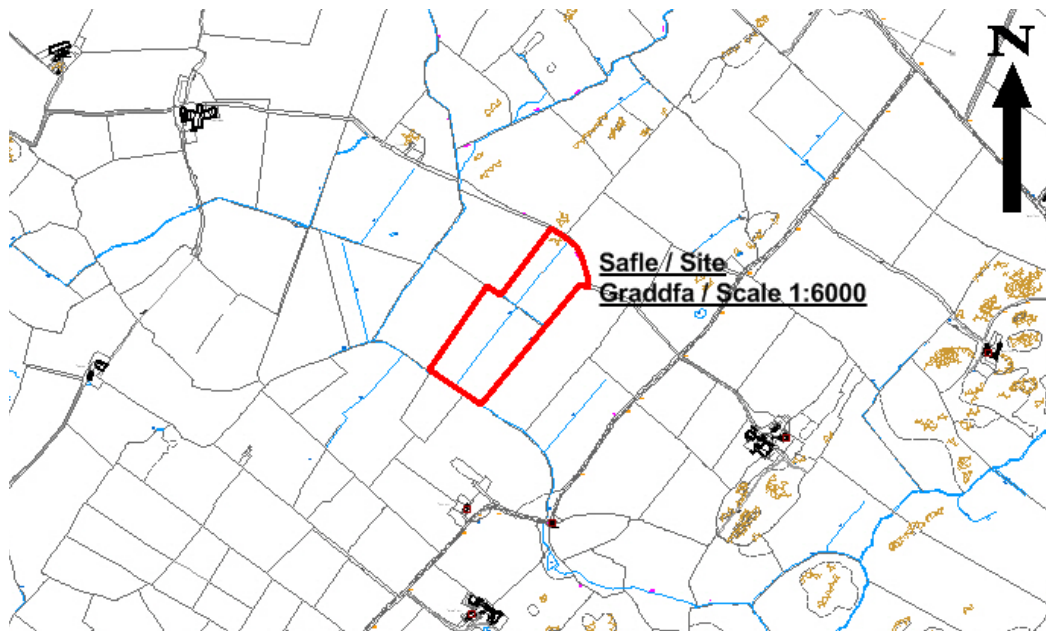
Rhif y Cais: **10C118F/RE** Application Number

Ymgeisydd Applicant

**Bodorgan Environmental Management Ltd**

**Cais llawn i gosod fferm arae heulol 2.5MW ar dir ger / Full application for the construction of a  
2.5MW solar array farm on land adjacent to**

**Tyn Dryfol, Soar**



**Planning Committee: 06/01/2016**

**Report of Head of Planning Service (NJ)**

**Recommendation:**

Permit

**Reason for Reporting to Committee:**

The application has been called in to Committee by Cllr Ann Griffith as Vice Chair of the Committee.

### **1. Proposal and Site**

The application is for the installation of a 2.5MW solar farm on approximately 5.8 hectares of improved pasture land at Tyn Dryfol that lies in an isolated location 1.5km north west of the village of Soar.

The proposal will generate up to 2.5MW of electricity and connect into pre-existing 33kv overhead lines. Planning permission is initially sought for a 25year period. The proposal is adjoined on three sides by the existing solar farm at Bryn yr Odyn (a 15MW solar farm approved in December 2013) which is operated by others.

The application proposes to use panels similar to those on the adjoining site for consistency of appearance. Inverter units of some 2.5 x 1.0 x 2.3m high are required as well as transformers of 4.5 x 4.1m x 3.0m high and a sub-station of some 4.4 x 3.7m x 3.3m high. Security fencing (1.9m height) and cctv cameras are proposed as the site is un-manned.

The application is supported by;  
A Landscape and Visual Assessment  
An Ecological Assessment.  
A Heritage Assessment and Geophysical Survey  
Glint and Glare Assessment

Apart from the Gint and Glare assessment, these reports are updates of reports produced in support of the previous application on the adjoining site but which included the fields the subject of the application now made.

### **2. Key Issue(s)**

Whilst an application of this type and scale can potentially raise a wide and diverse range of issues I have distilled what I consider to be the main ones as follows:

Whether the principle of development is acceptable in planning policy terms;

Whether or not the proposal has an acceptable environmental impact, particularly with regard to landscape, ecological and cultural heritage, transport issues and amenity.

### **3. Main Policies**

**Ynys Mon Local Plan**

1 General

31 Landscape  
32 Landscape  
45 Renewable Energy

**Gwynedd Structure Plan**

C7 Renewable Energy  
D1 Area of Outstanding Natural Beauty  
D3 Landscape Conservation Area  
D4 Environment D9 Environment  
D15 Archaeology

**Stopped Ynys Mon Unitary Development Plan P08b Energy Developments**

GP1 Development Control Guidance  
GP2 Design  
EN4 Biodiversity  
EP 18 Renewable Energy  
EN1 Landscape Character  
EN14 TPOs and Hedgerows  
EN16 Landscape Features.

**Planning Policy Wales Edition 7**

**Technical Advice Note 5:Nature Conservation and Planning (2009)**

**Technical Advice Note 6: Planning for Sustainable Rural Communities (July 2010).**

**Technical Advice Note 8 Planning for Renewable Energy (2005)**

**Technical Advice Note 18: Transport (2007)**

**Practice Guidance: Planning for Renewable and Low Carbon Energy - A Toolkit for Planners, Welsh Assembly Government (2010)**

**Practice Guidance Planning Implications of Renewable and Low Energy (February 2011)**

**Solar Farms in Wales 2015 – Research Note**

In response to consultations carried out replies from the following have been received and are summarised as follows:

**Cllr Ann Griffith:** requests a Committee determination in her capacity as Vice Chair of this Committee

**Cllr Peter Rogers** – no reply at the time of writing

**Community Council:** no reply at the time of writing

**Natural Resources Wales** – does not object to the proposal. We note the Ecological Update Report (Etive Ecology Ltd, July 2015) stated that the site has negligible value for water voles however it is not clear whether any evidence of water voles was found during the survey. The area offers suitable

habitat features for water vole in the form of ditches, waterways and streams. Therefore NRW recommend that a 5m buffer is maintained from any water course within the proposed development site.

**Environmental Health Officer:** comments for construction phase

**Councils Ecological Advisor** –The report builds on knowledge from the work associated with the existing solar array and it is agreed that the overall impacts are likely to be slight.

**Highway Authority** – suggested conditions

**Built Environment and Landscape Section:**

The proximity and relationship of the site to an operational farm and the proposals relatively smaller scale, means that individual and cumulative Landscape and Visual effects are likely to be Minor at most. Effects on the Area of Outstanding Natural Beauty, Landscape Character Area and Special Landscape Area as outlined in the Landscape Capacity and Sensitivity Study are therefore considered acceptable.

**Conservation Officer:** From a Built Environment and Built Conservation perspective I'm satisfied that the nearest heritage receptor a Scheduled Ancient Monument (SAM) located some distance directly south of the development site would in my opinion receive no adverse impact as a result of this development. As the existing solar array would be slightly closer to the SAM I can't see how the current application would not be acceptable from that point of view. As there are no Listed Buildings or Conservation Areas within a screening assessment radius of the development site I am able to confirm I don't have any concerns with the application from my perspective.

**Gwynedd Archaeological Planning Service:** no reply at the time of writing

**MOD:** We have been consulted on this application again because the applicant has submitted a Glint & Glare Assessment. A local resident has completed their own Glint & Glare Assessment which we have also been asked to comment on.

The application site occupies statutory safeguarding zones surrounding RAF Mona. We have reviewed both Glint & Glare Assessments and I can confirm that the MOD has no safeguarding objections to this proposal.

The application has also been publicised by the local planning authority in accordance with statutory requirements. The closing date for receipt of representations was 10<sup>th</sup> December 2015.

25 letters of objection have been received, raising concerns regarding:

Negative impact on local landscape;

Considerable damage to roads during construction of previous development;

Inconvenience and disruption to local residents during construction;

Already have two large sites in the area;

Grazing between the panels of the existing site does not occur so there is a reduction in agricultural employment;

No local benefit to the scheme;

Decommissioning has not been considered;

Welsh Government's target for renewable energy has been exceeded and there is no need for further tax-payer subsidized development;

A passing bay should be provided on the road;

Impact on tourism;

Supporting reports are based on the previous scheme;  
Glare is already a problem from the existing site.

## **5. Relevant Planning History**

10C118/SCR - Screening opinion for the siting of a solar array farm - EIA not required 17-10-13.

10C118A/RE Full application for the siting of a 15mw solar array farm on land adjacent to Bryn yr Odyn, Soar – approved 15-12-13

10C118G/SCR Screening opinion for solar array farm – EIA not required 23-9-15

10C118J/VAR Section 73 application to vary the details of the previous permission 10C118A/RE – current application as yet undetermined

## **6. Main Planning Considerations**

### **Whether the principle of development is acceptable in planning policy terms**

Policy C7 of the Gwynedd Structure Plan states: “There will be a presumption in favour of renewable energy projects provided that the impacts upon the locality are acceptable to the local planning authority. Where applicable, the proposals should be supported by an environmental assessment.”

Policy 45 of the Ynys Mon Local Plan states: “Renewable energy projects will be permitted where it can be clearly demonstrated that there will not be any unacceptable impact on

i. Landscape character,

ii. Sites of international, national or local importance for nature conservation,

iii. species which are of nature conservation importance

iv. the standard of amenity enjoyed by the resident and tourist population and vi. Essential public services and communications.

Policy 8B- Energy Developments of the Stopped Ynys Mon Unitary Development Plan states: “Applications for the development of renewable and non-renewable energy resources will be permitted where it can be demonstrated that there will be no unacceptable adverse impact upon the environment. Preference will be given to the development of clean and renewable energy sources, but proposals for non-renewable energy projects will be permitted if they encourage the maximum use of energy efficiency within their design”.

The updated version of Planning Policy Wales clarifies and strengthens the presumption in favour of sustainable development. Section 12.8.1 (Renewable and Low Carbon Energy) of Planning Policy Wales (5th Edition November 2012) sets out targets and gives strong support for renewable energy projects in line with the Welsh Assembly Government's Energy Policy Statement (2010). Planning Policy Wales at paragraph 12.8.15 states the impacts from renewable energy developments will also vary depending on their location and scale and require different policy and development management considerations.

Paragraph 12.9.2 of PPW states that ‘local planning authorities should guide appropriate renewable and low carbon energy development by undertaking an assessment of the potential of all renewable energy resources and renewable and low carbon energy opportunities within their area and include appropriate policies in development plans’. Although there is no statutory requirement to do so, a Renewable Energy Capacity Study was commissioned to inform the Joint Local Development Plan.

The Study adopted methodology developed by the Welsh Government but as commercial solar PV arrays are an emerging technology, current guidance (Welsh Government or DECC) does not contain information on how to assess their potential. Nonetheless, development plan policies exist against which such schemes can be examined.

At 15MW the solar farm subject to this report is categorised as “Local Authority-wide” in Planning Policy Wales which includes developments of between 5MW & 50 MW according to figure 12.3. As a “Local Authority-wide” installation the scale of the solar farm is acceptable in principle in policy terms in this location but there are also detailed considerations within the policy considerations as detailed below. Section 12.10.1 reproduced below highlights matters that should be taken into account in dealing with renewable and low carbon energy development and associated infrastructure by the local planning authority. This covers the positive aspects such as contribution to meeting national, UK and European targets and wider environmental, social and economic benefits. It also highlights the need to consider impact on the natural heritage, the coast and the historic environment and the need to minimise impacts on local communities. Other matters such as mitigation and infrastructure matters i.e. grid connection and transportation network are also highlighted within this section as follows:

“12.10.1 In determining applications for renewable and low carbon energy development and associated infrastructure local planning authorities should take into account:

- the contribution a proposal will play in meeting identified national, UK and European targets and potential for renewable energy, including the contribution to cutting greenhouse gas emissions;
- the wider environmental, social and economic benefits and opportunities from renewable and low carbon energy development;
- the impact on the natural heritage (see 5.5), the Coast (see 5.6) and the Historic Environment (see 6.5);
- the need to minimise impacts on local communities to safeguard quality of life for existing and future generations;
- ways to avoid, mitigate or compensate identified adverse impacts;
- the impacts of climate change on the location, design, build and operation of renewable and low carbon energy development. In doing so consider whether measures to adapt to climate change impacts give rise to additional impacts (see 4.5);
- grid connection issues where renewable (electricity) energy developments are proposed;
- the capacity of and effects on the transportation network relating to the construction and operation of the proposal”

Technical Advice Note 8 Renewables (2005) (paragraph 1.4) states the Assembly Government has a target of 4TWh of electricity per annum to be produced by renewable energy by 2010 and 7TWh by 2020. Paragraph 3.15 of TAN 8 states that “other than in circumstances where visual impact is critically damaging to a listed building, ancient monument or a conservation area vista, proposals for appropriately designed solar thermal and PV systems should be supported”. In its Policy Clarification letter of July 2011 in relation to TAN 8, the Welsh Government Minister for Environment and Sustainable Development stated that “for the avoidance of any future doubt, when determining planning applications under town and country planning legislation on energy related projects within Wales (other than certain energy installations), the key planning policy comprises the local authority's adopted development plan, and where it is more recent, the Welsh Government's Planning Policy Wales and TAN 8”.

Section 2 of Technical Advice Note 6: Planning for Sustainable Rural Communities contains the following guidance:

“2.1.1 The planning system has a key role to play in supporting the delivery of sustainable rural communities. It can help to ensure that appropriate development takes place in the right place at the right time by making sufficient land available to provide homes and employment opportunities for local people, helping to sustain rural services. Simultaneously, the planning system must respond to the challenges posed by climate change, for example by accommodating the need for renewable energy

generation. It must also protect and enhance the natural and historic environment and safeguard the countryside and open spaces. The overall goal for the planning system is to support living and working rural communities in order that they are economically, socially and environmentally sustainable. Planning authorities should seek to strengthen rural communities by helping to ensure that existing residents can work and access services locally using low carbon travel and obtain a higher proportion of their energy needs from local renewable sources.”

In relation to farm diversification Technical Advice Note 6: Planning for Sustainable Rural Communities contains the following guidance:

“3.7.2 Many economic activities can be sustainably located on farms. Small on-farm operations such as food and timber processing and food packing, together with services (e.g. offices, workshop facilities, equipment hire and maintenance), sports and recreation services, and the production of non-food crops and renewable energy, are likely to be appropriate uses.”

It is evident that the policies listed above provide a presumption in favour of renewable energy developments in meeting the identified targets for low carbon energy generation. The scale of the development classified as “Local Authority-wide” is acceptable in principle in this location. As detailed in the policies listed there are also other environmental considerations which need to be assessed, and these are considered below.

**Whether or not the proposal has an acceptable environmental impact; particularly with regard to landscape, ecological and cultural heritage.**

**Landscape and Visual** - The application is accompanied by a Landscape and Visual Assessment, which builds on previous work under taken in association with the adjoining Bryn yr Odyn site. The assessment encompasses a study area of 1km around the site including views from a national cycle route and the statutorily designated Area of Outstanding natural Beauty (AONB) lying beyond the Holyhead to Chester mainline railway line. The site is outside the AONB but is within a Special Landscape Area (SLA) and is described in the assessment as a generally undulating landscape, prevalent in rocky knolls, scrubland vegetation, small copses, wet ditches and remnant field boundaries. The site itself is located on open and isolated farmland within this landscape but within the context of an existing solar array development. The visual impact assessment includes properties on a ridge, on the B4422 near Llangristiolus, where there are extensive views across the site from a distance of over 2km. The railway embankment forms a distinctive feature in this landscape being 8m in height and running against the grain of the natural landscape. The embankment lies between the site and the AONB beyond. The assessment predicts that the initial landscape and visual impacts will be Neutral as the proposal will not increase the visibility of the solar development to any new receptors and because the magnitude of the development is very small. Cumulative impacts are also considered to be neutral. The Built Environment and Landscape Section concurs with this view.

**Ecology** - An Ecological Assessment accompanies the application and finds that the value of the site reflects that normally found on improved pasture; low ecological value. The nature of the site has not changed significantly from the previous survey. Hedgerows are to be retained as part of the scheme and these provide the most valuable foraging opportunities for bats as well as nesting and shelter opportunities for other species. NRW suggests a condition in relation to water voles.

**Cultural Heritage** - The Heritage Assessment acknowledges that ground disturbance is modest and restricted primarily to the insertion of the legs of the modules into the ground. Shallow cable trenches to field boundaries may cause some damage but flexibility regarding the location and excavation methods can be adopted. A watching brief is appropriate and the matter can be satisfactorily dealt with by condition.

**Transport issues and amenity Transport** - The main activity will be at the construction and decommissioning phases. Once operational only access for security, servicing and maintenance will be required. The applicant suggests that materials will initially be delivered to Trac Mon/Anglesey

Circuit which has immediate access to a good highway network; the A4080 and the A55. Thereafter material will be transported to the development site using farm equipment and light vehicles will inevitably be a degree of disruption to existing road users during these periods. However any disruption will be short lived and managed and as such it is not proposed to raise an objection on this ground. A condition requiring a Traffic Management Plan is proposed and the applicant has already been in discussion with the Highway Authority. Significant concern arose in relation to the construction of the existing Bryn yr Odyn development due to heavy traffic, impacts on the road fabric and disruption and delays caused to local road users. The Highway Authority has powers to recover expenses under the Highway Act. It is considered that a robust traffic management plan will avoid many of the issues which arose previously. Whilst local concerns are noted, the construction period is relatively short-lived and activity related to it would not provide justification for refusal of planning consent for the scheme.

**Amenity** - The application states that the solar panels do not create noise, nor do the inverter/transformer buildings and likewise they will not generate dust when operational. The units are coated with an anti -reflective finish, absorb light and do not emit odour. These limited impacts will immediately be filtered by existing planting and will be further mitigated over time as additional landscaping matures. There is some potential for nuisance during the construction and decommissioning phases however these phases will be of a short duration and can be managed by best practice and good management. The Chief Environmental Health Officer has no observations to make and the local planning authority consider that there will be no significantly adverse impact on the amenity of nearby residents through the operational lifetime of the development. Concern has been raised by some residents in relation to glint and glare arising from the existing Bryn yr Odyn development and likely impacts from the current proposal. A Glint and Glare assessment was requested from the applicant and an objector to the scheme has also submitted a Glint and Glare assessment, both of which have been assessed. The MOD raises no safeguarding concerns.

## **7. Conclusion**

Both national and local planning policy provides a presumption in favour of renewable energy development as a means of contributing positively to the wider sustainability agenda. The proposal is acceptable in landscape and visual terms, does not harm biodiversity or cultural heritage and does not cause unacceptable detriment to amenity. Any adverse impacts (such as traffic disruption, noise and dust) will be confined to the construction and decommissioning phases and are short lived and capable of being managed. Mitigation is provided to ensure that over the operational lifetime of the development any longer term impacts will lessen. Planning permission is for a temporary period and reversible; returning the land to full agricultural use will be possible.

## **8. Recommendation**

That planning permission is **granted** subject to the following conditions:

**(01) The development hereby approved shall commence not later than five years from the date of this approval.**

Reason: To comply with the requirements of Section 91(1) of the Town and Country Planning Act 1990.

**(02) The development hereby approved shall be removed from the land no later than 25 years from the date of this permission or when the production of electricity has ceased for a continuous period of 6 months, whichever is the sooner, upon which the site shall be reinstated in accordance with a written scheme of restoration which shall be submitted to and**



**approved in writing by the local planning authority. The restoration of the site shall be completed in accordance with the agreed details within 6 months of the written approval of the local planning authority.**

Reason: To define the scope of the permission and to ensure a satisfactory appearance upon cessation of the development.

**(03) All cabling within the site required in connection with the development hereby approved shall be installed underground.**

Reason: In the interests of visual amenity.

**(04) No development shall take place within the site until the implementation of a programme of archaeological works has been secured in accordance with a written scheme of investigation submitted to and approved in writing by the Local Planning Authority. Notwithstanding the submitted drawings, no development shall take place within the area of archaeological interest to the north east of the site. No development shall commence until details of the exclusion and protection of this area has been submitted to and approved in writing by the local planning authority. The development shall thereafter proceed in accordance with the approved details.**

Reason: To record or safeguard any archaeological evidence that may be present at the site.

**(05) The site shall be landscaped and trees and shrubs shall be planted in accordance with a scheme to be agreed in writing with the local planning authority before any development work is commenced on the site, unless otherwise agreed in writing with the local planning authority. This planting and landscaping work shall be carried out in full to the satisfaction of the local planning authority during the first planting season following the occupation of the building(s) or the completion of the development, whichever is the sooner. The said trees and shrubs shall be maintained for a period of five years from planting and any trees or shrubs that die, or become severely damaged or seriously diseased during this period shall be replaced in the next planting season with others of similar size and species to those originally required to be planted, unless the local planning authority gives written consent to any variation.**

Reason; To ensure that the development is satisfactorily integrated into the landscape.

**(06) No development shall take place within the site until the implementation of a programme of habitat management has been secured in accordance with a written scheme submitted to and approved in writing by the Local Planning Authority.**

Reason; To ensure that the development does not have a detrimental impact on biodiversity.

**(07) The site shall not be illuminated by artificial lighting during hours of darkness.**

Reason: To ensure that the development does not have a detrimental impact on the character of the locality.

**(08) No development shall take place until a Traffic and Construction Management detailing the type of vehicle and the routes taken by delivery vehicles and plant and machinery; the parking of vehicles for site operatives and visitors; loading and unloading of plant and materials; storage of plant and materials used in constructing the development; Wheel washing facilities (if appropriate); hours and days of operation and the management and**

**operation of construction and delivery vehicles. The scheme shall thereafter proceed in accordance with the approved details.**

Reason: in the interests of the free flow of traffic and amenity.

**(09) Notwithstanding the submitted drawings, no part of the development shall be located within 5m of any watercourse within the development site. No development shall take place until a plan demonstrating the siting of solar panels to respect the 5m buffer has been submitted to and approved in writing by the local planning authority. The scheme shall thereafter proceed in accordance with the approved details.**

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

**(10) Prior to the commencement of the development hereby approved, a written scheme to alleviate the incidence of glint and glare ('the alleviation scheme') at any affected residential property from which a complaint is received shall be submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved alleviation scheme.**

Reason: In the interests of amenity.

In addition the Head of Service be authorised to add to, remove or amend/vary any condition(s) before the issuing of the 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

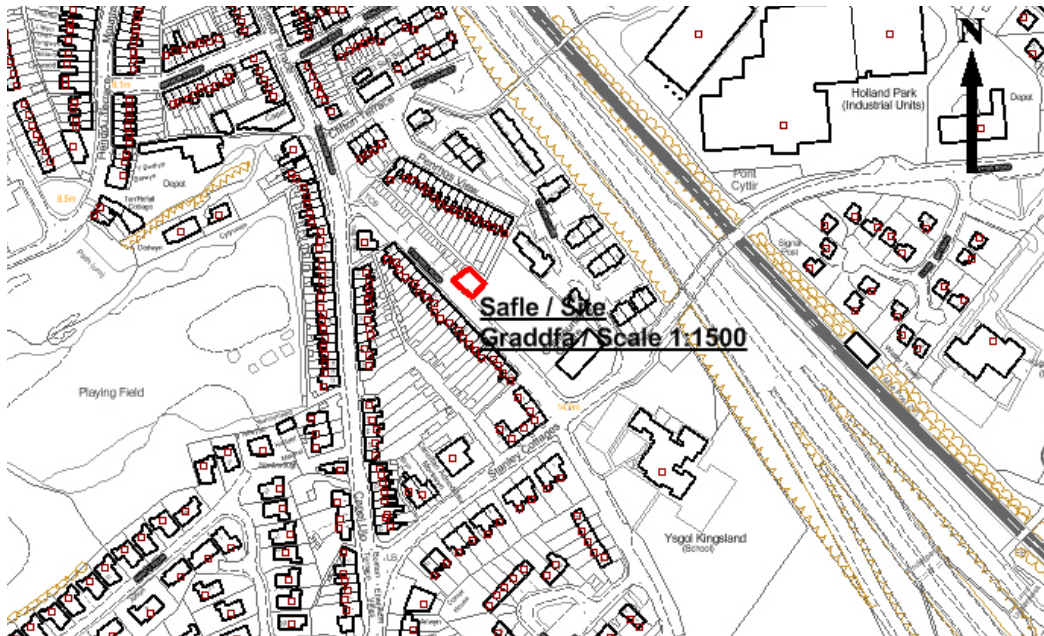
Rhif y Cais: **19C1038F** Application Number

Ymgeisydd Applicant

Grwp Cynefin

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

Ty'n Pwll Road, Holyhead



**Planning Committee: 06/01/2016**

**Report of Head of Planning Service (NJ)**

**Recommendation:**

Permit

**Reason for Reporting to Committee:**

The application has been called-in for determination by the Committee by Cllr. D R Thomas due to local concerns regarding traffic and requests a site visit.

### **1. Proposal and Site**

The application is located on a cul de sac on Ty'n Pwll Road in Holyhead. Terraced housing exists to the south of the site, the rear of traditional terraced housing defines the boundary to the north. The site is adjacent to existing garages and a block of flats recently approved as part of the former Wells Kelo site and which is currently under construction. The site is a vacant plot amongst existing development and the proposal is a full application for the erection of a single dwelling on the site. The design and scale reflects similar housing in the immediate area. Two off-road parking spaces are provided on the site.

### **2. Key Issue(s)**

Acceptability of an infill plot, amenity and highway issues.

### **3. Main Policies**

#### **Ynys Mon Local Plan**

Policy 1 General Policy

Policy 26 Car Parking

Policy 41 Conservation of Buildings

Policy 42 Design

Policy 48 Housing Development Criteria

Policy 49 Defined Settlements

#### **Gwynedd Structure Plan**

A1 Housing Land

A2 Housing Land

D4 Location, Siting and Design

D22 Listed Buildings

D29 Standard of Design

FF12 Parking provision

#### **Ynys Mon Stopped Unitary Development Plan**

GP1 Development Control Guidance

GP2 Design

HP3 New Housing Development

EN13 Conservation of Buildings

## **Supplementary Planning Guidance- Design in the Urban and Rural Built Environment**

### **Planning Policy Wales Edition 7**

#### **Circular 61/96: Planning and the Historic Environment: Historic Buildings and Conservation Areas**

#### **4. Response to Consultation and Publicity**

**Councillor D R Thomas:** requests a Committee determination due to local concerns regarding traffic and requests a site visit.

**Councillor T LL Hughes:** no reply at the time of writing

**Councillor J M Evans:** no reply at the time of writing

**Holyhead Town Council:** No objection

**Dwr Cymru-Welsh Water:** No reply at the time of writing

**Highway Authority:** No reply at the time of writing

**Drainage Section:** Additional details requested in relation to containment of surface water within the site

Response to Publicity: The application has been publicised through site notice and personal notifications. The expiry date for the receipt of representations was 17<sup>th</sup> December 2015. No representations had been received at the time of writing.

#### **5. Relevant Planning History**

19C1038A Full application for the erection of 12, 2-bedroom apartments on land adjacent to 6 Ty'n Pwll Road, Holyhead – approved 8/12/14.

#### **6. Main Planning Considerations**

**Principle of the Development:** The site is a vacant parcel of land centrally located in Holyhead and surrounded by residential development. The principle of residential development is supported in both national and local planning policies.

**Amenity Impacts:** The site is compact and the proposal is to erect a two storey dwelling with 2 parking spaces on the site. The site backs onto the rear garden area of adjoining housing at Penrhos View and is skirted by a footpath. There is a distance of between 3 and 3.5m from the rear elevation of the proposed dwelling to the rear boundary with the footpath and with over 20m between the rear elevation and dwellings at Penrhos View. There is a lesser distance of 12.5m between the front elevation of the proposed dwelling and the front elevation of dwellings on Ty'n Pwll Road but they are separated by a public road. The dwelling has been designed such that first floor bedroom windows are located to the front elevation and a landing and bathroom window are located to the first floor rear. It is not considered that any unacceptable overlooking or loss of privacy will occur. The SPG on Design suggests a distance of 9m between secondary windows as being acceptable.

**Highway Impacts:** The site is located on a cul de sac and the development provides two off-road parking spaces. There is no room within the curtilage of the proposed plot for vehicles to turn and

accessing and exiting the parking spaces will require manoeuvring in the highway. However, whilst a response was awaited from the Highway Authority at the time of writing, it is not considered that the level of traffic using the cul de sac is such that unacceptable highway impacts will arise. It is acknowledged that the route along Ty'n Pwll Road is used by pedestrians as a short cut and that the local primary school is situated opposite the junction to Ty'n Pwll Road. However, there is good visibility on the road and there is no through traffic.

The site is within an accessible location in sustainability terms. PPW "confirms that sustainable development will be the central organising principle of the Welsh Government" and that sustainable development is promoted by for example, placing sustainability at the heart of decision making and "encouraging and enabling others to embrace sustainable development". Paragraph 4.2.2 of PPW confirms that the 'planning system provides for a presumption in favour of sustainable development'. It further states that

"8.4.2 **Car parking provision** is a major influence on the choice of means of transport and the pattern of development. Local authorities should ensure that new developments provide lower levels of parking than have generally been achieved in the past. Minimum parking standards are no longer appropriate. Local authorities should develop an integrated strategy on parking to support the overall transport and locational policies of the development plan".

It is not considered that the impacts of the scheme are such that refusal can be sustained.

Other matters: The Almshouses on the junction of Ty'n Pwll Road are listed buildings but it is not considered that the scheme will affect their setting. The Drainage Authority has requested details of the drainage scheme for the site to ensure that any surface water can be dealt with on the site itself. Albeit details were awaited from the applicant at the time of writing it is considered that a technical solution can be achieved.

## **7. Conclusion**

The principle of the development is fully supported in local and national planning policy which seeks to locate residential development within existing centres and to promote the sustainable re-use of underused and vacant urban sites. It is not considered that unacceptable amenity impacts will occur. It is not considered that a refusal on highway grounds could be sustained.

## **8. Recommendation**

To **Permit** the development subject to the following conditions:

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

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

**(02) The car parking space shown on the proposed site layout plan (WM Design Drawing A.02.2) submitted on 12th November 2015 under planning reference 19C1038F shall be made available for use before the dwelling is occupied and shall thereafter be retained for parking purposes and kept free of any obstruction for the lifetime of the development.**

Reason: In the interests of highway safety.

**(03) Foul water and surface water discharges must be drained separately from the site.**

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

**(04) No surface water shall be allowed to connect either directly or indirectly to the public sewerage system unless otherwise approved in writing by the local planning authority.**

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

**(05) Land drainage run-off shall not be permitted to discharge either directly or indirectly into the public sewerage system.**

Reason: To prevent hydraulic overload of the public sewerage system and pollution of the environment.

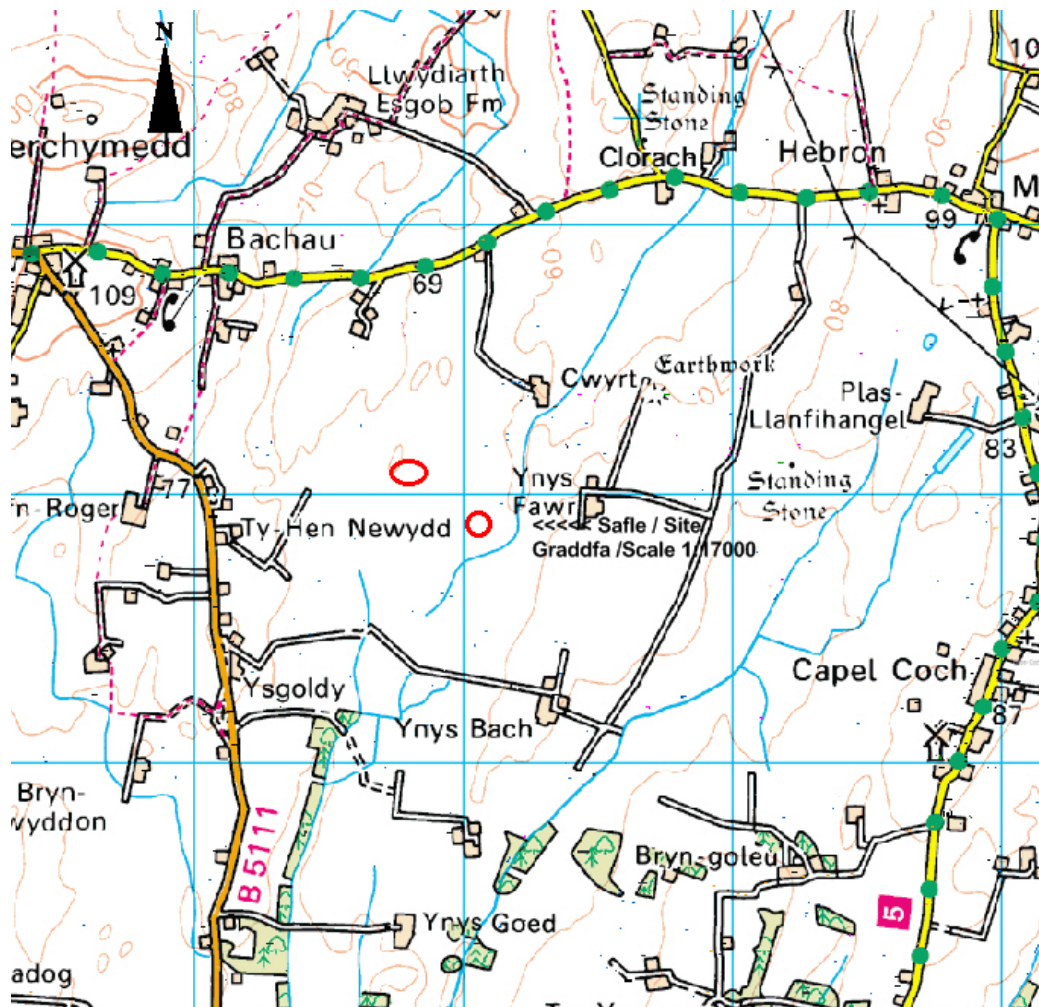
In addition the Head of Service be authorised to add to, remove or amend/vary any condition(s) before the issuing of the planning permission, providing that such changes do not affect the nature or go to the heart of the permission/ development.

Rhif y Cais: **25C227C/RE** Application Number

Ymgeisydd Applicant

**Fine Energy Ltd**

Cais llawn i godi dau dwrbin wynt 15kW gyda uchder hwb hyd at uchafswm o 15m, diamedr rotor hyd at 9.8m, a uchder blaen unionsyth fertigol hyd at uchafswm o 19.9m ar dir ger / Full application for the erection of two 15kW wind turbines with a maximum hub height of up to 15m, rotor diameter of up to 9.8m, and a maximum upright vertical tip height of up to 19.9m on land at

**Cwyrty, Llanerchymedd**



**Planning Committee: 06/01/2016**

**Report of Head of Planning Service (GJ)**

**Recommendation:**

Permit

**Reason for Reporting to Committee:**

The application is reported to the committee as it has been decided that delegated powers will not be used in connection with wind turbine developments.

### **1. Proposal and Site**

The application is made for two wind turbines with a maximum height to the tip of the blade of 19.9 metres and a maximum rotor diameter of 9.8 meters. The rated power of each turbine is 15kw. The make and model is specified in the planning application which will be installed on a monopole fixed to a concrete foundation.

The proposed development site at Cwyr is located approx. 2.2km south-east of the settlement of Llanerchymedd. The site is situated on a farm extending 39.9 hectares engaged in beef and sheep production.

### **2. Key Issue(s)**

- Principle of the development
- Landscape and Visual Impact
- Residential Amenity.

### **3. Main Policies**

#### **Gwynedd Structure Plan**

Policy C7: Renewable Energy

Policy D3: Landscape Conservation Area

Policy D4: Environment

Policy D10: Protection of Natural heritage

#### **Ynys Môn Local Plan**

Policy 31: Landscape

Policy 35: Nature Conservation

Policy 45: Renewable Energy

#### **Stopped Ynys Mon Unitary Development Plan**

8b Energy Developments

Policy EP18: Renewable Energy

Policy EN1: Landscape Character

Policy EN4: Biodiversity

#### **Planning Policy Wales Edition 7**

**Technical Advice Note 6: Planning for Sustainable Rural Communities (July 2010).**

**Technical Advice Note 8 Renewable Energy (2005)**

**Practice Guidance: Planning for Renewable and Low Carbon Energy - A Toolkit for Planners', Welsh Assembly Government (2010)**

**Practice Guidance Planning Implications of Renewable and Low Energy (February 2011)**

**Supplementary Planning Guidance On Shore Wind Energy January 2013**

#### **4. Response to Consultation and Publicity**

**Local Member (Cllr William Hughes)** – No response at the time of writing the report

**Local Member (Cllr John Griffith)** - No response at the time of writing the report

**Local Member (Cllr Ken Hughes)** - No response at the time of writing the report

**Local Member (Richard Owain Jones)** – No response at the time of writing the report

**Local Member (Aled Morris Jones)** – No response at the time of writing the report

**Local Member (Llinos Medi Huws)** - No response at the time of writing the report

**Community Council Rhosybol** – No response at the time of writing the report

**Community Council Llanerchymedd** - No response at the time of writing the report

**Drainage** – No response at the time of writing the report

**Environmental Services** – The combined noise level of the turbines is likely to be below the ETSU simplified noise condition of 35dB LA90 up to wind speeds of 10m/s at 10m ht and suggest suitably worded conditions.

**Highways Department** – Conditional Approval. A Traffic Management Scheme shall be submitted to and approved in writing by the Local Planning Authority.

**IT Section** – No response at the time of writing the report

**Gwynedd Archaeological Planning Service** – Confirmed that there are considered to be no significant archaeological implications for the proposed development.

**Arquiva** – No response at the time of writing the report

**Welsh Water** – Standard Comments

**Footpath Officer** – Confirmed that there are no Public Rights of Way in the immediate vicinity.

**MOD** – No objection

**Natural Resources Wales** – Confirmed that the proposal is not likely to have an adverse effect on the interests listed in their response and that they do not object to the proposal.

**RSPB** – No response at the time of writing the report

**CADW** – Confirmed that any adverse impact on the setting of the monument is likely to only be slight.

### **Response to Publicity**

The proposal was advertised through the posting of a notice on site together, distribution of personal letters of notification to the occupiers of neighbouring properties together with an advert in the local newspaper. The latest date for the receipt of representations was the 7<sup>th</sup> December, 2015. At the time of writing the report 2 letters had been received objecting to the proposal.

The main reasons for objection as follows:-

- Is this the beginning of more turbines
- Impact on the landscape
- Visibility from a long distance
- Cumulative effects of other turbines
- Tourism impact

In response to the objection raised:-

- Each application is dealt with on its own merits
- Consultations have been undertaken with the landscape section and numerous other consultees and they have confirmed their support for the application
- Cumulative effects and visibility of the turbines have been considered by the landscape officer

### **5. Relevant Planning History**

25C227/SCR – Screening opinion for the erection of 225kw wind turbines with a maximum hub height of 30.5m, rotor diameter of 29.1m and a maximum upright height of 45.1m on land at Cwyr, Llanerchymedd – EIA not required 3/7/13

25C227A/RE – Full application for the erection of a 225kw wind turbine with a maximum hub height of 30.5m, rotor diameter of 30m and a maximum upright vertical height of 46m on land at Cwyr, Llanerchymedd – Withdrawn 13/8/14

25C227B/SCR/RE – Screening opinion for the erection of two 15kw wind turbines with a maximum height of 20m on land at Cwyr, Llanerchymedd – EIA not required 2/9/15#

### **6. Main Planning Considerations**

**Principle of development** - Policy C7 of the Gwynedd Structure Plan states:

“There will be a presumption in favour of renewable energy projects provided that the impacts upon the locality are acceptable to the local planning authority. Where applicable, the proposals should be supported by an environmental assessment.”

Policy 45 of the Ynys Mon Local Plan states:

“Renewable energy projects will be permitted where it can be clearly demonstrated that there will not be any unacceptable impact on i. Landscape character, ii. Sites of international, national or local

importance for nature conservation, iii. species which are of nature conservation importance iv. the standard of amenity enjoyed by the resident and tourist population and vi. Essential public services and communications.

Policy 8B - Energy Developments of the Stopped Ynys Mon Unitary Development Plan states:

“Applications for the development of renewable and non-renewable energy resources will be permitted where it can be demonstrated that there will be no unacceptable adverse impact upon the environment. Preference will be given to the development of clean and renewable energy sources, but proposals for non-renewable energy projects will be permitted if they encourage the maximum use of energy efficiency within their design.

Policy EP18 (Renewable Energy) of the Stopped UDP states renewable energy projects will be permitted where it can clearly be demonstrated that there will not be any significant adverse impact on the listed criteria.

Strong support is given within Planning Policy Wales (paragraph 12) for renewable low carbon energy developments and their role in meeting the national targets.

Technical Advice Note 8 Renewable Energy provides guidance on renewable energy developments and give support for renewable energy projects.

The policies listed above provide a presumption in favour of renewable energy developments. This is subject to the listed criteria being satisfied.

### **Landscape and Visual Impact**

Following evaluation by the service's landscape officers it has been concluded that:-

Landscape and Visual effects are moderate and not significant. Cumulative effects in relation to existing wind turbines, the existing and proposed 400kv line are also considered acceptable.

### **Residential Amenity**

The Supplementary Planning Guidance on On-Shore Wind Energy provides minimum separation distances for medium-large turbines (higher than 20m) however the proposed turbines are below 20m therefore classed as 'small wind turbines'. The nearest dwelling is located at a distance of 408.7m.

The Environmental Health section have confirmed that the combined noise level of the turbines is likely to be below the ETSU simplified noise condition of 35dB LA90 up to wind speeds of 10m/s at 10m ht. They have confirmed that they have no objection to the development and suggest suitably worded conditions.

Local properties would have views of the proposed turbines from their properties. In view of the distance from the properties; it is not considered that they would result in an unacceptable affect on the outlook of these dwellings.

### **Radar and Low Flying Aircraft**

The Ministry of Defence 'MOD' have confirmed that they have no objections to the proposals on the grounds of creating a physical obstruction to military aircraft or interference to Air Traffic Control and Air Defence radar installations.

## Nature Conservation

Natural Resources Wales and the council's Ecological Advisor have confirmed that they are satisfied with the development

## 7. Conclusion

It is considered that the site can accommodate the proposed turbine without undue harm to visual or residential amenity

## 8. Recommendation

To **permit** the application subject to conditions:

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

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

**(02) The turbine should be installed in accordance with the manufacturer's instructions and site survey.**

Reason: In the interests of amenity.

**(03) The wind turbine shall be serviced in accordance with the manufacturer's recommendations.**

Reason: In the interests of amenity.

**(04) The noise from the turbine shall not exceed 35 dB LA90, 10 minutes up to wind speeds of 10m/s at 10m height measured 3.5m from the facade of any occupied neighbouring property not in the ownership of the applicant. Where the nearest part of any adjacent premises is above ground level, the monitoring location shall be 1m from the facade and a facade correction of -3dB(A) applied.**

Rheswm: Er lles mwynderau.

**(05) Should a complaint of noise nuisance be received by the Council, the applicant shall, at his own expense, commission noise tests to determine compliance with the noise conditions.**

Reason: In the interests of amenity.

**(06) At the end of the 25 year period, the turbine shall be decommissioned and all related above ground structures shall be removed from the site. Twelve months before the decommissioning of the turbine, a written scheme for the restoration of the site ("the decommissioning scheme") shall be submitted to the local planning authority for approval in writing. The decommissioning scheme shall make provision for the removal of the wind turbine and associated ancillary equipment to a depth of at least 1m below ground. All decommissioning and restoration works shall be carried out in accordance with the decommissioning scheme as approved and in accord with the timetable therein.**

Reason: To ensure a satisfactory appearance upon cessation of the development.

**(07) If the wind turbine hereby permitted fails to produce electricity for supply to the grid for a continuous period of 12 months the wind turbine and its associated ancillary equipment shall be removed to a depth of at least 1m below ground and removed from the site and the land shall be reinstated within a period of 6 months from the end of that 12 month period in accordance with a scheme (“the removal scheme”) submitted to and approved in writing by the local planning authority prior to the commencement of the development. The developer shall provide written operational data for the turbine to the local planning authority on reasonable written request.**

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

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

## **9. Other Relevant Policies**

### **Gwynedd Structure Plan**

FF11 (Traffic)

### **Ynys Mon Local Plan**

1 (General Policy)

35 (Nature Conservation)

### **Stopped Anglesey Unitary Development Plan**

GP1 (Development Control Guidance)

EN4 (Biodiversity)

### **Technical Advice Note 5 Nature Conservation and Planning (2009)**

### **Technical Advice Note 11 Noise (1997)**

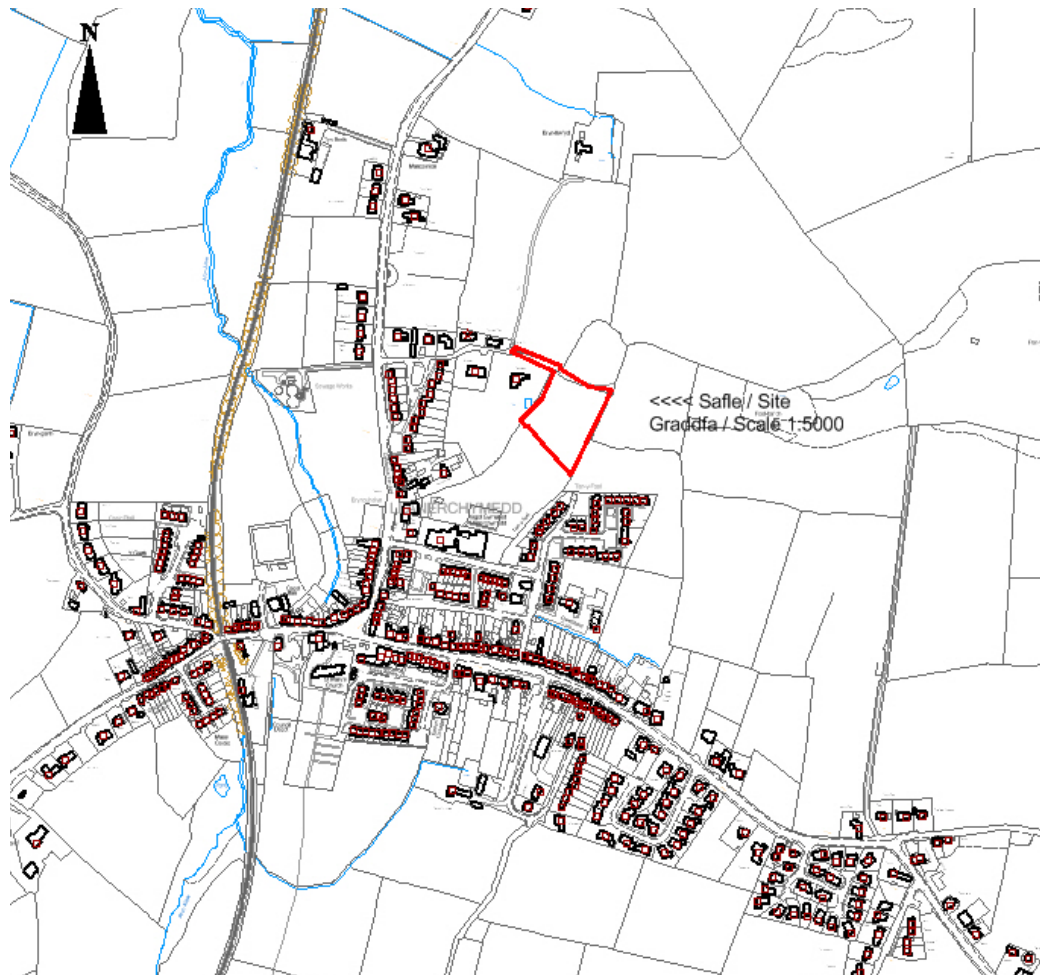
Rhif y Cais: **25C254** Application Number

Ymgeisydd Applicant

**Llannerchymedd Community Council**

**Cais llawn i newid defnydd tir o ran o gae chware'r ysgol i randiroedd ynghyd a gwaith cysylltiedig ar dir tu cefn i / Full application for the change of use of land from school field to allotments together with associated works on land to the rear of**

**Ysgol Gynradd Llannerchymedd Primary School, Llannerchymedd**



**Planning Committee: 06/01/2016**

**Report of Head of Planning Service (GJ)**

**Recommendation:**

Permit

**Reason for Reporting to Committee:**

The application is presented to the Planning Committee as it is on Council owned land.

### **1. Proposal and Site**

The application is a full application for the change of use of land from a school field to allotments together with a car parking area to the rear of Ysgol Gynradd Llanerchymedd.

### **2. Key Issue(s)**

The key issue is whether the proposal complies with current policies and whether the proposal will affect the amenities of the surrounding properties.

### **3. Main Policies**

#### **Ynys Mon Local Plan**

Policy 1 – General Policy

Policy 14 – Recreation and Community Facilities

Policy 17 – Recreation and Community Facilities

Policy 26 – Car Parking

Policy 31 - Landscape

Policy 42 – Design

#### **Gwynedd Structure Plan**

Policy D4 – Location, Siting and Design

Policy D29 – Design

Policy FF12 – Car Parking

Policy FF14 – Car Parks

#### **Stopped Unitary Development Plan**

Policy GP1 – Development Control Guidance

Policy GP2 – Design

Policy TR10 – Parking Standards

Policy TO14 – Amenity Space

### **4. Response to Consultation and Publicity**

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

**Local Member (Cllr John Griffith)** – No response at the time of writing the report



**Local Member (Cllr Kenneth Hughes)** – No response at the time of writing the report

**Local Member (Cllr Llinos Medi Huws)** – No response at the time of writing the report

**Highways Authority** – Conditional Approval

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

**Environmental Health** – Due to the past use of the site and bearing in mind the proposed ‘sensitive’ end use a land contamination condition should be put on the permission.

**Education Department** – No response at the time of writing the report

**Footpath Officer** - No response at the time of writing the report

**Welsh Water** – No response at the time of writing the report

### **Response to Publicity**

The proposal was advertised through the posting of a notice on site together with the distribution of personal letters of notification to the occupiers of neighbouring properties. The latest date for the receipt of representations was the 16<sup>th</sup> December, 2015. At the time of writing the report no letters were received.

### **5. Relevant Planning History**

None

### **6. Main Planning Considerations**

**Main planning considerations** - Policy 14 of the Ynys Mon Local Plan states that the Council will permit the development of recreational and leisure facilities where they:-

- i. Increase the quality and range of facilities for local residents and visitors
- ii. Relieve pressure on more environmentally sensitive areas
- iii. Increase public access to open areas which have recreational value.

Policy TO14 of the Stopped Unitary Development Plan states that areas of amenity space which contribute to the community in terms of recreational or visual amenity will be protected from development.

Paragraph 3.7 of TAN 16 states that:

Only where it can clearly be shown that there is no deficiency, should the possibility of their use for alternative development be considered.

Paragraph 11.2.6 of Planning Policy Wales states; The development plan should encourage the multiple use of open space and facilities, where appropriate, to increase their effective use and reduce the need to provide additional facilities

The application is to change the use of a field currently part of Llanerchymedd Primary School into an allotment together with the construction of a car park. The land in question is not used by the primary

school and is a vacant piece of land. The land has been identified as an ideal location for Community Allotments. Therefore on the basis that the land will be a positive contribution to the community and there will be no loss of land used by the school it is considered acceptable.

The site is not visible from the highway and is surrounded by fields to the North and East. Residential dwellings are located to the South East and South West. The allotment site will be located approx. 10m from the nearest dwelling known as Paradwys.

A condition will be attached with regards to the erection of sheds, greenhouses and other structures usually associated with such use.

**Effect on the amenities of adjacent residential properties** - There is ample room within the site to accommodate allotments, parking and turning area. The boundaries of the site is screened by mature trees and hedges, it is not considered that the proposal would have an adverse effect on the amenities currently enjoyed by the occupants of the neighbouring properties.

## **Highways**

The highways department have confirmed that they are satisfied with the proposal with appropriate worded conditions.

## **7. Conclusion**

The proposed allotments and car park is considered acceptable subject to conditions.

## **8. Recommendation**

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

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

**(02) The approval of the Local Planning Authority shall be obtained in writing prior to the erection of any sheds, greenhouses or other structures.**

Reason: To ensure a satisfactory appearance of the development.

**(03) No structures erected on any individual allotment shall exceed 5% of the total area of that allotment. The approval of the Local Planning Authority shall be obtained in writing for any structure exceeding 5% of the total area of any individual allotment.**

Reason: In the interests of visual amenity.

**(04) If during development, contamination not previously identified and found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority for an amendment to the remediation strategy detailing how this unsuspected contamination shall be dealt with.**

Reason: Given the location of the site it is considered possible that there may be unidentified areas of contamination at the site that could pose a risk to controlled waters if they are not remedied.

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

Reason: In the interest of highway safety.

**(06) The development permitted by this consent shall be carried out strictly in accordance with the plan(s) submitted on the 19/11/2015 under planning application reference 25C254.**

Reason: For the avoidance of doubt.

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

### **9. Other Relevant Policies**

Planning Policy Wales 7<sup>th</sup> Edition  
Paragraph 11.2.6 – Recreation

TAN 18 – Transport

TAN 16 – Sport, Recreation and Open Space

Supplementary Planning Guidance – Parking Standards

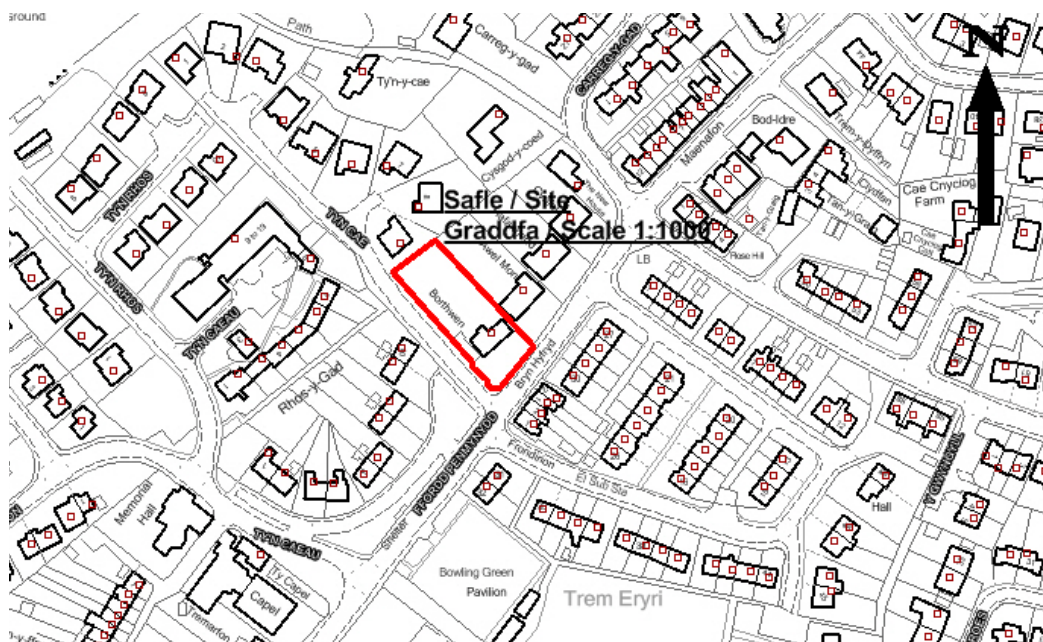
Rhif y Cais: **31C431** Application Number

Ymgeisydd Applicant

**Miss Samantha Owen**

**Cais llawn i newid defnydd yr adeilad presennol o annedd preswyl i feithrinfya yn / Full application for the change of use of existing building from residential dwelling into a nursery at**

**Borthwen, Ffordd Penmynydd, Llanfairpwll**



**Planning Committee: 06/01/2016**

**Report of Head of Planning Service (NJ)**

**Recommendation:**

Permit

**Reason for Reporting to Committee:**

The application has been called-in by Cllrs Meirion Jones and Alun Mummery for a Committee decision, both due to highway concerns.

**1. Proposal and Site**

The application site is located fronting Ffordd Penmynydd and is a private bungalow. Adjoining the south side garden boundary of the bungalow is a road leading to other private housing. To the south of this is an estate of local authority housing with a communal car park to their front accessed off Ffordd Penmynydd and which is signposted as private parking for residents only.

Parking and turning area for the bungalow is located to the front while a large garden area extends to the rear bordered by mature hedging.

The application seeks a change of use of the property to create a day nursery for up to 32 children which is anticipated to operate Monday to Friday from 7.30am to 6pm but at no time of weekends, Bank Holidays or over Christmas.

It is understood that a lease on the current premises which has been operated as a nursery in Star since 2012 is unstable and that the applicant seeks an alternative premises from which to continue her business. The application forms indicate that 1 full time employee and 8 part time staff are employed.

**2. Key Issue(s)**

Compliance with development plan policies, amenity and highway impacts.

**3. Main Policies**

**Ynys Môn Local Plan**

Policy 1 – General Policy

Policy 2 – New Jobs

Policy 5 – Design

Policy 17 - Recreation and Community Facilities

**Gwynedd Structure Plan**

Policy B1 - Employment Generating Developments

**Stopped Unitary Development Plan**

Policy GP1 – Development Control Guidance

Policy GP2 – Design

Policy EP4 – Other Employment Opportunities and Rural Diversification

Policy EP6 – Reuse of Buildings  
Policy TR10 – Parking Standards  
Policy CC1 – Community Facilities

## **Planning Policy Wales (Edition 7)**

**Technical Advice Note 11 Noise and CL-01-15 Updates to Tan 11**

**Technical Advice Note 12 Design**

**Technical Advice Note 18 Transport**

### **4. Response to Consultation and Publicity**

#### **Response to Consultation**

**Community Council** – concerns regarding traffic and parking by the site especially in the mornings when parents in a rush are dropping off their children. On the whole the Community Council is supportive of having a nursery in the village.

**Cllr Meirion Jones**– I wish this matter to be referred to Committee because of the issue of traffic and road safety. I believe one important aspect could be that customers in general arrive in a vehicle more than on foot. Adequate arrangements need to be available.

**Cllr Alun Mummery**– following concerns from local residents about the traffic problem I feel a site visit should be arranged following discussion by the Committee

**Cllr Jim Evans** – no response at the time of writing

**Environmental Health Section** – comments for development stage

**Highway Authority** - I acknowledge that child drop off and pickups will be sporadic over a couple of hours in the morning and again at the afternoon, which means that there should not be too much conflict with vehicles using the site with some local people picking their children up via sustainable transport or foot. With regards to the parking, I would suggest that you demonstrate that there is adequate space within the site to accommodate the staff to all park their cars and also 2 additional spaces for parents dropping off and picking up.

A parking plan has been received and a further response from the Highway Authority was awaited at the time of writing.

#### **Response to Publicity**

The application has been publicised by personal notification and site notice with an expiry date for receipt of representations of 11<sup>th</sup> November 2015. At the time of writing, 10 letters of objection had been received together with 19 letters of support.

Objections are based on:

Suggestion that staff and customers will walk to the facility rather than use their cars is based on supposition;

Claim of no increase in traffic is unsubstantiated and unrealistic;

Change in character from signage and decoration of the building to identify it as a nursery;

Noise has not been considered – up the 32 children playing in the grounds – people work night shifts

and the noise would impact upon them;

Yellow lines have recently been placed on the entrance to Carreg y Gad due to concerns regarding parking by customers accessing the local Spar shop – Ffordd Penmynydd cannot accommodate any additional traffic;

Parents using the access road to Tyn Cae to park would cause traffic problems in particular as on street parking already causes access difficulties e.g. for bin lorries; the road has no pavements and increased parking would increase risks

Work has already commenced on the site and the contractors' vehicles have already caused disruption;

Impact on property values due to noise and traffic issues;

Another property should be found in order to cause less disruption to the village and with appropriate parking facilities;

Supporting letters have been received from staff and customers who state they can walk to and from the facility, the development will provide a facility which is not available in the village; the facility is in the centre of the village and would reduce the need to travel along narrow lanes; it is close to local amenities such as the playing field, increasing opportunities for outdoor play;

## **5. Relevant Planning History**

None

## **6. Main Planning Considerations**

**Principle of the Development:** The application is made to change the use of an existing bungalow into a nursery to cater for up to 32 children.

Policy 17 of the Local Plan supports the creation of community facilities and states that 'The Plan's overriding aim is to safeguard and strengthen communities by creating jobs. Communities can also be strengthened by the retention or provision of facilities such as community halls, libraries, nurseries and places of worship'.

Policy EP6 of the stopped UDP allows the re-use of buildings subject to criteria including that the redevelopment has no significant adverse impact on the character of the building or the amenity of the area. Policy CC1 of the stopped UDP reflects Policy 17 of the Local Plan.

Planning Policy Wales encourages the sustainable re-use of sites. The site is centrally located in the village and is an accessible site. Amongst the Welsh Government's objectives for economic development is that "The planning system should support economic and employment growth alongside social and environmental considerations within the context of sustainable development". Paragraph 7.1.3 of PPW states that planning authorities should aim to:

align jobs and services with housing, wherever possible, so as to reduce the need for travel, especially by car;

- promote the re-use of previously developed, vacant and underused land;

The principle of the use as a nursery is acceptable.

**Residential Amenity:** The proposed nursery is situated amongst residential dwellings but is separated from them by existing hedges. It is not considered that any issues of overlooking or loss of privacy would occur. Concerns have been expressed in relation to noise at the site in particular due to children playing outdoors. Effects on neighbours working night shifts have been cited in objection but

it should be noted that paragraph 3.1.7 of PPW makes clear that “The planning system does not exist to protect the **private interests** of one person against the activities of another. Proposals should be considered in terms of their effect on the amenity and existing use of land and buildings in the public interest”. The Environmental Health Section raises no concern and it is noted that the operating hours of the business are between 7.30am and 6pm on weekdays. TAN 11 in relation to Noise identifies daytime hours as between 7am and 11pm. The site will operate within daytime hours and does not operate at weekends or Bank Holidays. The objectors to the scheme raise concerns that the site is located on a busy road which suggests that background noise levels during daytime hours are likely to be fairly high. It is not considered that children on occasion playing outside at the site, or the noise from customers and staff accessing and existing the facility, would be such as to unacceptably affect amenity levels to the extent that refusal of the scheme could be supported.

**Highway Impacts:** Concern has been expressed that the site has inadequate parking facilities and that those accessing the service will use existing roads to park their vehicles. It is suggested in objection that it is unrealistic to expect staff and customers to walk to and from the site although supporting letters welcome the opportunity provided to do so due to the site’s location. The site is within an accessible location in sustainability terms. PPW “confirms that sustainable development will be the central organising principle of the Welsh Government” and that sustainable development is promoted by for example, placing sustainability at the heart of decision making and “encouraging and enabling others to embrace sustainable development”. Albeit many of the site’s customers and staff may continue to use their cars, the location of the development in a central and accessible village setting will allow them the opportunity to use alternative means of transport including walking. Paragraph 4.2.2 of PPW confirms that the ‘planning system provides for a presumption in favour of sustainable development’. Planning decisions should ‘Locate developments so as to minimise the demand for travel, especially by private car’. Paragraph 4.7.4 states that “4.7.4 Local planning authorities should assess the extent to which their development plan settlement strategies and new development are consistent with **minimising the need to travel and increasing accessibility by modes other than the private car**. A broad balance between housing and employment opportunities in both urban and rural areas should be promoted to minimise the need for long distance commuting. Local authorities should adopt policies to locate major generators of travel demand such as housing, employment, retailing, leisure and recreation, and community facilities including libraries, schools and hospitals within existing urban areas or in other locations which are, or can be, well served by public transport, or can be reached by walking or cycling”.

PPW recognises that:

“8.4.2 **Car parking provision** is a major influence on the choice of means of transport and the pattern of development. Local authorities should ensure that new developments provide lower levels of parking than have generally been achieved in the past. Minimum parking standards are no longer appropriate. Local authorities should develop an integrated strategy on parking to support the overall transport and locational policies of the development plan”.

The applicant has submitted details of the availability of parking spaces within the curtilage of the site. Paragraph 8.1.4 of PPW encourages locating development on accessible sites and encourages multi-purpose trips and the reduced length of journeys. Supporters of the scheme state that the proposed site is more convenient and accessible than the existing site at Star. Objectors are concerned that parents will drop off and pick up children on the way to and from work. These multi-purpose trips are encouraged under national planning policy but the accessible location where public transport links are available provides opportunities for reduced car travel.

It is not considered that the impacts of the scheme are such that refusal can be sustained.

## 7. Conclusion



The principle of the use is supported in planning policies. The amenity impacts are not considered sufficient to warrant refusal. The proposal is located in an accessible and sustainable location in accordance with the sustainability objectives of national planning policy.

## **8. Recommendation**

To **permit** the application subject to the following conditions:

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

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

**(02) No more than 32 children shall be permitted at the nursery at any one time and a register of clients shall be kept and made available for inspection on request by the local planning authority.**

Reason: To define the scope of the permission.

**(03) The site shall not operate as a nursery before 7am or after 6pm Monday to Friday. The site shall not operate as a nursery on weekends, Bank Holidays or other public holidays.**

Reason: To define the scope of the permission and in the interests of amenity.

**(04) The car parking space shown on the parking layout plan submitted on 7th December 2015 under planning reference 31C431 shall be made available for use before the use of the building as a nursery is commenced and shall thereafter be retained for parking purposes and kept free of any obstruction for the lifetime of the development.**

Reason: In the interests of highway safety.

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

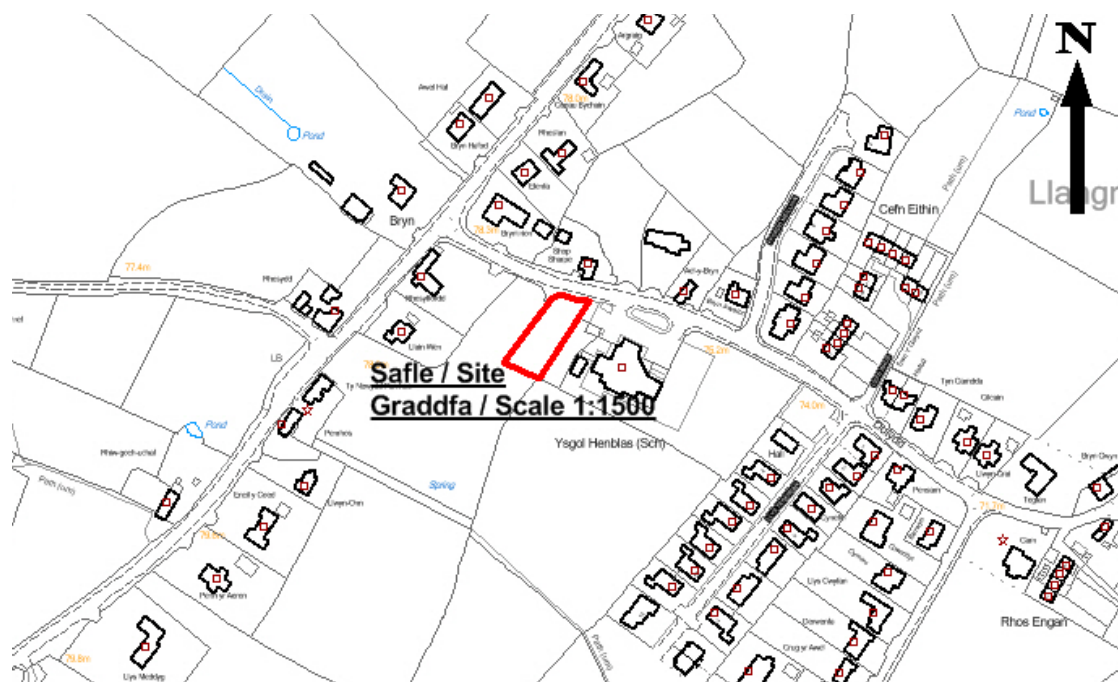
Rhif y Cais: **36C344** Application Number

Ymgeisydd Applicant

**Rev & Mrs G. Lloyd Evans**

**Cais amlinellol ar gyfer codi annedd sydd yn cynnwys manylion llawn am y fynedfa i gerbydau ynghyd a ail-leoli mynedfa i'r cae ar dir ger / Outline application for the erection of a dwelling together with full details of the vehicular access together with the re-location of the access into the field on land adjacent to**

**Ysgol Gynradd Henblas, Llangristiolus**



## **Planning Committee: 06/01/2016**

### **Report of Head of Planning Service (NJ)**

#### **Recommendation:**

Permit

#### **Reason for Reporting to Committee:**

The application has been called-in for Committee determination by Cllr. Victor Hughes.

#### **1. Proposal and Site**

The site is situated within the settlement of Llangristiolus on a parcel of land directly adjoining the local primary school and lies on land next to a detached two storey dwelling which is under construction. Access to the site is afforded off the B4422 onto a Class III highway which serves as the main route through the settlement. The surrounding properties are a mix of single and two storey units.

The application is an outline application for the erection of a detached two storey dwelling. The dimensions given for the dwelling are a maximum of 10x10m on plan (minimum 6x6m) and between 6m and 8m to the ridge. Access details are included in the application and involve direct access to the highway from the plot as well as a reconfigured field access between the proposal and the adjoining dwelling under construction.

#### **2. Key Issue(s)**

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

#### **3. Main Policies**

##### **Ynys Môn Local Plan**

Policy 1 – General Policy

Policy 42 – Design

Policy 48 – Housing Development Criteria

Policy 50 – Listed Settlement

##### **Gwynedd Structure Plan**

D4 – Location, Siting and Design

D29 – Design

##### **Stopped Unitary Development Plan**

Policy GP1 – Development Control Guidance

Policy GP2 – Design

Policy HP4 – Villages

##### **Planning Policy Wales, 2014, 7<sup>th</sup> Edition**

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

## Technical Advice Note 12 – Design

### 4. Response to Consultation and Publicity

**Community Council** – No response to date

**Local Member, Cllr V Hughes** – Call-in if the recommendation is one of approval

**Local Member, Cllr H E Jones** – No response to date

**Highways Authority** – The access appears substandard in terms of visibility. Traffic survey is being undertaken.

**Drainage Section** – Requested additional information. Details received and are satisfactory in principle.

**Welsh Water** – Recommended conditional approval

**Joint Planning Policy Unit:** Llangristiolus is identified as a Listed Settlement under Policy 50 of the adopted Ynys Môn Local Plan and as a Village under Policy HP4 of the Stopped Unitary Development Plan (UDP). Whilst the UDP has not been fully adopted, due to the stage reached in its preparation it is a material consideration that can be given significant weight in dealing with current applications.

Policy 50 is a criteria based policy that can support single dwelling applications on infill or reasonable minor extensions to the existing developed part of the settlement. A development boundary was introduced for Villages identified under Policy HP4 of the Stopped UDP.

The site lies outside but adjoins the Llangristiolus Stopped UDP development boundary. However, as the application is for a single dwelling adjoining the existing urban form it can be considered under the adopted Ynys Môn Local Plan. A judgement should be made on whether the site is a reasonable minor extension to the existing built form of the surrounding area.

A site visit is strongly recommended in order to establish whether the application is sympathetic to the surrounding built environment and landscape.

Level of Requirement:

(i) Supply of dwellings with planning permission:

at April 2015 there were 9 units with planning permission within the settlement of Llangristiolus.

Land Bank – April 2015	
Not Started	Under Construction
5	4

(ii) Number and type of vacant dwellings (Neighbourhood Statistics Table KS401EW)

Llangristiolus falls within the Bodorgan ward. At the 2011 Census, out of 807 dwellings in Bodorgan, 90 were with no usual residents i.e. empty at time of Census, which equates to 11.2%. Llangristiolus has approximately 79 dwellings. On the basis of a 11.2% vacancy rate this would be 9 units being vacant that could include houses for sale at the time of the Census.

(iii) Number and type of dwellings built in the past 10 years

A review of the House Monitoring Survey reveals that 27 units have been completed in the settlement over the past 10 years.

<b>Completions</b>			
<b>Year</b>	<b>Units</b>	<b>Year</b>	<b>Units</b>
2005-06	6	2010-11	2
2006-07	2	2011-12	5
2007-08	0	2012-13	2
2008-09	2	2013-14	6
2009-10	2	2014-15	0

### **Other Issues**

#### **(i) Design**

It is strongly recommended that the views of the Built Environment and Landscape Section are sought in terms of the scale and design of the proposed dwelling.

The Council's Supplementary Planning Guidance 'Design Guide for the Urban and Rural Environment' should be referred to when evaluating the design merits of the proposal.

#### **(ii) Designations**

The site is not situated within environmental, heritage or landscape designations.

#### **(iii) Highways and Parking**

The views of the Council's Highways Department should be sought in order to establish whether the proposal conforms to all relevant highways and parking requirements.

The Council's Supplementary Planning Guidance 'Parking Standards' should also be taken into consideration.

### **Conclusion**

The figures highlighted show that 27 units have been developed over the past 10 years and there is a land bank of 9 units with existing planning permission. As the estimated number of units in the settlement is 79, the growth rate for the settlement would be 45.6% with the implementation of the units in the current land bank. Additionally, it is estimated that there could be 9 vacant properties in the settlement. Regard should be given to the aforementioned issues in evaluating the suitability of the proposed development.

### **Response from members of the public**

The proposal was advertised through the posting of a notice on site together with the distribution of personal letters of notification to the occupiers of neighbouring properties. The latest date for the receipt of representations was the 13th November, 2015 and at the time of writing this report one letter of representation had been received at the department, objecting to the proposal. The main issues raised opposing the application can be summarised as follows -

i) Road and access between the existing plot under construction and the current application site can only be there for one purpose, which is to create access to further building in the future;

ii) If the long term aim is to build more dwellings in this location, the application should make that clear. It is only fair that those likely to be impacted by future development should know the facts from the beginning.

iii) Significant development has taken place in Llangristiolus of late, development which appears to be out of control with many houses built which are beyond the means of local people to afford to buy and which have changed and lost much of which made the area so attractive. Do we need more of this type of development?

## **5. Relevant Planning History**

None.

### **Site history of adjoining land**

36C319 Outline application for the erection of one dwelling together with the construction of a vehicular access on land adjacent to Ysgol Henblas, Llangristiolus – approved 11/10/12

36C319A Full application for the erection of a new dwelling together with the construction of a new vehicular access on land adjacent to Ysgol Henblas, Llangristiolus – approved 8/5/14

## **6. Main Planning Considerations**

**Policy** – Llangristiolus is defined as a Listed Settlement under policy 50 of the Ynys Môn Local Plan and as a village under Policy HP4 of the stopped UDP.

Single plot applications within or on the edge of a settlement are considered acceptable under Policy 50 of the Ynys Môn Local Plan. The erection of a dwelling on this site is considered acceptable as the site lies close to the adjoining properties.

Policy HP4 of the stopped Unitary Development Plan states that residential development within the village boundary will be permitted subject to the listed criteria. The application site lies outside the development boundary of Llangristiolus as defined under Policy HP4 of the stopped Unitary Development Plan.

Although the site lies outside the development boundary of the village as defined under Policy HP4 of the stopped Unitary Development Plan the proposal is for a single dwelling only and therefore greater weight is placed on Policy 50 of the Ynys Môn Local Plan. The proposal is considered as an acceptable 'infill' development.

Although concern has been raised regarding the number of plots approved in Llangristiolus under Policy 50, it is clear from a recent appeal decision raising similar issues in Llanfaelog that a refusal based on numbers cannot be sustained on appeal.

### **Effect on amenities of surrounding properties -**

It is not considered that the proposal will harm the amenities of the occupants of neighbouring properties due to the distances between the proposal and existing properties. There is ample space within the site to accommodate the dwelling without resulting in the over-development of the site to the detriment of the locality and surrounding properties. Careful consideration during its design stage will ensure that no overlooking / loss of privacy will occur to the occupants of the existing and proposed dwelling.

Highways issues: The Highways Authority suggests that the visibility at the access may not reach current standards. It is clear that the applicant has control of the frontage of the site up to the adjoining plot and could also take access off the central access point to the field. Traffic surveys were being undertaken at the time of writing but it is not anticipated that the visibility available is such that a refusal could be sustained.

## **7. Conclusion**

The proposal is considered as an acceptable 'infill' development which complies with Policy 50 of the

Ynys Môn Local Plan. The proposal will not harm the amenities currently enjoyed by the occupants of neighbouring properties. It is considered that a suitable access can be achieved. The recommendation is one of approval subject conditions.

## **8. Recommendation**

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

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

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

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

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

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

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

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

Reason: In the interests of visual amenity.

**(05) Full details of all fencing, walling or other means of enclosure or demarcation shall be submitted to and approved in writing by the local planning authority before any work on the site is commenced.**

Reason: In the interests of visual amenity.

**(06) Full details of the existing and proposed ground levels and finished floor levels shall be submitted as part of any full or detailed application.**

Reason : In the interests of amenity

**(07) Land drainage run-off shall not be permitted to discharge either directly or indirectly into the public sewerage system.**

Reason: To prevent hydraulic overload of the public sewerage system and pollution of the environment.

**(08) No surface water shall be allowed to connect either directly or indirectly to the public sewerage system unless otherwise approved in writing by the local planning authority.**

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

**(09) Foul water and surface water discharges must be drained separately from the site.**

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

**(10) 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.

**(11) 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.

**(12) The development permitted by this consent shall be carried out strictly in accordance with the plans, sections and elevations required to be approved by the local planning authority under the conditions imposed.**

Reason: For the avoidance of doubt.

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



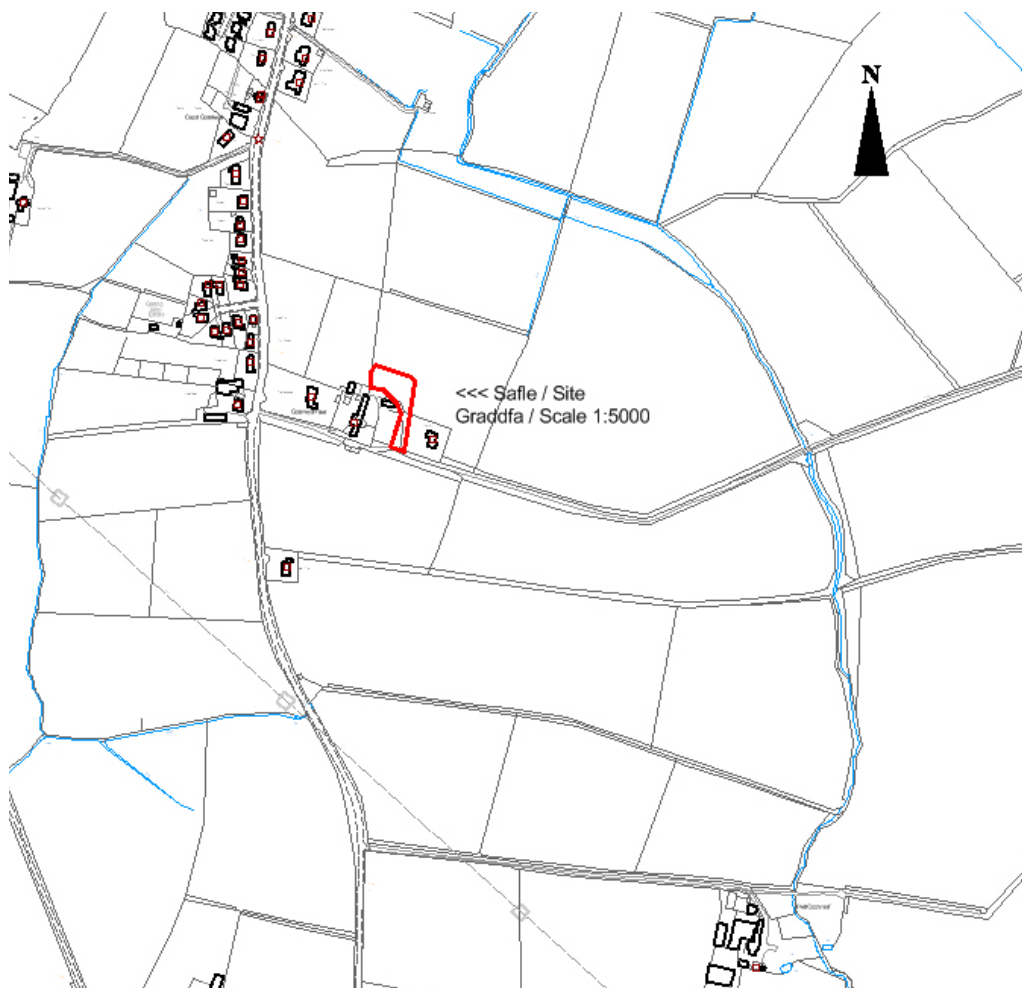
Rhif y Cais: **44C320** Application Number

Ymgeisydd Applicant

**Mr & Mrs Rhys Gough**

**Cais amlinellol ar gyfer codi annedd gyda'r holl materion wedi'u gadw'n ôl ar dir ger / Outline application for the erection of a dwelling with all matters reserved on land near**

**Gorslwyd Fawr, Rhosybol**



**Planning Committee: 06/01/2016**

**Report of Head of Planning Service (GJ)**

**Recommendation:**

Refuse

**Reason for Reporting to Committee:**

The application is presented to the Planning Committee on the request of the local member.

### **1. Proposal and Site**

The proposal is for Outline planning for the erection of a dwelling with all matters reserved at land to the rear of Gorslwyd Fawr, Rhosybol.

### **2. Key Issue(s)**

The key issue is whether the proposal complies with current policies and whether the proposal will affect the amenities of the surrounding properties.

### **3. Main Policies**

#### **Ynys Mon Local Plan**

Policy 1 – General Policy

Policy 31 - Landscape

Policy 42 – Design

Policy 48 – Housing Development Criteria

Policy 50 – Listed Settlement

#### **Gwynedd Structure Plan**

Policy A2 – Housing

Policy A3 - Housing

Policy D4 – Location, Siting and Design

Policy D29 - Design

#### **Stopped Unitary Development Plan**

Policy GP1 – Development Control Guidance

Policy GP2 – Design

Policy HP4 – Villages

Policy EN1 - Landscape

### **4. Response to Consultation and Publicity**

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

**Local Member (Cllr Aled Morris Jones)** – Request that the application is presented to the Planning Committee for consideration.

**Local Member (Cllr William Hughes)** – No response at the time of writing the report.

**Local Member (Cllr Richard Owain Jones)** – No response at the time of writing the report.

**Highways Authority** – No response at the time of writing the report

**Drainage Section** – Comments. Connection should be made to the public sewer and further detail of surface water is required.

**Footpath Officer** – Confirmed that there would be no impact on Public Footpath Number 14

**Welsh Water** – No response at the time of writing the report.

**Natural Resources Wales** – Standard Comments

The proposal was advertised through the posting of a notice on site together with the distribution of personal letters of notification to the occupiers of neighbouring properties. The latest date for the receipt of representations was the 17<sup>th</sup> December, 2015. At the time of writing the report no letters had been received.

## **5. Relevant Planning History**

None

## **6. Main Planning Considerations**

**Policy** - Rhosybol is identified as a Listed Settlement under Policy 50 of the Ynys Mon Local Plan and as a Village under Policy HP4 of the Stopped Unitary Development Plan.

Single plot applications within or on the edge of a settlement are considered acceptable under Policy 50 of the Ynys Mon Local Plan. The plot in question is located to the rear of Gorslwyd Fawr and extends into undeveloped agricultural land.

Policy HP4 of the Stopped Unitary Development Plan states that residential development within the village development boundary will be permitted providing that the listed criteria is met. The land in question lies outside of the village boundary of the Stopped UDP.

Policy A2 of the Gwynedd Structure Plan states that new housing should be located within or on the edge of settlements at a scale which reflects the settlements existing population at a proportion of the total population of the relevant district.

Paragraph 9.3.3 states that insensitive infilling, or cumulative effects of development or redevelopment, should not be allowed to damage an area's character or amenity

Paragraph 9.3.4 states that in determining applications for new housing, local planning authorities should ensure that the proposed development does not damage an area's character and amenity.

### **Main planning considerations**

The proposal would be harmful to the character and appearance of the area and would not accord with Policy 50 of the Ynys Mon Local Plan. The erection of a dwelling on this site could also possibly result in future residential development on the land.

Due to the above the application currently does not comply with Policy 50 by virtue of the fact that it

would extend the built form further into the landscape which would harm the character and amenities of the locality.

#### **Affect on the amenities of adjacent residential properties**

There is ample room within the site to accommodate a dwelling, parking and turning area. The dwelling would therefore not have an adverse effect on the amenities currently enjoyed by the occupants of the neighbouring properties.

#### **Highways**

The Highways Department has confirmed that they are satisfied with the application with appropriate worded conditions.

### **7. Conclusion**

It is not considered that the erection of a dwelling in this location would be acceptable, and it would result in ribbon development. The proposal would result in the extension of the built form into the countryside and is contrary to both Local and Structure Plan Policy and the advice contained within Planning Policy Wales.

### **8. Recommendation**

#### **Refusal**

(01) The proposal in this form would prejudice the implementation of Policy 50 of the Ynys Mon Local Plan by creating a set of circumstances which make it difficult to resist further development on this field which could purport to be a logical extension of the settlement

(02) The local planning authority considers that the proposal would be harmful to the character and appearance of the area bringing about the unacceptable erosion of an attractive rural field in this Special Landscape Area and would therefore be contrary to Policy A2, A3 and D4 of the Gwynedd Structure Plan, Policies 1, 31, 42, 48 and 50 of the Ynys Mon Local Plan, Policies GP1, GP2, EN1 and HP4 of the Stopped Unitary Development Plan and the provisions of Planning Policy Wales (Edition 7, 2014)

### **9. Other Relevant Policies**

**Technical Advice Note 12 – Design**

**SPG – Urban and Rural Environment**

**Planning Policy Wales 7<sup>th</sup> Edition**