

12.1

Gweddill y Ceisiadau

Remainder Applications

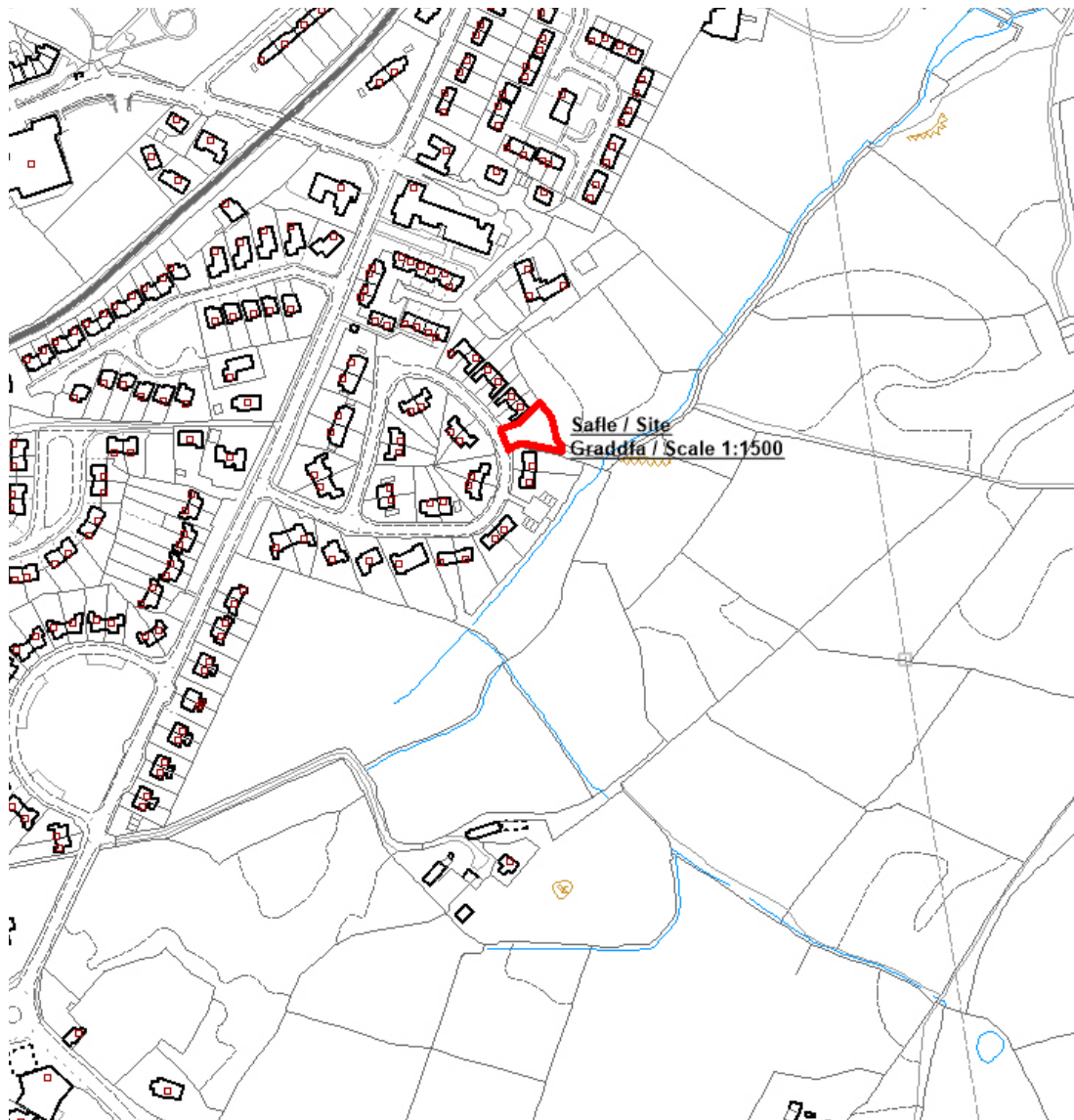
Rhif y Cais: **11C567A** Application Number

Ymgeisydd Applicant

Mr David Rothwell

**Cais llawn i godi dau annedd un talcen ynghyd a creu mynedfa newydd i gerbydau ar dir ger /
Full application for the erection of two semi-detached dwellings together with the construction
of a vehicular access on land adjacent to**

24 Awelfyn, Amlwch



Planning Committee: 01/06/2016

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

Recommendation:

Permit

Reason for Reporting to Committee:

On request of Local Member, Councillor R. O. Jones

1. Proposal and Site

It is proposed to construct two dwellings which will be attached and constructed on split levels due to the sloping nature of the site.

The site itself is wedge shaped and located alongside a footpath on the Awelfryn Estate circular road.

The site is vacant and unkempt.

2. Key Issue(s)

- Principle of development
- Suitability of site and effect on amenity
- Highways issues.

3. Main Policies

Gwynedd Structure Plan

Policy A2: Location of Housing Land

Policy D3: Landscape

Policy D4: Siting and Design

Policy FF12: Parking

Ynys Môn Local Plan

Policy 1: General Policy

Policy 26: Parking

Policy 31: Landscape

Policy 42: Design

Policy 48: Housing Development Criteria

Policy 49: Defined settlements

Ynys Môn Unitary Development Plan (Stopped)

Policy GP1: Development Control Guidance

Policy GP2: Design

Policy EN1: Landscape

Policy TR10: Parking Standards

Policy HP3: New Housing Development

Policy SG4/6: Drainage

TAN 12: Design

Planning Policy Wales, 8th Edition

SPG Design Guide for the Urban and Rural Environment

4. Response to Consultation and Publicity

Local Member R O Jones: Requested that the application be presented to the Committee

Town Council: Concerns regarding overdevelopment and parking

Highways: Conditions

7 letters and a petition (some signatories also wrote separately) containing 14 signatures have been received points raised include;

- No demand;
- Overdevelopment;
- Harm amenities;
- Overshadowing;
- Loss of light;
- Will be on a higher level;
- Gable windows will overlook;
- There is limited parking in the area and this will make it worse;
- Why necessary to move footpath sign;
- Not affordable for local people;
- Not in character;
- Devalue properties;
- Difficult for emergency vehicles during construction;

Parking on street will be made worse pedestrians already have difficulty using pavement.

5. Relevant Planning History

11C567: Full application for the erection of a dwelling together with the construction of a vehicular access an land adjacent to 24 Awelfryn, Amlwch. Approved – 24/06/2011

6. Main Planning Considerations

The site is located within the settlement boundary and as such the principle of development is considered acceptable.

The previous planning application which was approved was for a similar sized building occupying a similar footprint. That permission was however for one dwelling.

The proposed dwellings will be at a height which lies between those either side. It is considered that the relationship with the adjacent properties will not be harmful to their amenities and will be similar to that which exists elsewhere on the estate.

The balconies will not be detrimental to amenities by virtue of their orientation and position, some views of the adjacent properties garden will be available but this would be achievable with windows as is exhibited elsewhere.

Whilst it is acknowledged that there is on street parking the Highways Authority do not object to the scheme.

8. Recommendation

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

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

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

(02) Full details of boundary treatments including works of retention shall be submitted to the Local Planning Authority for its written approval prior to the commencement of any works.

Reason: In the interests of amenity.

(03) The upper floor side windows shall be obscure glazed at all times.

Reason: In the interests of amenity.

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

Reason: In the interests of amenity.

(05) Notwithstanding the submitted plans and unless otherwise agreed in writing with the Local Planning Authority the public footpath adjacent to the site shall be no narrower than 1.8m along its length where it adjoins the application site.

Reason: In the interests of the safety of users of the footpath.

(06) The vehicle driveways shall be constructed with its gradient not exceeding 1 in 20 for the first 5 metres back from the nearside edge of the adjoining footway.

Reason: In the interests of highway safety.

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

Reason: In the interests of highway safety.

(08) 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: 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.

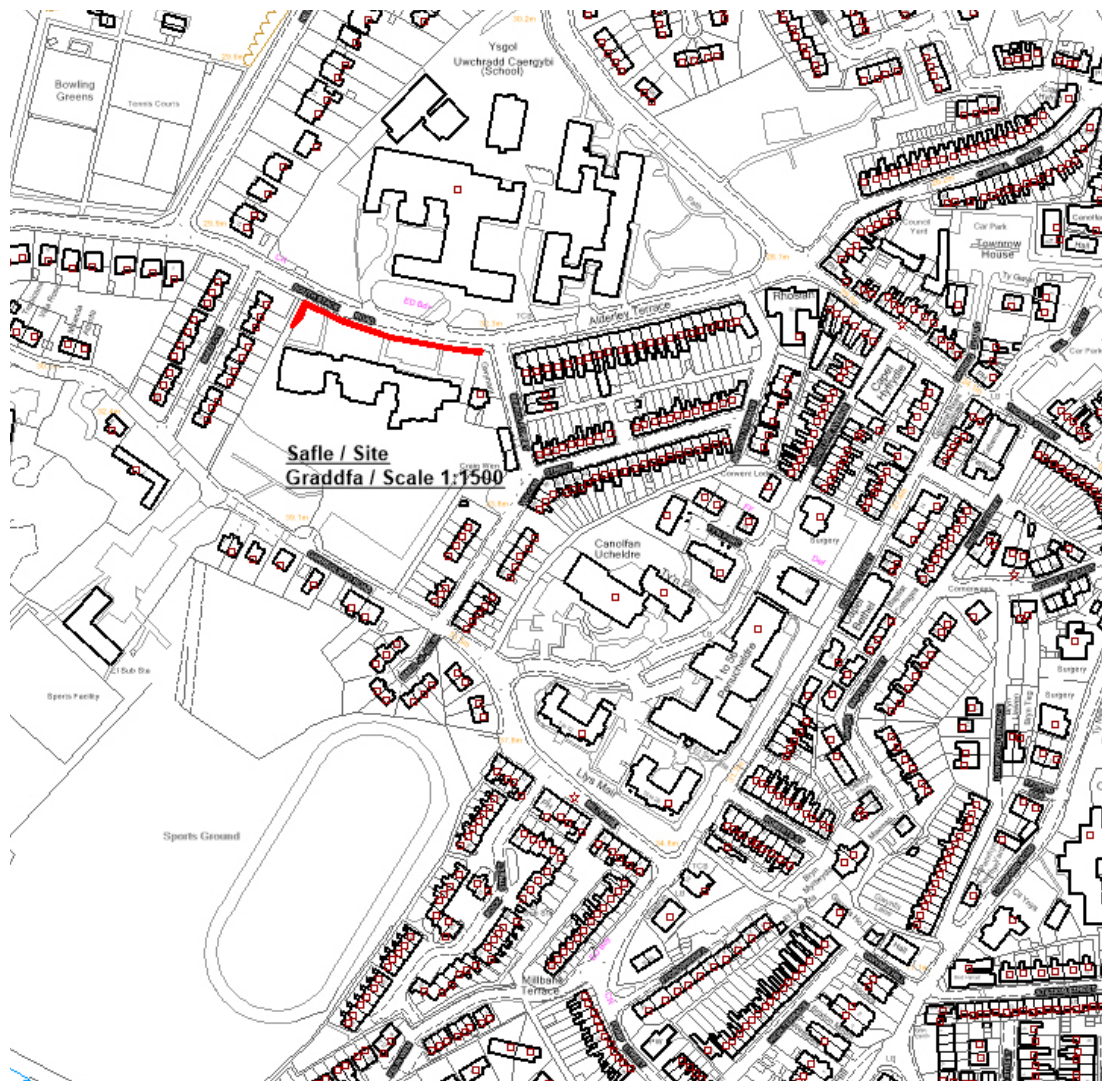
Rhif y Cais: **19LPA37E/CC** Application Number

Ymgeisydd Applicant

Head of Lifelong Learning

Cais llawn i osod ffens ddiogelwch newydd y tu cefn i'r wal ffin bresennol ar hyd Ffordd Ynys Lawd yn / Full application to place a new security fence behind the existing boundary wall along South Stack Road at

Bloc Cybi Block, Caergybi / Holyhead



Planning Committee: 01/06/2016

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

Recommendation:

Permit

Reason for Reporting to Committee:

The land is owned by the Council.

1. Proposal and Site

The application lies at the former Holyhead Secondary School along South Stack Road in Holyhead.

The current building is under construction for a new primary school under planning reference 19LPA37B/CC approved in 2015.

The proposal is for the erection of a new secure fence along the existing listed wall along South Stack Road.

2. Key Issue(s)

The key issue is whether the proposed scheme is acceptable.

3. Main Policies

Ynys Môn Local Plan

Policy 1 – General Policy

Policy 5 – Design

Policy 30 – Landscape

Policy 42 – Design

Gwynedd Structure Plan

Policy D4 – Location, Siting and Design

Policy D29 - Design

Stopped Unitary Development Plan

Policy GP1 – General Control Guidance

Policy GP2 – Design

Planning Policy Wales (8th Edition), January 2016

Technical Advice Note 12 – Design

4. Response to Consultation and Publicity

Councillor Trefor Lloyd Hughes – Delegated to officers

Councillor Dafydd Rhys Thomas - No response received at the time of writing this report

Councillor Jeffery Evans – No response received at the time of writing this report

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

Highways - No response received at the time of writing this report

Public Consultation – The application was afforded three means of publicity. These were by the placing of a notice near the site, placing an advert in the local newspaper and serving of personal notifications on the owners of neighbouring properties. The latest date for the receipt of representations was the 18/05/2016 and 25/05/2016. At the time of writing this report, the department has not received any observations.

5. Relevant Planning History

19LPA37A/CC - Demolition of the existing old school together with the erection of a sports hall on land adjacent to Holyhead High School, South Stack Road, Holyhead Withdrawn 10/11/2008

19LPA37B/CC - Full application for demolition of part of the existing building, alterations and extensions so as to create a new primary school together with the formation of a car park at Cybi Site, Holyhead High School, Holyhead Approved 06/08/2015

19LPA37C/CC/SCR - Screening opinion for demolition of part of the existing building, alterations and extensions so as to create a new primary school together with the formation of a car park at Cybi Site, Holyhead High School, Holyhead EIA not required 09/06/2015

19LPA37D/CC/LB - Listed Building Consent for demolition of part of the existing building, alterations and extensions so as to create a new primary school together with the formation of a car park at Cybi Site, Holyhead High School, Holyhead Approved 13/11/2015

6. Main Planning Considerations

The proposal is for the erection of a new secure fence along South Stack Road in Holyhead. The proposed secure fence measures 2.3 metres.

The proposed plans and cross sections shows that the proposed new secure fence and the gate are not affixed to the Listed Building wall or its foundations. The proposed materials are (metal) and are considered to be appropriate given the site and context.

It is not considered that the proposed scheme would impact the character of the surrounding area, the setting of a Listed Building (school and wall) to a degree to warrant a refusal. It is also not considered that the proposal would not impact the neighbouring properties as the proposal faces the South Stack road.

7. Conclusion

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

8. Recommendation

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

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

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

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

Drawing number	Date Received	Plan Description
-	22/04/2016	Access and Justification Statement
1294:100 Rev B	22/04/2016	Location Plan
14196-TE-803 Rev E	22/04/2016	Boundary Treatment
14196-TE-810 Rev B	22/04/2016	Boundary Treatment

under planning application reference 19LPA37E/CC.

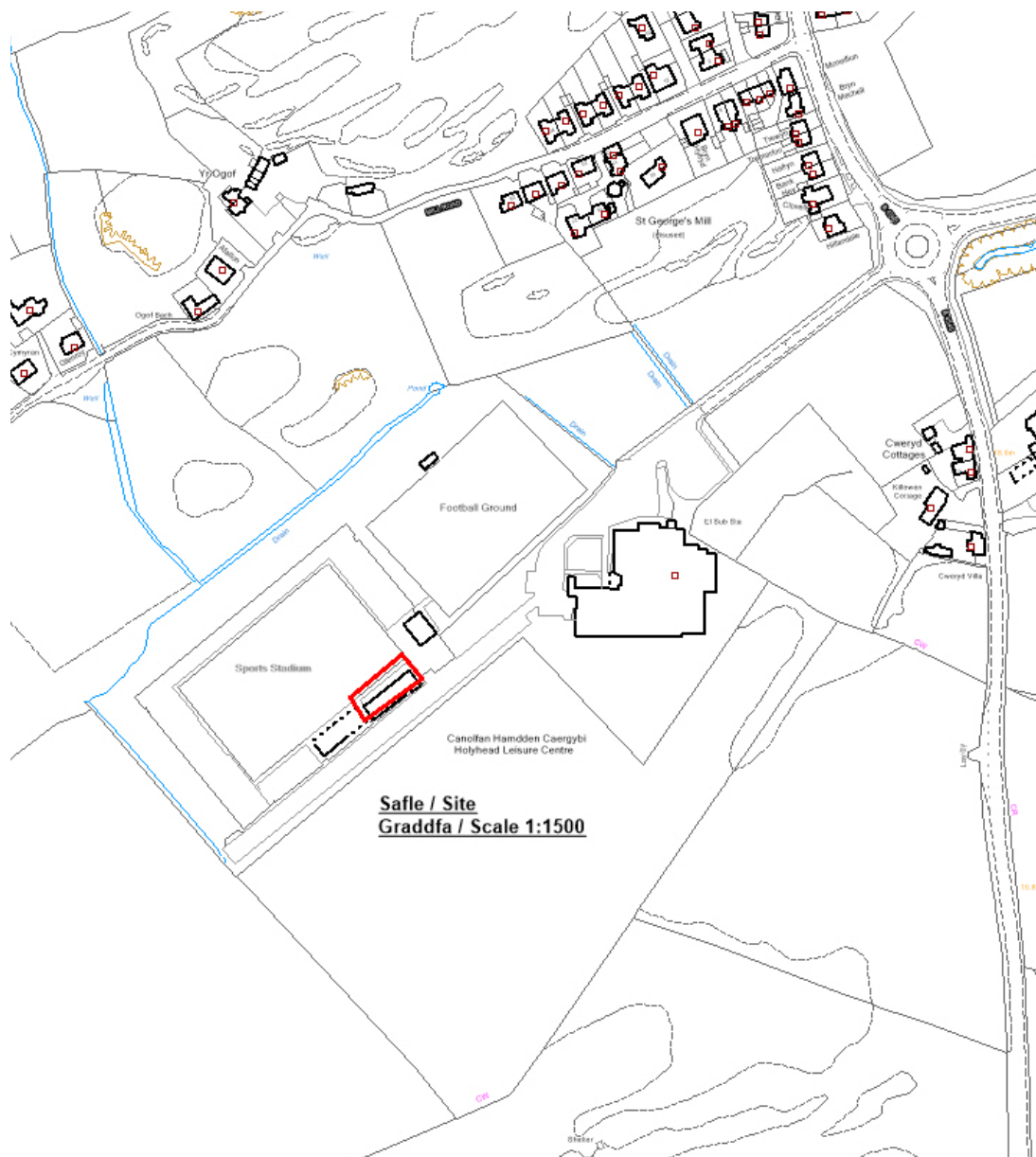
Reason: For the avoidance of doubt.

Rhif y Cais: **19C845J/VAR** Application Number

Ymgeisydd Applicant

Mr Richard Parry

Cais o dan Adran 73 i ddiwygio amod (01) o ganiatâd cynllunio rhif 19C845E (lleoli y clwb) er mwyn estynnu'r cyfnod ar gyfer lleoli y clwb yn / Application under Section 73 for the variation of condition (01) of planning permission reference 19C845E (siting of a clubhouse) so as to allow for an extension to the period for the siting of the clubhouse at

Holyhead Hotspurs, Caergybi / Holyhead

Planning Committee: 01/06/2016

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

Recommendation:

Permit

Reason for Reporting to Committee:

The land is owned by the Council.

1. Proposal and Site

The application lies at Holyhead Hotspurs ground to the rear of Holyhead Leisure centre.

The proposal entails the variation of condition (01) from planning reference 19C845E so as to allow for an extension to the period for the siting of the clubhouse.

2. Key Issue(s)

The key issue is whether the proposed scheme is acceptable.

3. Main Policies

Ynys Môn Local Plan

Policy 1 – General Policy

Policy 5 – Design

Policy 30 – Landscape

Policy 42 – Design

Gwynedd Structure Plan

Policy D1 – Area of Outstanding Natural Beauty

Policy D4 – Location, Siting and Design

Policy D29 - Design

Stopped Unitary Development Plan

Policy GP1 – General Control Guidance

Policy GP2 – Design

Policy EP9 – Retailing Outside Existing Centres

Policy TO11 – Sport and Leisure Facilities

Planning Policy Wales (8th Edition), January 2016

Technical Advice Note 12 – Design

4. Response to Consultation and Publicity

Councillor Trefor Lloyd Hughes – Delegated to officers

Councillor Dafydd Rhys Thomas - No response received at the time of writing this report

Councillor Jeffery Evans – No response received at the time of writing this report

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

Public Consultation – The application was afforded three means of publicity. These were by the placing of a notice near the site, placing an advert in the local newspaper and serving of personal notifications on the owners of neighbouring properties. The latest date for the receipt of representations was the 02/06/2016 and 06/06/2016. At the time of writing this report, the department has not received any observations.

5. Relevant Planning History

19C845 - Siting of a spectators shelter at The New Oval, Holyhead Leisure Centre, Holyhead.
Approved - 04/03/2004

19C845A - Change of use of land for the siting of a pre-fabricated building to be used as a clubhouse at Holyhead Leisure Centre, Holyhead. Approved 27/07/2006

19C845B - Construction of a physio room under the spectators stand to The Oval, Holyhead Leisure Centre, Holyhead. Approved 14/04/2008

19C845C - Retention of alterations and extensions to Clubhouse, The Oval, Holyhead Leisure Centre, Holyhead. Approved 16/01/2009

19C845D - Application to erect a covered standing spectator area at Holyhead Leisure Centre, Kingsland, Holyhead. Approved 08/04/2010

19C845E - Application for the variation of condition (01) on planning permission 19C845A to allow for an extension to the period for the siting of the clubhouse at The Oval, Holyhead Leisure Centre, Kingsland, Holyhead. Approved 16/08/2011

19C845F - Application for the variation of condition (01) on planning permission 19C845C to allow for an extension to the period for retaining the extensions to the clubhouse at The Oval, Holyhead Leisure Centre, Kingsland, Holyhead. Approved 16/08/2011

19C845G - Retrospective application for the retention of the extension to the clubhouse at Holyhead Hotspurs Clubhouse, Holyhead Approved 22/01/2013

19C845H - Full application for the siting of a portacabin on the site for use as a football club merchandise shop at Holyhead Hotspurs Clubhouse, Holyhead Approved 04/08/2015

6. Main Planning Considerations

The proposal is for the extension for the siting of the existing port cabin approved under planning reference 19C845 for a further 5 years. The existing planning permission the existing porta cabin will have to be removed by 25/07/2016.

The existing porta cabin is located within the existing football club which is secured by high security fence.

It is not considered that the proposed scheme will impact the surrounding amenities, the Area of Outstanding Natural Beauty or any neighbouring properties to a degree that it should warrant a refusal.

7. Conclusion

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

8. Recommendation

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

(01)The building hereby approved shall be removed from the land by the 01/06/2021 and the land reinstated to its former condition by the 31/07/2021.

Reason: The local planning authority have granted permission for a temporary period only as they wish to re-consider the position on the 01/06/2021 in the light of circumstances prevailing at that date.

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

Drawing number	Date Received	Plan Description
-	10/05/2016	Location plan and site plan
-	10/05/2016	Proposed elevations
-	10/05/2016	Proposed Floor plans

under planning application reference 19C845J/VAR.

Reason: For the avoidance of doubt.

12.4

Gweddill y Ceisiadau

Remainder Applications

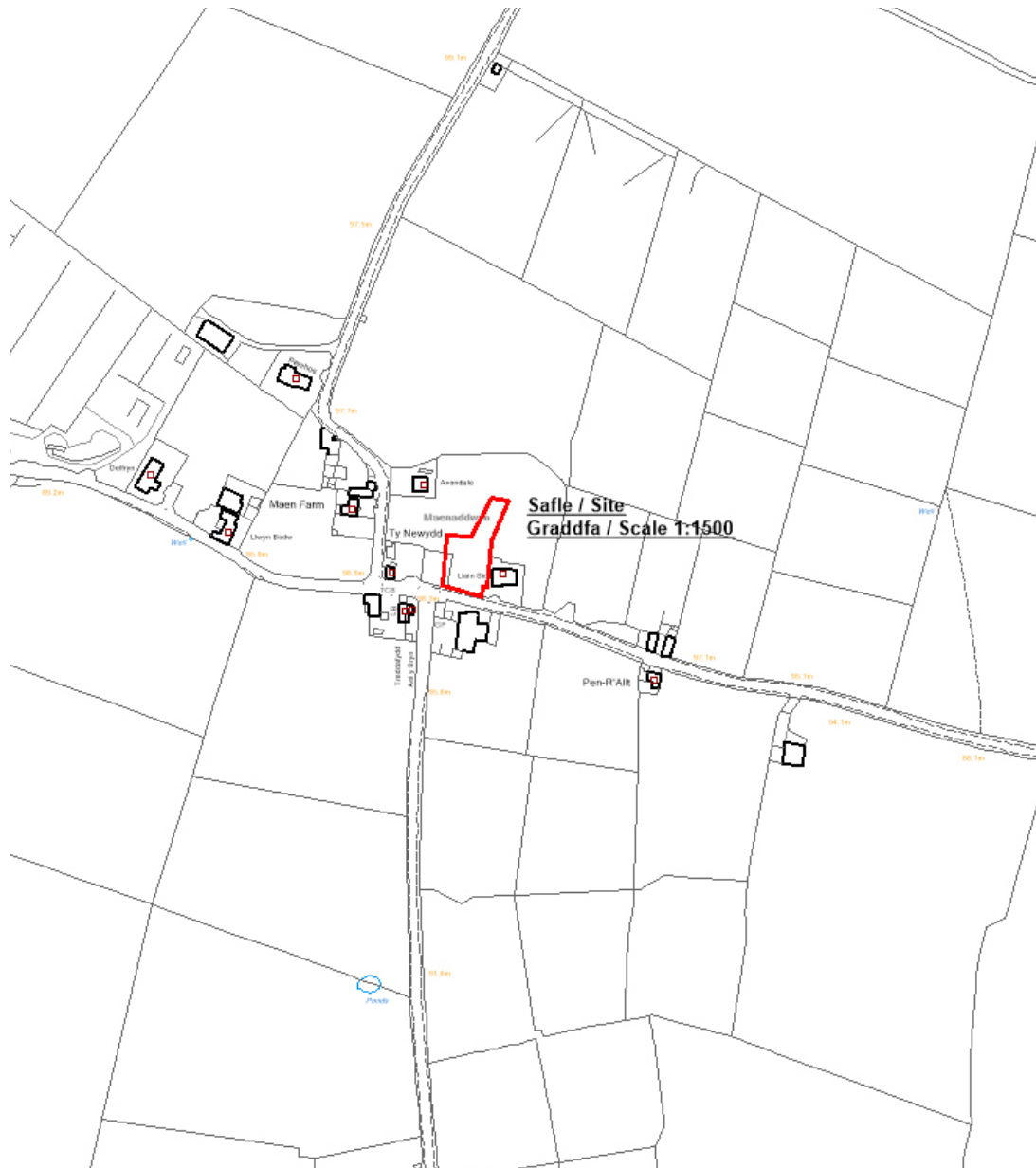
Rhif y Cais: **23C334** Application Number

Ymgeisydd Applicant

Mr Thomas & Mrs Rhian Hughes

Cais llawn ar gyfer codi annedd, creu mynedfa i gerbydau ynghyd a gosod tanc septig ar dir ger / Full application for the erection of a dwelling, construction of a vehicular access together with the installation of a septic tank on land near

Ty Newydd, Maenaddwyn



Planning Committee: 01/06/2016

Report of Head of Planning Service (GJ)

Recommendation:

Permit

Reason for Reporting to Committee:

The application is presented to the Planning Committee as the applicant is a relevant officer as defined by the Constitution.

The application has been scrutinised by the Monitoring Officer as required under paragraph 4.6.19.4 of the Constitution.

1. Proposal and Site

The application is a full application for the erection of a dwelling, construction of a vehicular access together with the siting of a septic tank on land near Ty Newydd, Maenaddwyn.

2. Key Issue(s)

The key issue is whether the proposal complies with current policies, whether it fits in with the special landscape area, effect on neighbouring properties, highway considerations and whether the proposal will have a negative impact on the setting of nearby listed buildings.

3. Main Policies

Ynys Mon Local Plan

Policy 1 – General Policy

Policy 42 – Design

Policy 48 – Housing Development Criteria

Policy 50 – Listed Settlement

Gwynedd Structure Plan

Policy D4 – Location, Siting and Design

Policy D29 - Design

Stopped Unitary Development Plan

Policy GP1 – Development Control Guidance

Policy GP2 – Design

Policy HP5 – Countryside Hamlet and Cluster

4. Response to Consultation and Publicity

Town Council – No comments

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

Local Member (Cllr Ieuan Williams) - No response at the time of writing the report

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

Highways - No response at the time of writing the report

Drainage - Comments

National Resources Wales – Comments

Gwynedd Archaeological Planning Service - 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 19th May, 2016. At the time of writing the report no letters had been received objecting to the proposal.

5. Relevant Planning History

None

6. Main Planning Considerations

Affect on amenities of surrounding properties -

The proposal will not harm the amenities of the occupants of neighbouring properties due to the distances between the proposal and existing properties.

Policy - Maenaddwyn is identified as a Listed Settlement under Policy 50 of the Ynys Mon Local Plan and as a Hamlet and Cluster area under Policy HP5 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. It is considered that the plot in question is a clear infill with a property located on both sides of the plot.

Policy HP5 of the Stopped Unitary Development Plan states that residential development within the Hamlet and Cluster area be permitted subject to the listed criteria.

Setting of Listed Buildings

A heritage impact assessment has been received to assess whether the development has a negative impact on the setting of listed buildings nearby. The listed buildings are 2 dwellings on the junction of Maenaddwyn.

7. Conclusion

It is considered that the application complies with the criteria of Policy 50 of the Ynys Mon Local Plan and Policy HP5 of the Stopped Unitary Development Plan.

8. Recommendation

Permit

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

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

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

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

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

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

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

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

(05) The highway boundary wall/hedge/fence or any new boundary erected fronting the highway shall at no time be higher than 1 metre above the level of the adjoining county road carriageway along the whole length of the sites boundary with the adjoining highway and nothing exceeding this height erected within 2 metre of the said wall.

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

(06) The access shall be completed with a bitumen surface or other suitable surfacing material as may be agreed in writing beforehand with the Local Planning Authority for the first 5 metres from the nearside edge of the Highway.

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

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

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

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

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

(09) The development permitted by this consent shall be carried out strictly in accordance with the plan(s) submitted under planning application reference 23C334.

Location/Block Plan Proposed	1273-A3-02	13/4/16
Location/Block Plan Existing	1273-A3-01	13/4/16
Proposed Elevations	1273-A3-03	13/4/16
Proposed 3D View	1273-A3-06	13/4/16
Proposed 3D View	1273-A3-07	13/4/16
Proposed Ground Floor Plan	1273-A3-04	13/4/16
Proposed First Floor Plan	1273-A3-05	13/4/16

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

Technical Advice Note 12 – Design

12.5

Gweddill y Ceisiadau

Remainder Applications

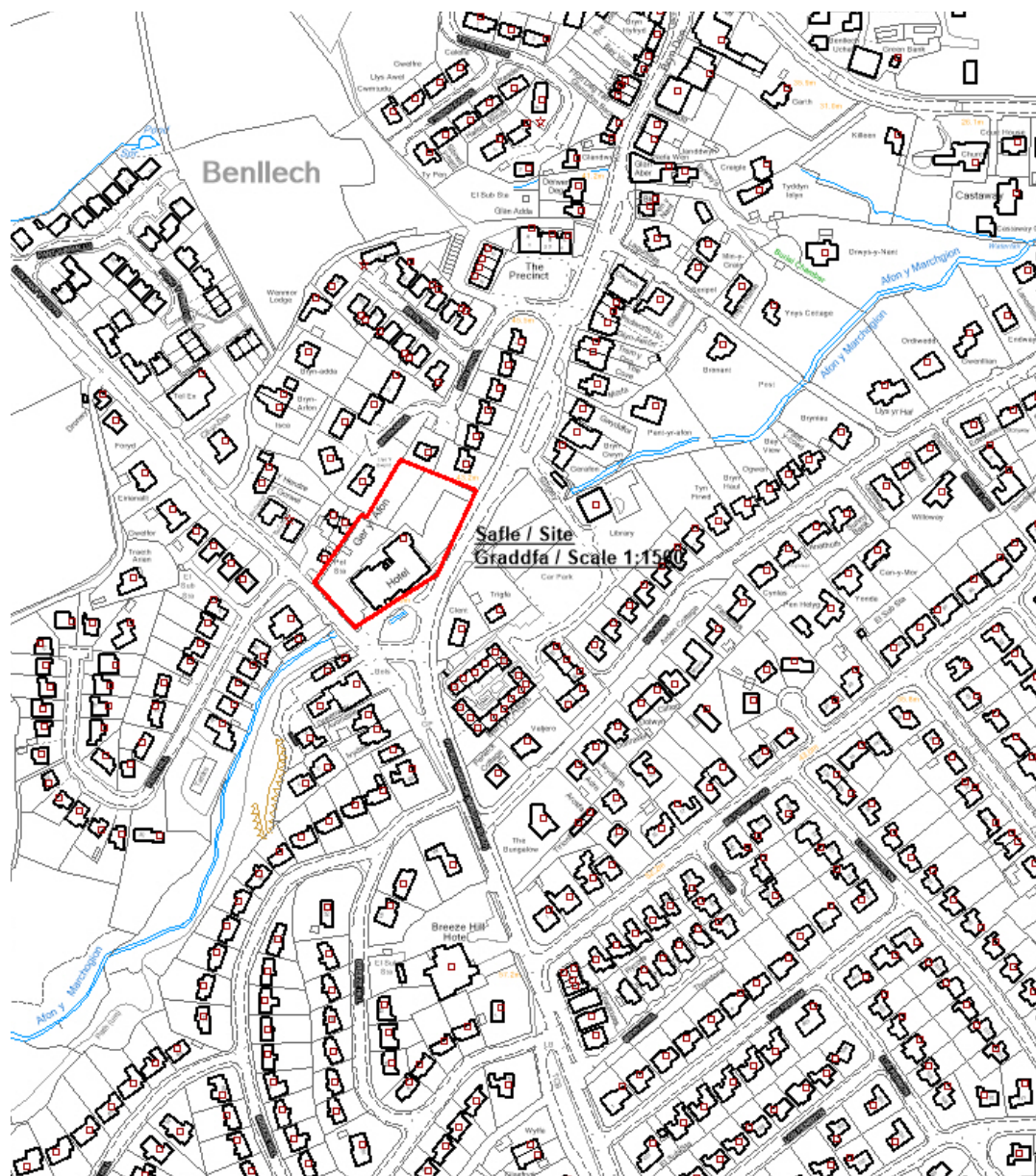
Rhif y Cais: **30C302M** Application Number

Ymgeisydd Applicant

McCarthy and Stone Retirement Lifestyles Ltd

Cais llawn i ddymchwel yr adeilad presennol ynghyd a chodi bloc o fflatiau (36 fflatiau) yn ei le yn / Full application for demolition of the existing building together with the erection of a block of flats (36 flats) in its place at

Plas Glanrafon Hotel, Benllech



Planning Committee: 01/06/2016

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

Recommendation:

Permit.

Reason for Reporting to Committee:

On request of Local Member Derlwyn Hughes. This is also a major application which in the opinion of the Officer should be brought to Members attention.

1. Proposal and Site

It is proposed to demolish the existing Glanrafon Hotel and construct an apartment block containing 35 residential retirement homes. Included will be a residents lounge, internal refuse room, battery charging room (buggies), secure entrance lobby, house manager's office, guest suite, gardens and parking spaces.

The building will be part 3 and 4 storey with access onto Bangor Road and Lôn Pant y Cudyn.

McCarthy & Stone's lease restricts the age of the occupiers. While anyone may purchase an apartment, the apartments are sold on the basis of a 999 year lease requiring the accommodation to be occupied by persons over 60 years. In the case of a couple, that part of the lease shall be satisfied where one of the occupants is over the age of 60 years and the other is over the age of 55 years. The manager will have an office but will not live on the premises. The manager will be on duty during normal working hours and there is a 24 hour careline within the development so the residents can summon assistance if any emergencies arise when the manager is not on duty. The residents have to pay a service charge which covers the manager's salary and the upkeep and maintenance of the communal facilities.

2. Key Issue(s)

- Principle of development
- Amenity issues
- Affordable housing
- Flooding
- Highways considerations

3. Main Policies

Gwynedd Structure Plan

Strategic Policy 1 - Settlements

Strategic Policy 5 - Welsh language

Policy A1 - Housing Supply

Policy A2 - Location of Housing Land

Policy A3 - Scale and Phasing

Policy D1 - Environment

Policy D4 - Siting and Design

Policy CH4 - Serviced Accommodation

Ynys Môn Local Plan

Policy 1 - General Policy

Policy 26 - Car Parking

Policy 42 - Design

Policy 48 - Housing Development Criteria

Policy 49 - Defined Settlements

Policy 51 - Large Sites

Ynys Môn Unitary Development Plan (Stopped)

Policy GP1 - Development Control Guidance

Policy GP2 - Design

Policy TR10 - Parking Standards

Policy HP2 - Housing Density

Policy HP3 - New Housing Development- Main and Secondary Centres

Policy HP7 - Affordable Housing

Policy HP11 - Residential and Nursing Homes

Policy SG2 - Development and Flooding

Policy SG4 - Foul Sewage Disposal

Policy SG6 - Surface Water Run Off

Planning Policy Wales (Edition 8)

TAN 15: Development and Flood Risk

TAN 12: Design

SPG Design Guide for the Urban and Rural Environment

4. Response to Consultation and Publicity

Local Member D Hughes: Wishes the application to be presented to the Committee.

Highways: Conditions

Natural Resource Wales: Conditions

Welsh Water: Conditions

48 letters have been received including 5 objecting.

Points raised in objection include;

There will be overlooking;

Increase in traffic;

Development does not have adequate parking;

Design is out of place not respecting that surrounding;

No benefit to the area add pressure to adult social services;

Not affordable to locals;

Invasion of privacy all windows to the rear some with Juliet balconies will overlook;

The people in favour of the development do not live near it;

Where will construction traffic park;

Building too high and will have an oppressive impact and will blot the skyline;

Loss of views;

Overbearing impact on amenities;
Erosion of Welsh language;
Health dangers from substation and noise;
Lack of car parking cause on street problems;
No fence to keep one mature scots pine;
What fencing is proposed to retain privacy;
Dining room extension not shown on plan of no7 Bryn Siriol

Letters of support relate to improvement in appearance and that will provide an attractive type of unit.

5. Relevant Planning History

None relevant to this application.

6. Main Planning Considerations

Principle of development

The site is located within the boundaries of the settlement where the principle of housing development can be supported.

The proposal does however entail the loss of a hotel.

In respect of this it should be acknowledged that the building has been redundant for a number of years and is falling into disrepair. Furthermore, a Viability Report has been submitted with the application, this shows that the projected profit and loss figures show a very poor level of trading with negligible profit capability. This along with the significant investment needed to refurbish the building to a tradable standard would not make it viable to maintain the use.

Amenity issues

This part of Benllech exhibits a wide range of styles and designs. It cannot be said to be homogenous in form.

Whilst the building is part 4 storey, its design does not make it obtrusive in the streetscene or over dominant. It will replace a substantial building which is falling into disrepair and it is considered this will serve to enhance this town centre location.

South East Boundary

The elevation along Bangor Road steps from four storeys at the southern end down to three storeys and then to the northern end three storeys with dormers. The three storey massing to the middle of the elevation mirrors the proportions and eaves line of the existing hotel building. The block to the northern end of the elevation drops to three storeys with dormers to reduce the ridgeline of the block to help retain views over the proposed new building to the coastline of the sea views for the houses to the north west of the site. In addition, the use of dormer windows mirrors the adjacent houses. The four story block to the southern end of the elevation steps up to four storeys to create a transition point between the topography of the site which steps a storey in height from the north east to south west. As existing, there is 29m between the building on site and the adjacent house. The new development increases this by 5m to 34m.

South West Boundary

The elevation along Lon Pant Y Cudyn is three storeys in height. Although higher than the existing building the proposed building is set a further 6m back from the site boundary and houses adjacent. Currently there is 36.5m between the existing building and adjacent houses; the proposed development increases this to 42.5m. The elevation also creates a better streetscape due to the front facing nature of the elevation onto the street unlike the existing building which has no relationship with the street or adjacent houses and creates the sense of a rear car park and back of house type buildings.

North West Boundary

The elevation along the north west boundary of the site comprises a mixture of building heights to accommodate both the site topography and the neighbouring houses. The step in ridgeline from south to north has been used to allow the views from the properties to the north west to be retained over the roof of the proposed building out to the coast and sea. The police station to the north west boundary corner is adjacent to a proposed gable. Although the building footprint has moved closer to the boundary at this point from 16.5m to 12m the proposed gable has no primary windows out overlooking it at upper levels. The residents' lounge to the ground floor does have glazing but this sits lower than the police station site and views overlooking the police station grounds are prevented. Although development is proposed where the existing car park is adjacent to the neighbouring property Llys y Gwynt, a distance of 29m is retained between the elevations of the two. The two houses located between the police station and Llys y Gwynt is orientated south west to north east therefore their aspect does not look directly to the site. The gable adjacent to the site does not have windows, therefore overlooking into the rooms of this house is not possible. The elevation of the proposed building that does have windows is set back 21m from the boundary to prevent overlooking issues directly into the gardens of these properties. In addition, due to the topography of the site the three storey block proposed here is actually at a lower ground level than the neighbouring houses. This visually reduces the impact of the block to two storeys when viewed from this boundary. The existing hedge along this boundary creates a visual buffer between the site and neighbouring gardens for privacy.

North East Boundary

The elevation along the north east boundary of the site comprises of a three storey with dormers block. Although the building footprint is closer than the previous hotel to this boundary going from 45m to 30m, the gables are still sufficient distance from the neighbouring properties. There are no primary facing windows to the neighbouring properties with all lounge and bedrooms facing in alternative orientations to prevent overlooking.

It should be noted that this is a town centre location where higher housing densities can be expected along with buildings being in closer proximity

Given the above it is considered that the proposals are acceptable subject to a condition restricting some windows to being of an obscured nature.

A tree which was originally shown to be removed has been conditioned to be retained following an assessment as to its amenity value. This will necessitate the loss of 2 parking spaces but this is not considered to be unacceptable and will not have a material impact on highway pressure.

Overshadowing

The most affected properties would be 1 and 2 Lon Pant y Cudyn and the assessment has been

made in respect of these.

Mid-winter (December 22nd)

At 9am, the new development does cast a shadow that reaches these dwellings. It is worth noting that this is also the case for the shadow cast by the existing building. By noon, the shadow cast by the proposed building does not impact on the dwellings and by 3pm it is dusk and the entire area is in shadow due to the sun being at its lowest point in the sky during the entire year.

Spring Equinox (March 20th)

Demonstrates that the neighbouring dwellings are not impacted by shadow cast by the proposed building at any point during the day.

Mid-Summer (June 21st)

Demonstrates that the neighbouring dwellings are not impacted by shadow cast by the proposed building at any point during the day.

Autumn Equinox (September 23rd)

Demonstrates that the neighbouring dwellings are not impacted by shadow cast by the proposed building at any point during the day.

Affordable Housing

Due to the number of units proposed there is a requirement that an element of affordable housing or a financial contribution to the Housing fund is made. Following negotiations in respect of the viability of the scheme it has been accepted that a financial contribution of £150,000 should be secured.

Flooding

Part of the site is within flood Zone C2 as per the development advice maps accompanying TAN15.

A Flood Consequence Assessment has been submitted as part of the application. This demonstrates that the development should not flood internally during the design event of 1:100 years. There has been historic flooding to Bangor Road and the proposal will not change the current overland routes and as such the proposal should not increase flood risk elsewhere. During the extreme event (0.1%) flood depths are not likely/possible to exceed that as stated in TAN 15: Development and Flood Risk.

With the above matters in mind NRW do not object to the scheme and suggest conditions of mitigations. Furthermore it is considered that in light of the requirements of TAN 15 where development in C2 zones is restricted and the information provided by the applicants and NRW the proposal is acceptable in this location.

Highways

The Highways Authority have been consulted in respect of the application and raise no objection and suggest conditions.

Protected Species

An Ecological Report has been submitted which shows no evidence of protected species present but suggests ways of providing for bats with suitable bat boxes and lighting. These details are acceptable to NRW.

7. Recommendation

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

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

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

(02) Unless otherwise agreed in writing the gable end first and second floor windows of units 29,30, 35 and 36 shall be obscure glazed at all times and openable in a manner to be agreed with the Local Planning Authority.

Reason: In the interests of amenity.

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

Reason: In the interests of highway safety.

(04) The highway boundary wall/hedge/fence or any new boundary erected fronting the highway shall at no time be higher than 1 metre above the level of the adjoining county road carriageway along the whole length of the sites boundary with the adjoining highway and nothing exceeding this height erected within 2 metre of the said wall/hedge/fence or any new boundary.

Reason: In the interests of highway safety.

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

Reason: In the interests of highway safety.

(06) The proposed upper ground floor level should be set no lower than 49.22m above ordnance datum. The proposed lower ground floor level should be set no lower than 46.3m.

Reason: To safeguard the development from flooding.

(07) Details of the proposed retaining/boundary wall (including crest height min. 0.5m above adjacent pavement levels) and construction type to be submitted and approved by the Local Planning Authority.

Reason: To ensure that surface and fluvial overland flood flow routes are maintained and not introduced onto the site

(08) Details of the proposed surface water disposal arrangements to be submitted and agreed with the Local Planning Authority. Any discharge into the adjacent river should be reduced to that of existing rates from the application site. The use of sustainable drainage principles should be adopted if achievable.

Reason: To ensure a satisfactory method of disposal and not to overload the receiving watercourse

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

12.6

Gweddill y Ceisiadau

Remainder Applications

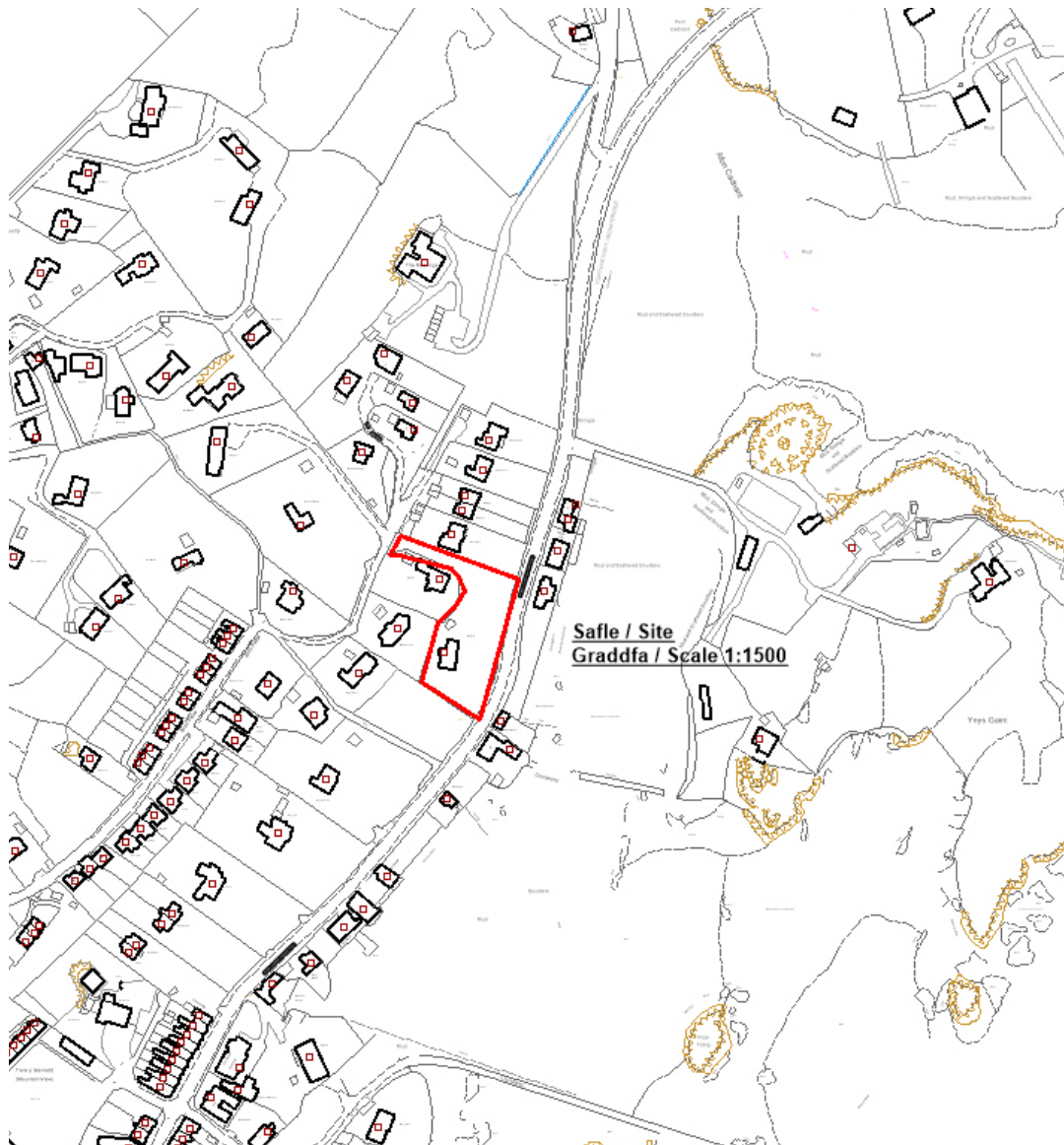
Rhif y Cais: **39C176C** Application Number

Ymgeisydd Applicant

Mr David Morewood

Cais llawn i addasu ac ehangu yr annedd presennol ynghyd a dymchwel y modurdy presennol a chodi modurdy newydd gyda fflat hunain gynhaliol uwchben yn / Full application for alterations and extensions to the existing dwelling together with demolition of the existing garage and erection of a new garage with self-contained flat above at

Gogarth, Cadnant Road, Menai Bridge



Planning Committee: 01/06/2016

Report of Head of Planning Service (GJ)

Recommendation:

Permit

Reason for Reporting to Committee:

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

1. Proposal and Site

The application is a full application for alterations and extensions at Gogarth, Menai Bridge

2. Key Issue(s)

The key issue is whether the proposal complies with current policies, whether it fits in with the special landscape area, effect on neighbouring properties, and highway considerations.

3. Main Policies

Ynys Môn Local Plan

Policy 1 – General Policy

Policy 31 – Landscape

Policy 42 – Design

Policy 58 – Extensions

Gwynedd Structure Plan

Policy D4 – Location, Siting and Design

Policy D29 - Design

Stopped Unitary Development Plan

Policy GP1 – Development Control Guidance

Policy GP2 – Design

Policy EN1 – Special Landscape Area

Policy HP7a - Alterations

4. Response to Consultation and Publicity

Town Council – No recommendation

Local Member (Cllr Meirion Jones) – Requested that the application is presented to the planning committee for consideration,

Local Member (Cllr Jim Evans) - No response at the time of writing the report

Local Member (Cllr Alun Mummery) - No response at the time of writing the report

Highways – No recommendation

Drainage – Comments on surface water issues

National Resources Wales – Comments

Welsh Water – Conditional Approval

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 16th May, 2016. At the time of writing the report 6 letters had been received objecting to the proposal.

The main reasons for objecting as follows:-

- Overlooking
- Parking, turning and vehicular access
- Size and Design of the proposal
- Look out of place in the area
- Overdevelopment
- Views
- Landslide/Subsidence

In response to the main reasons for objection:-

- It is not considered that the proposal would overlook neighbouring properties to a degree where it could be refused. The gable end window will be located approx 20 metres from the property known as Glyder. Glyder is much higher than Gogarth therefore it is considered that Gogarth is overlooked by Glyder.
- The highways department have confirmed that they are happy with parking, turning and the vehicular access
- The size and design of the extension is acceptable and fits in with the existing property and the area.
- It is not considered that the proposal is an overdevelopment of the application site.
- Views are not a planning consideration
- Landslide/subsidence will be dealt with at Building Regulations stage.

5. Relevant Planning History

None

6. Main Planning Considerations

Main planning considerations

Siting, Design, External Appearance and Landscaping and Amenity Considerations

Policy 1, 42, of the Ynys Mon Local Plan, D4, D29 of the Gwynedd Structure Plan, 4.11 Promoting sustainability through good design, Technical Advice Note 12 (Wales): Design SPG on The Design Guide for the Urban and Rural Environment, GP1 and GP2 of the Stopped Ynys Mon Unitary Development Plan are material in respect of siting, design, external appearance and the development is considered to accord with these policy provisions.

The application has been amended since it was originally submitted. The applicant no longer wishes the application to be dealt with as an annexe but as alterations to the main dwelling. The extension

has been reduced in size and veluxes in the roof has been omitted.

The design of the extension is acceptable and fits in with the original dwelling and surrounding area.

Effect on the amenities of adjacent residential properties

It is not considered that the proposed development will have an impact on the amenities of adjacent residential properties. The gable end window will be located approx 20 metres from the property known as Glyder. Glyder is much higher than Gogarth therefore it is considered that Gogarth is overlooked by Glyder.

Surface Water Detail

The applicant is currently investigating how surface water from the extension will be dealt with. A request is made that the application be dealt with pending details of surface water arrangements.

7. Conclusion

The site can comfortably accommodate the proposal without appearing cramped or over developing the site to the detriment of the character of the locality or the amenities of the neighbouring properties. The proposal complies with the Supplementary Planning Guidance on Design Guide for the Urban & Rural Environment, Technical Advice Note 12: Design, Paragraph 4.11 Promoting sustainability through good design, Planning Policy Guidance (Wales) Edition 8 and policies contained within the Ynys Mon Local Plan and Stopped Unitary Development Plan.

8. Recommendation

Permit

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

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

(02) The development permitted by this consent shall be carried out strictly in accordance with the plan(s) submitted under planning application reference 39C176C

Proposed Elevations and Floor Plans	15/4/16
Proposed site plan	18/4/16
Location Plan	29/2/16
Existing Elevations and Floor Plans	8/1/16
Existing Site Plan	8/1/16

Reason: For the avoidance of doubt

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

9. Other Relevant Policies

Technical Advice Note 12 – Design

Planning Committee: 01/06/2016

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

Recommendation:

Permit

Reason for Reporting to Committee:

The application has been called in by the Local Member.

1. Proposal and Site

The application lies along Ravenspoint Road in Trearddur Bay. The dwelling is a large detached building.

The proposal is for change of use of part of the dwelling into a B&B, alterations and extensions which include a balcony, demolition of the existing garage together with the erection of a new garage in lieu.

2. Key Issue(s)

The key issue is whether the proposed scheme is acceptable.

3. Main Policies

Ynys Môn Local Plan

Policy 1 – General Policy

Policy 38 – Coastal Development

Policy 42 – Design

Policy 58 - Extension

Gwynedd Structure Plan

Policy D4 – Location, Siting and Design

Policy D29 - Design

Stopped Unitary Development Plan

Policy GP1 – General Control Guidance

Policy GP2 – Design

Policy HP7a - Extension

Planning Policy Wales (8th Edition), January 2016

Technical Advice Note 12 – Design

4. Response to Consultation and Publicity

Councillor Trefor Lloyd Hughes – Call in due to proximity of new building to other houses.

Councillor Dafydd Rhys Thomas - No response received at the time of writing this report

Councillor Jeffery Evans – No response received at the time of writing this report

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

Highways - No response received at the time of writing this report

Public Consultation – The application was afforded two means of publicity. These were by the placing of a notice near the site and serving of personal notifications on the owners of neighbouring properties. The latest date for the receipt of representations was the 27/05/2016 and 25/05/2016. At the time of writing this report, the department has not received any observations.

5. Relevant Planning History

46C499 - Outline application for the erection of a dwelling on land at Fron y Graig, Ravenspoint Road, Trearddur Bay Approved 15/12/2011

6. Main Planning Considerations

The proposal is for change of use of the existing dwelling into a bed and breakfast facility.

As part of the proposed scheme, the existing garage will be demolished and a new garage will be erected in the rear garden. The proposed garage measures 14.7 metres by 5 metres with a height of 4.9 metres. It is not considered that the proposed demolition of the existing garage together with the erection of a new garage will impact the surrounding amenities to such a degree to warrant a refusal. There will be no windows in the proposed garage therefore, overlooking is not an issue.

The proposal also incorporates the change of use of the dwelling into a bed and breakfast business. The ground floor area will be changed into a guest sitting area, guest dining area and an office at the front of the dwelling, and the rear of the dwelling will remain as a kitchen with a private dining area.

On the first floor the bed and breakfast business will have three bedrooms all with an en-suite. The second floor will remain as private use with two bedrooms and a bathroom. As part of the proposed scheme, an extension will be erected on the side elevation to extend Guest bedroom 3. The extension will have a pitched roof and it is not considered that this extension would impact the character of the dwelling or the surrounding area.

Lastly, as part of the proposed development, new balconies will be erected. One small balcony will be erected on the new extension at Guest bedroom number 3. A large balcony will also be erected at the front of the dwelling overlooking the bay and sea. A condition will be placed on the decision notice relating to the balcony to ensure that no overlooking will be formed as part of the proposed scheme.

It is not considered that the proposed scheme would impact the character of the surrounding area, the coastal area or the neighbouring properties to such a degree to warrant refusal.

7. Conclusion

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

8. Recommendation

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

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

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

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

Drawing number	Date Received	Plan Description
2381:16:01	27/04/2016	Location Plan
2381:16:03	27/04/2016	Proposed Block Plan
2381:16:4	27/04/2016	Existing Floor Plan
2381:16:5	27/04/2016	Existing Elevations
2381:16:6	27/04/2016	Existing Elevations
2381:16:7a	27/04/2016	Proposed Ground Floor and First Floor Plan
2381:16:8a	27/04/2016	Proposed Elevations
2381:16:9a	27/04/2016	Proposed Elevations
2361:16:10	27/04/2016	Proposed Second Floor Plan
2361:16:11	27/04/2016	Proposed Garage Plan
2361:16:12	27/04/2016	Existing Garage plan

under planning application reference 46C499A.

Reason: For the avoidance of doubt.

(03) No development shall commence until a scheme to include a timetable for its installation for a balcony screen along the balcony noted A-B, C-D and E-F on the attached plan is submitted to and approved in writing by the Local Planning Authority. The development shall thereafter proceed in accordance with the approved scheme and retained in perpetuity. Any replacement shall be of the same design and height unless agreed in writing by the Local Planning Authority.

Reason: In the interests of residential amenity.

(04) The garage hereby permitted shall only be used as a private garage incidental to the enjoyment of the adjoining dwelling outlined in red on the location plan and for no commercial or business use whatsoever.

Reason: For the avoidance of doubt