

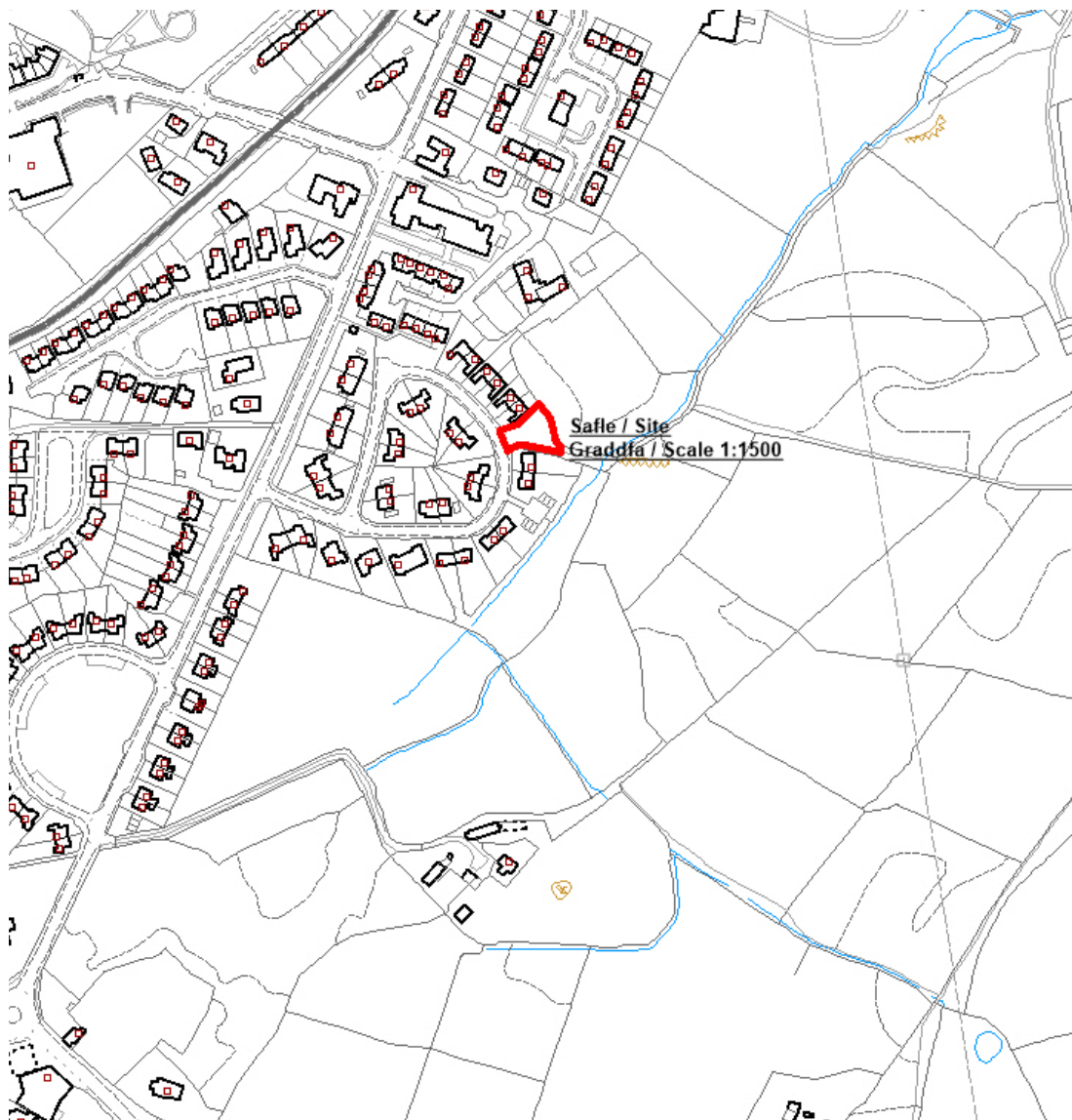
Rhif y Cais: **11C567A** Application Number

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: 06/07/2016**

**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.

At its meeting held on 1<sup>st</sup> June, 2016 the Committee resolved to undertake a site visit prior to determining the application and the site was visited on 15<sup>th</sup> June.

Following the lodging of an appeal against the failure to determine this application, the Local Planning Authority is now precluded from issuing a decision. Members should now confine their attention as to whether they wish to challenge the appeal and if so on what grounds.

**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, 8<sup>th</sup> 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.

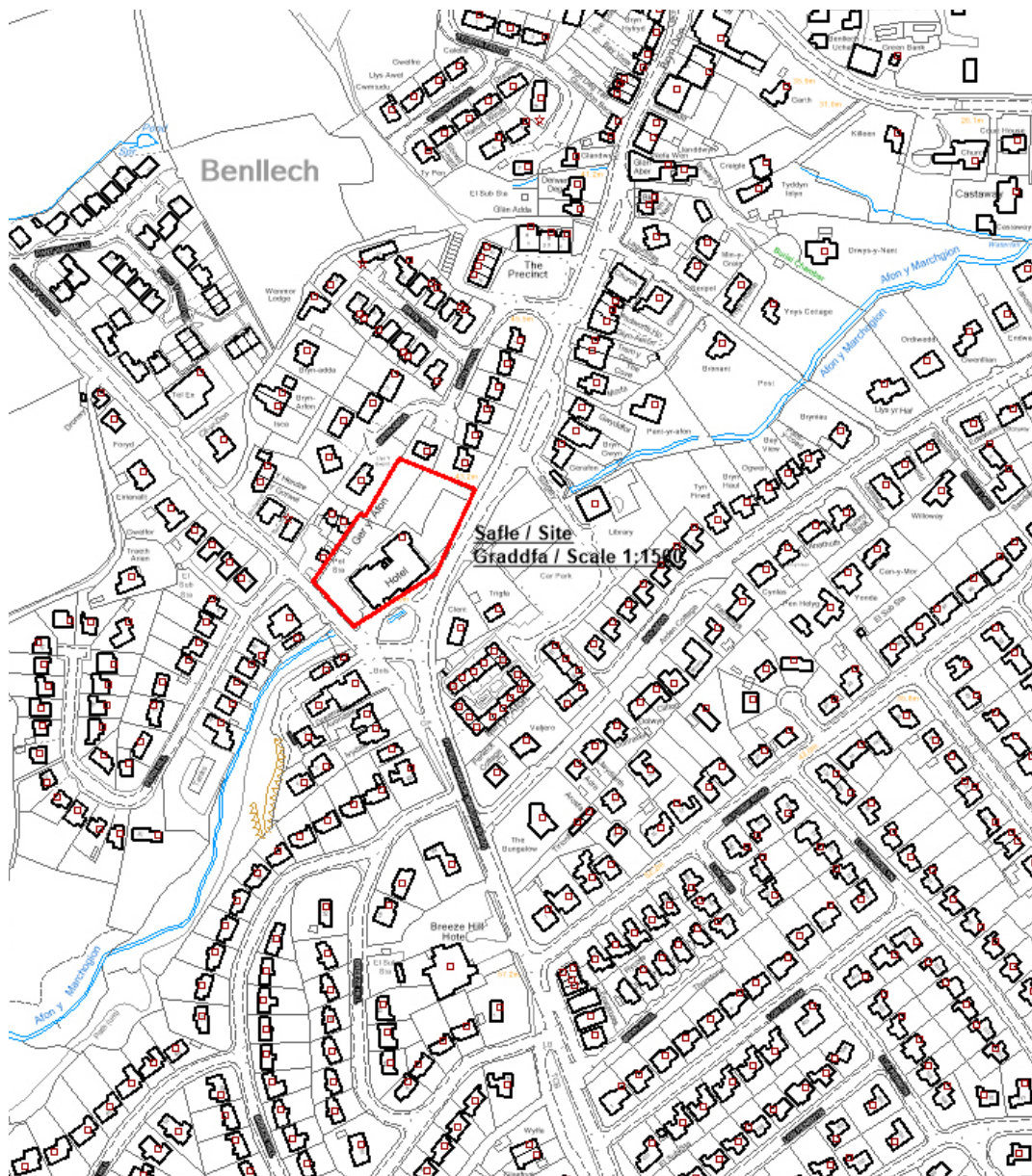
Rhif y Cais: **30C302M** Application Number

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: 06/07/2016**

**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.

At its meeting held on the 1<sup>st</sup> June, 2016 the Committee resolved to undertake a site visit prior to determining the application and the site was visited on 15<sup>th</sup> June.

**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 22<sup>nd</sup>)**

*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 20<sup>th</sup>)**

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

**Mid-Summer (June 21<sup>st</sup>)**

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

**Autumn Equinox (September 23<sup>rd</sup>)**

*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 the following conditions and to a Section 106 Agreement to secure payment of a £150,000 commuted sum in respect of affordable housing.

**(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.**

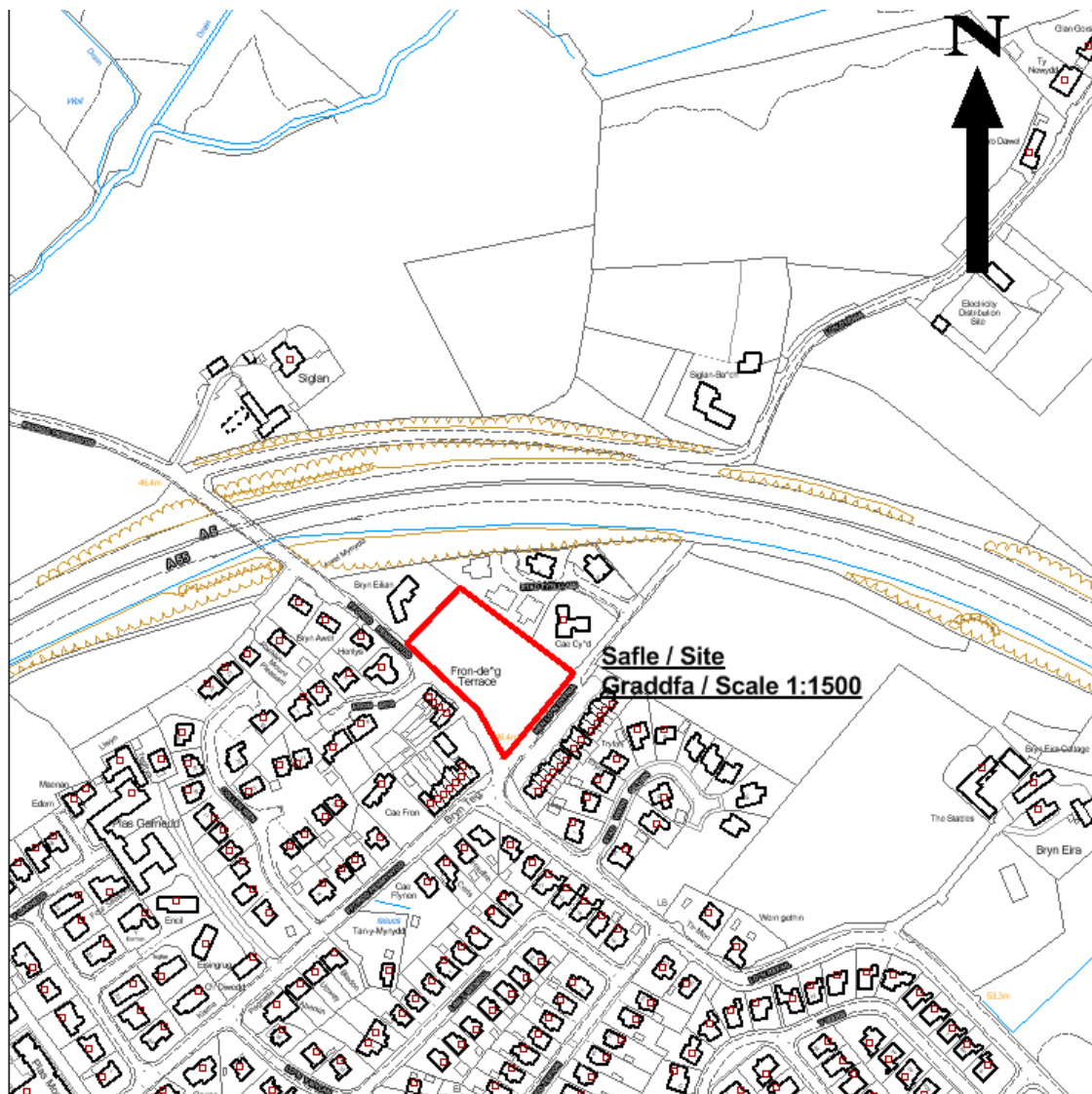
Reason: To ensure that surface and fluvial overland flood flow routes are maintained and not introduced onto the site

**(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.



**Planning Committee: 06/07/2016**

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

**Recommendation:**

For Information and confirmation

**Reason for Reporting to Committee:**

The application site is located outside, albeit adjoining the Local Plan development boundary for Llanfair and the application has been advertised as a departure from the Local Plan.

Cllrs Meirion Jones and Alun Mummery have also requested that the Committee determine the application.

At its meeting held on 11<sup>th</sup> May 2016 the Committee resolved to undertake a site visit prior to determining the application and the site was visited on 18<sup>th</sup> May.

The applicant has appealed against non-determination and the public inquiry procedure has now commenced.

The Committee resolved to refuse the application at its meeting held on 1<sup>st</sup> June because of concerns regarding:

Overdevelopment;  
Drainage;  
Flooding.

Members are asked to confirm that they intend to take all three reasons forward in the appeal.