

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

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

**Recommendation:**

Permit

**Reason for Reporting to Committee:**

At the request of the Local Member.

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

The application is for the change of use of the former Royal Oak Public House into two residential units together with alterations and extensions.

The site fronts the High Street in the village of Malltraeth and is the end property of a terrace. The site lies within the designated Area of Outstanding Natural Beauty.

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

The applications main issues are whether the proposal complies with current policies and whether the change of use of the building will have a detrimental impact on the amenities of surrounding properties or on the surrounding landscape.

### **3. Main Policies**

#### **Ynys Môn Local Plan**

Policy 1 – General Policy

Policy 30 – Landscape

Policy 42 - Design

Policy 55 - Conversions

#### **Gwynedd Structure Plan**

Policy D4 – Location, siting and design

Policy D28 – Design

Policy D29 – Design

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

Policy GP1 – Development Control Guidance

Policy GP2 – Design

Policy HP8 – Rural Conversions

Policy EN2 – Area of Outstanding Natural Beauty

**Planning Policy Wales, 8<sup>th</sup> Edition, 2016**

**Technical Advice Note 12: Design**

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

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

**Community Council** – No response to date

**Local Member, Cllr A Griffith** – Call-in due to local concern and concerns by the Community Council.

**Highways** – No objection.

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. Following the receipt of amended plans the publicity process was repeated. The latest date for the receipt of representations was the 20<sup>th</sup> June, 2016 and at the time of writing this report a petition containing 199 signatures and two letters of objection has been received.

The main issue raised can be summarised as follows:

i) Public house is the local hub of village life and its re-opening would provide much needed facilities for the locals and holidaymakers.

In response to these comments I would state that the Royal Oak has ceased trading since September 2014. It is also relevant to note that The Royal Oak is not the only public house in the village and the Joiners Arms is still trading and is located a short distance away from the application site.

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

None

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

**Policy** – Policy 55 of the Ynys Mon Local Plan and policy HP8 of the stopped Unitary Development Plan allow the conversion of buildings into residential or holiday units provided that the criteria of the policies are met. The site lies within the settlement of Malltraeth and its change of use from a public house into residential units is considered acceptable in this location.

Paragraph 10.3.9 of Planning Policy Wales states that the economic and social role of local shops, village shops and public houses should be taken into account when considering applications for a change of use of existing shops into dwellings or other uses.

In such circumstances, were the Royal Oak be the last public house in the settlement evidence would be required in support of the proposal to demonstrate that all options have been investigated to let or sell the public house, however as the village benefits from another public house, which is located close to the current application site the proposal does not trigger the need for supporting evidence.

**Affect on neighbouring properties** – The change of use of the former public house into two residential units will reduce the general disturbance by way noise / disturbance due to the loss of visitors to the building.

The extensions proposed to the rear of the building have been amended in order to reduce its impact on the occupants of the neighbouring property.

Whilst it is accepted that the local community consider that the loss of the Royal Oak Public House will be detrimental to residents and visitors to the area alternative provision at the Joiners Arms is within walking distance of the application site.

**Affect on surrounding area** - The application site is located within an Area of Outstanding Natural Beauty (AONB). It is a statutory designation that recognizes its importance in landscape quality and nature conservation terms.

The primary objective for an AONB designation is the conservation and enhancement of their natural beauty. Local authorities have a statutory duty to have regard to AONB purposes and development control decisions affecting AONB's should in the first instance favour conservation of natural beauty.

However, the building is located within the built confines of the village and the design of the proposed extension is considered acceptable and respects the character of the existing building and therefore the change of use of the building and alterations thereto will not have a detrimental impact on the surrounding landscape.

## **7. Conclusion**

The change of use of the former public house into two residential units together with the alterations and extensions to the buildings is considered acceptable and complies with current local and national policies. The proposal will not have a detrimental impact on the amenities of the surrounding properties or surrounding Area of Outstanding Natural Beauty.

## **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) and document(s) submitted below:**

Drawing / Document number	Date Received	Plan Description
2371:15:5a	18/052016	Exisitng Elevations
2371:15:2a	18/052016	Existing Site Plan
2371:15:4	13/04/2016	Existing Floor Plans
2371:15:7a	18/052016	Proposed Elevations
2371:15:3a	18/052016	Proposed Site Plan
2371:15:6b	18/052016	Proposed Floor Plans
2371:15:8	13/04/2016	Demolition Plan

**under planning application reference 15C218.**

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.

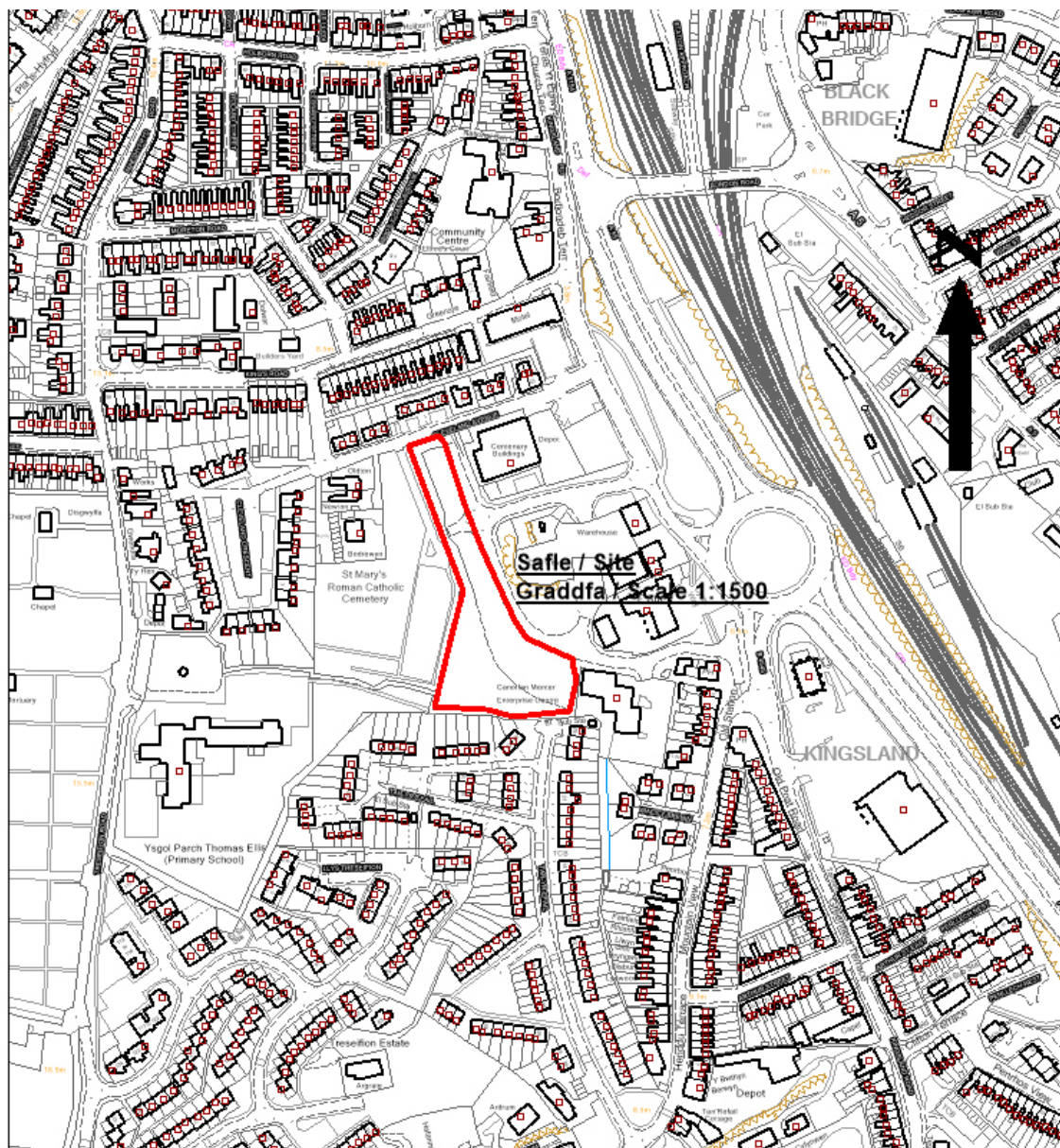
Rhif y Cais: 19C1174/FR Application Number

Ymgeisydd Applicant

Lockstock Self Storage Ltd

Cais llawn i newid defnydd tir i osod 103 cynhwysydd ar gyfer pwrpas storio yn / Full application for change of use of land to place 103 containers for storage purposes at

Enterprise Park, Caergybi/Holyhead



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

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

**Recommendation:**

Permit.

**Reason for Reporting to Committee:**

The land that forms the application site is owned by the Local Authority.

**1. Proposal and Site**

The application is for the change of use of the land for the siting of 103 storage containers.

The site lies on land between Holyhead Fire Station, Veterinary Surgery and Builders Merchant and St Mary's Roman Catholic Cemetery.

**2. Key Issue(s)**

The applications main issues are whether the proposal is acceptable in this location and whether the proposal will have a detrimental impact on the amenities of the surrounding properties and landscape.

**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**

Policy D4 – Location, Siting and Design

Policy D29 – Design

**Stopped Unitary Development Plan**

Policy GP1 – Development Control Guidance

Policy GP2 – Design

Policy HP4 – Villages

**Planning Policy Wales, 2016, 8<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**

**Town Council – No objection**

**Local Member, Cllr T LI Hughes** – Call-in due to traffic and location – however the call-in was received after the end of the consultation date

**Local Member, Cllr J Evans** – No response to date

**Local Member, Cllr D Rh Thomas** – No response to date

**Highway Authority** – Objected to the original scheme which included the erection of a gate which would restrict access to the Enterprise Centre. This has now been removed from the scheme and at the time of writing this report we are awaiting the formal response of the Highway Authority

**Drainage Section** – Drainage details acceptable

**Welsh Water** – Recommend conditional approval.

**North Wales Police** – No response to date

**Natural Resource Wales** – Recommend conditional approval

**Environmental Health** – No observations

The proposal was advertised through the posting of a notice on site, publication of a notice in the local press together with the distribution of personal letters of notification to the occupiers of neighbouring properties. Following the receipt of an amended scheme the publicity process was repeated. The latest date for the receipt of representations was the 6<sup>th</sup> April, 2016 and at the time of writing this report two letters of objection had been received at the department,

The main issue raised can be summarised as follows:

- i) Concern that the blocking of the highway with the proposed gate would affect access to the neighbouring building (Digartref)
- ii) Noise disturbance if the site is to be open 24 hours
- iii) Drainage issues by way of flooding
- iv) Concerns in regards to the type of materials that are to be stored in the containers
- v) Highway Safety

In response to these comments I would state:

- i) The scheme has been amended and access to the adjoining building will not be restricted
- ii) Due to the proximity of the site to the adjoining properties it is considered reasonable to include a condition to restrict the hours of operation at the site
- iii) The Drainage Section of the Authority, Welsh Water and Natural Resource Wales have been consulted and requested amendments and additional information in support of the application and have confirmed that the scheme as now considered is acceptable and will not have a detrimental impact on the drainage system

iv) The site operator will have to operate in accordance with current guidance in regards to storage of chemicals (if applicable) within the site.

v) As the scheme has been reduced the access track which runs along the rear of the fire station to the Enterprise Centre will not be obstructed.

## **5. Relevant Planning History**

None

## **6. Main Planning Considerations**

**Policy** – The site lies within the development boundary of Holyhead and is in close proximity of commercial businesses. The site has been allocated for employment purposes within the Ynys Mon Local Plan. The proposal will create employment opportunities and therefore complies with Policy 2 of the Ynys Mon Local Plan.

Policy EP3 of the stopped Unitary Development states that a Local Action Area is designated for Holyhead within which new development, redevelopment, rehabilitation and improvement which improves the town and port of Holyhead will be permitted.

### **TAN 15 – Development and Flood Risk**

Part of the site lies within zone C2 as per the Development Advice Maps accompanying TAN 15: Development and Flood Risk. The aim of TAN 15 is to:

- Direct new development away from those areas which are at high risk of flooding
- Where development has to be considered in high risk areas (zone C) only those developments which can be justified on the basis of the tests outlined in Section 6 and 7 are located within such areas.

Paragraph 6.2 of TAN 15 states that new development should be directed away from areas which are within zone C and towards land in zone A, otherwise to zone B, where river or coastal flooding will be less of an issue...Development, including transport infrastructure, will only be justified if it can be demonstrated that:-

- i) its location in zone C is necessary to assist, or be part of, a local authority regeneration initiative or a local authority regeneration initiative or a local authority strategy required to sustain an existing settlement; or
- ii) its location in zone C is necessary to contribute to key employment objectives supported by the local authority, and other key partners, to sustain an existing settlement or region;

and

- iii) it concurs with the aims of PPW and meets the definition of previously developed land; and
- iv) the potential consequences of a flooding event for the particular type of development have been considered, and in terms of the criteria contained in sections 5 and 7 and appendix 1 found to be acceptable.

Following discussions with the applicant in regards to Flooding and effects of the development and the scale of the development the scheme has been reduced and the number of containers has been reduced from 163 to 103. Due to the reduction of the scale of the development only 12 of the



proposed containers lie partially within the Flood Zone. Natural Resource Wales have confirmed that the details submitted in support of the application confirm that the flood risk is acceptable in that the 'development proposal' is to be flood free and floor levels are above the 1%0.1% estimated flood levels and have recommended a conditional approval.

**Effect on surrounding properties** – The site borders the rear of the dwellings on Tan yr Efail residential estate. However the rear of the containers will at their shortest point be 6 metres away from the rear boundary of the adjoining properties. A Tree Survey has been submitted which states that some trees will have to be removed as part of the development however new trees will be planted in accordance with a scheme to be approved by the local planning authority and this will be conditioned. This will ensure that the site is screened and act as a visual barrier to the adjoining properties. Concern has been raised regarding the use of the site 24 hours a day and it is considered reasonable to include a permission to restrict the house of operation of the site.

**Effect on surrounding area** – As stated above a Tree Survey has been submitted and although some trees are to be removed as part of the development the new tree planting will ensure that the development will not have a detrimental impact on the surrounding area.

## **7. Conclusion**

The proposal complies with current local and national policies and will not have a detrimental impact on the amenities of neighbouring properties or surrounding area.

## **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 floor levels of the proposed containers shall be set no lower than 6.75m AOD. No raising of ground levels/infilling beneath containers cantilevered.**

Reason: To safeguard flood risk on and off-site

**(03) The proposed development site is crossed by public sewers with the approximate positions being marked on the attached Statutory Public Sewer Record. The position shall be accurately located and marked out on site before works commenced and no building or structure shall be carried out within the following easements:**

**900mm surface water sewer – 8 metres either side of the centre line of the public sewer**

**600mm surface water sewer – 5 meters either side of the centre line of the public sewer**

**229mm combined sewer – 3 metres either side of the centre line of the public sewer**

Reason: To protect the integrity of the public sewer and avoid damage thereto protect the health and safety of existing residents and ensure no pollution of or detriment to the environment

**(04) No surface water and / or land drainage shall be allowed to connect either directly or indirectly to the public sewerage network.**

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) The removal of the vegetation shall not take place between the 1<sup>st</sup> March and 30<sup>th</sup> August in any year unless the site has been checked for the presence of nesting birds by a suitably qualified ecologist and certified as being free of nesting birds. Should nesting birds be found to be present, no development shall take place until the chicks have fledged.**

Reason: To safeguard any nesting birds which may be present on the site.

**(06) The use shall not be carried out outside the hours of 7.00am and 8.00 pm Monday to Sunday.**

Reason: In the interest of residential amenity

**(07) All tree works shall be carried out in accordance with the details contained within the Tree Management Survey that was carried out by Richards Moorhead and Laing Ltd and submitted under planning reference 19C1174/FR.**

Reason: In the interest of amenity

**(08) A scheme of new planting within Zone B (as identified by the Tree Management Survey) shall be submitted to and agreed in writing by the local planning authority. The approved planting scheme shall be implemented in the first season following the construction of the gabion walls.**

Reason: In the interest of amenity

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

Drawing / Document number	Date Received	Plan Description
Location Plan	07/03/2016	Location Plan
Site Plan	09/05/2016	Proposed site levles
Proposed Site Plan	01/03/2016	Proposed Site Plan
E0783.PTR.RI	12/04/2016	Porosity Tests
Flood Consequence Assessment	30/03/2016	Flood Consequence Assessment
Preliminary Ecological Appraisal	12/02/2016	Preliminary Ecological Appraisal
Tamlite Technical Department	07/01/2016	Lighting Details
Tamlite Technical Department	07/01/2016	Lighting Details
Photographs	10/11/2015	Lighting Details
Photographs	10/11/2015	Access Details
Product Datasheet	10/11/2015	Lighting Details
Container Details	10/11/2015	Container Details
Design and Access Statement	10/11/2015	Design and Access Statement
Fence Details	10/11/2015	Fence Details
Tree Management Survey	27/06/2016	Tree Management Survey

under planning application reference 19C1174/FR.

Reason: For the avoidance of doubt.

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

## 12.3 Gweddill y Ceisiadau

## Remainder Applications

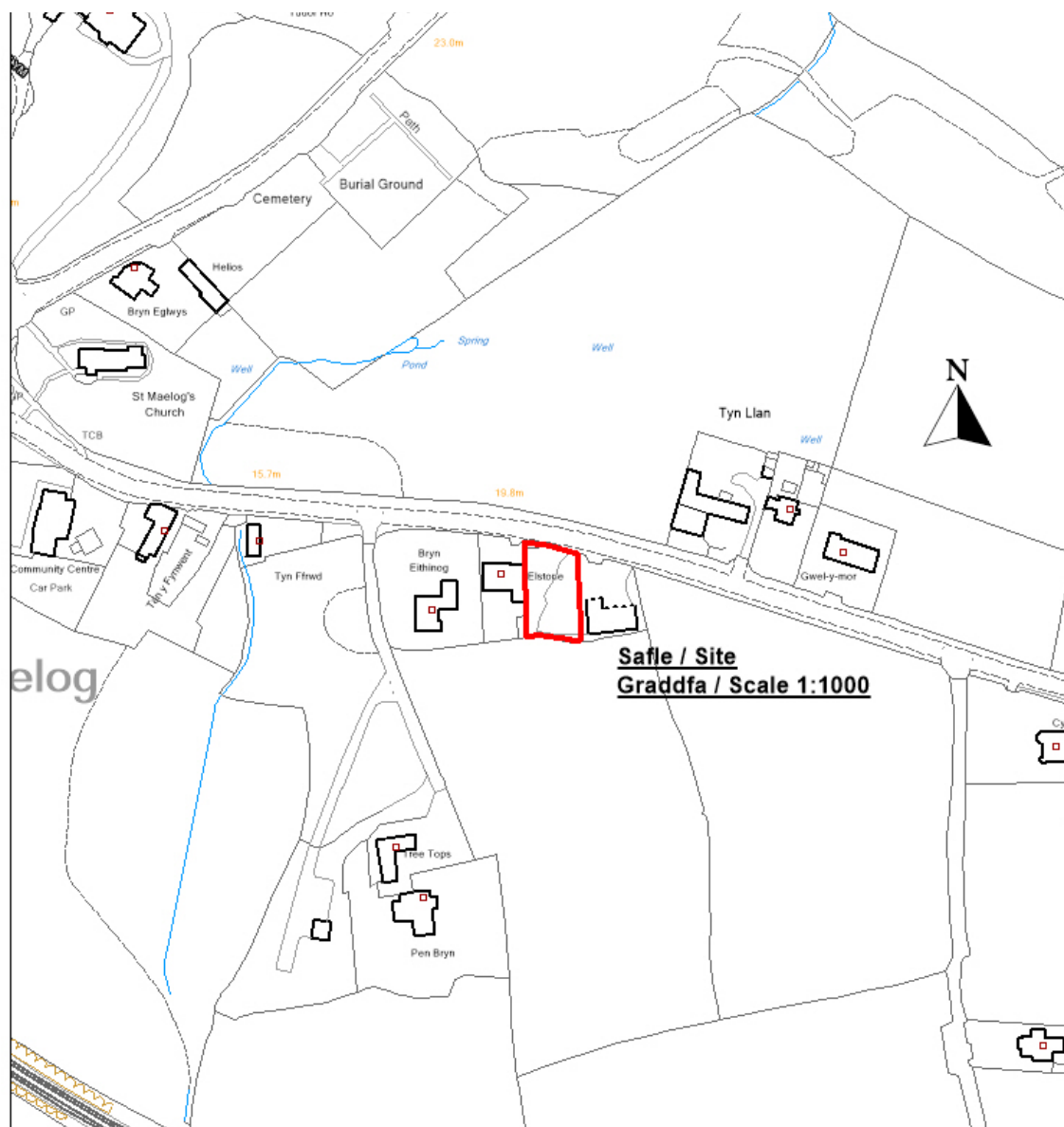
Rhif y Cais: **28C257A** Application Number

Ymgeisydd Applicant

**Ms Menna Ball & Mr Ian Ball**

**Cais amlinellol ar gyfer codi annedd yn cynnwys manylion llawn am yr fynedfa i gerbydau ar dir ger / Outline application for the erection of a dwelling together with full details of the vehicular access on land adjacent to**

**Bryn Maelog, Llanfaelog**



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

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

**Recommendation:**

Refuse.

**Reason for Reporting to Committee:**

Councillor Richard Dew has called in the application for Committee determination.

**1. Proposal and Site**

The application made is an outline application for the erection of a dwelling with all matters reserved apart from access.

The application site is currently occupied as a builder's yard and has an existing road access and some buildings and hardstandings. The site is located outside the village of Llanfaelog on the minor road leading to Bryn Du. Two bungalows adjoin the site and the proposed plot adjoins these. The existing block-built building and yard in front also in the ownership of the applicants does not form part of the application.

**2. Key Issue(s)**

Compliance with Policy 50 of the Ynys Môn Local Plan.

**3. Main Policies**

**Gwynedd Structure Plan**

Policy D4: Location, Siting and Design

Policy D29: Standard of Design

**Ynys Môn Local Plan**

Policy 1: General Policy

Policy 32: Landscape

Policy 48: Housing Development Criteria

Policy 50: Listed Settlements

**Stopped Unitary Development Plan**

Policy GP2: Design

Policy HP2: Housing Density

Policy HP4: Villages

**SPG: Design Guide**

**Planning Policy Wales Edition 8**

**TAN 12: Design**

**4. Response to Consultation and Publicity**

**Councillor Richard Dew** – requests that the application be determined by the Committee as the site is suitable for development as it is a brownfield site and governed by Policy 50.

**Councillor Gwilym Jones** – no response

**Community Council** - no observations

**Drainage Section** – greater details of surface water disposal required

**Highways** - conditions suggested

**Welsh Water** - standard conditions

**Public response:** No representations have been received as a result of the publicity undertaken.

## **5. Relevant Planning History**

28C257: Demolition of the existing building together with the erection of a dwelling and alterations to the existing access at the workshop near Ty'n Llan, Llanfaelog – Refused 21/07/98

## **6. Main Planning Considerations**

**Principle of the Development:** Llanfaelog is a Listed Settlement under Policy 50 of the Ynys Môn Local Plan. It is a village with a defined development boundary under the Stopped Unitary Development Plan.

The builder's yard is located outside the defined village boundary under the Stopped UDP. Although a handful of dwellings cluster around the staggered crossroads near St Maelog's Church, there is a distinct gap before reaching the bungalows which the builder's yard adjoins. It is not considered that the site forms an infill site or a reasonable minor extension to the existing developed part of the settlement. The development of a dwelling here would lead to pressure to develop the remaining part of the site to the east of the plot as well as to infill development back towards St Maelog's Church to the west.

**Previously Developed Land:** Paragraph 4.9 of Planning Policy Wales advances a preference for previously developed land and goes on to state:

"4.9.1 Previously developed (or brownfield) land (see Figure 4.4) should, wherever possible, be used in preference to greenfield sites, particularly those of high agricultural or ecological value. The Welsh Government recognises that not all previously developed land is suitable for development. This may be, for example, because of its location, the presence of protected species or valuable habitats or industrial heritage, or because it is highly contaminated. For sites like these it may be appropriate to secure remediation for nature conservation, amenity value or to reduce risks to human health.

4.9.2 Many previously developed sites in built-up areas may be considered suitable for development because their re-use will promote sustainability objectives. This includes sites:

\* in and around existing settlements where there is vacant or under-used land, commercial property or housing".

The site is currently in active use as a builder's yard. Although the principle of re-use is acceptable to support sustainability principles, planning policy recognises that not all previously developed sites are suitable for development. The application site is considered unsuitable for housing because of its

physical remoteness from the village and because its development would lead to pressure for the remaining part of the site to be similarly developed as well as intervening land between the site and the village. Cumulatively, such development would erode the rural character of the area.

**Technical Matters:** The Highway Authority and Dŵr Cymru-Welsh Water suggest conditions. The Drainage Section has requested additional details in relation to the disposal of surface water. The site is a builder's yard with hardstandings. It is considered that this matter could be adequately addressed at the Building Regulations stage given the nature of the site.

**Amenity Impacts:** The site is adjoined to the west by an existing dwelling. Subject to suitable design and the placement of windows it is not considered that the development of the site as proposed would lead to unacceptable overlooking or loss of privacy. The removal of a commercial use may give rise to a general improvement in amenity.

## **7. Conclusion**

The principle of residential development is unacceptable as the development conflicts with Policy 50 of the Ynys Môn Local Plan. The development of the site would lead to pressure for additional housing development in the vicinity. The brownfield nature of the site is not sufficient of itself to overcome the policy objection.

## **8. Recommendation**

To **refuse** the scheme for the following reason:

(01) The site is located outside the village of Llanfaelog and its development would be contrary to Policy 50 of the Ynys Môn Local Plan and Policy HP4 of the Stopped Unitary Development Plan. The development of the site would lead to pressure for other development of the applicant's land and nearby land which cumulatively would erode the rural character of the area.

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.

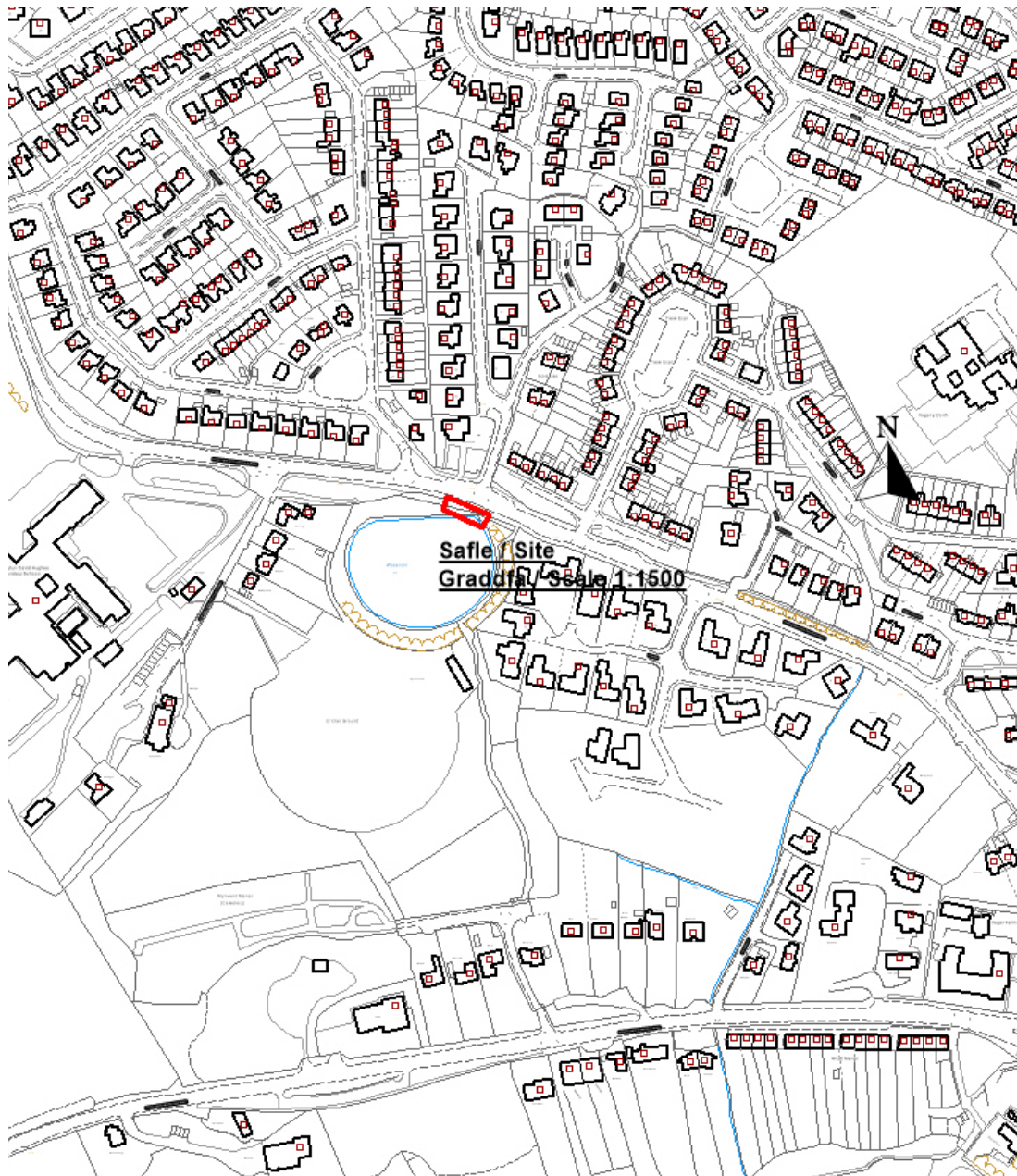
Rhif y Cais: **39LPA1026/TPO/CC** Application Number

Ymgeisydd Applicant

Head of Service Highways, Waste and Property

Cais am waith i goed sydd wedi eu diogelu gan Orchymyn Diogelu Coed yn / Application for works to fell trees which are protected by a Tree Preservation Order at

Old Reservoir, Ffordd Pentraeth Road, Porthaethwy/Menai Bridge





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

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

**Recommendation:**

Permit.

**Reason for Reporting to Committee:**

The application is on Council owned land.

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

The application is to remove and crown lift trees which are protected by a Tree Preservation Order at The Old Reservoir, Menai Bridge.

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

The key issue is to assess the amenity value of the trees and the likely impact of the proposal on the amenity of the area.

### **3. Main Policies**

#### **Ynys Môn Local Plan**

Policy 1 – General Policy

Policy 31 – Landscape

#### **Gwynedd Structure Plan**

Policy D4 – Location, siting and design

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

Policy GP1 – Development Control Guidance

Policy EN1 – Landscape Character

Policy EN14 – Tree Preservation Orders and Hedgerows

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

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

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

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

**Community Council** – No objection

**Highways Department** – No response at the time of writing the report.

The application was afforded by two means of publicity. These were by the posting of a site notice near the site and neighbouring properties were also notified of the application. A notice was also placed in the local newspaper. The expiry date to receive representations was the 09/06/2016; at the

time of writing the report no letters were received.

## **5. Relevant Planning History**

None

## **6. Main Planning Considerations**

The trees are within TPO 117 of Tree Preservation Order titled, Old Reservoir, Menai Bridge.

Works are proposed to three groups G2 – G4 and Tree S1 as shown in the location plan. These are detailed in the application form, arboricultural survey and additional details (List of Remedial Works Menai Bridge Reservoir/Site Plan):

Photo 7 shows proposed work to S1: Crown lift over shed and dead wood

Photos 8-11 indicate the proposed works to G2: the removal of a number of limbs.

Photos 1-6 indicate proposed works to G3 and G4. The works involve the removal of small self-seeded trees growing near the base of the wall and overhanging limbs from larger trees.

In determining TPO applications there is a requirement to:

1. To assess the amenity value of the tree or woodland and the likely impact of the proposal on the amenity of the area, and
2. In the light of the assessment above, to consider whether or not the proposal is justified, having regard to the reasons put forward in support of it.

The application was supported by an Arboricultural report by Fairley Arboriculture and Landscape Planning which identified that the identified trees were required to be removed/crown lift for health and safety of the adjoining highway/public footpath and nearby residential properties.

## **7. Conclusion**

In assessing the above factors it is concluded that the proposed works would have a negligible effect on the appearance of the TPO from public views and are reasonable to address issues of overhanging trees.

## **8. Recommendation**

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

### **(01) Works are done to British Standard 3998:2010 Tree Work Recommendations**

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:**

Permit

**Reason for Reporting to Committee:**

The application is made for the deletion of condition 10 of planning permission 41C8C (full application for the change of use of land for the siting of 33 touring caravans). Condition 10 requires the creation of a passing bay on the approach road to the site. In lieu of providing a passing bay, a one way access system at the site entrance is proposed with a new access onto the public highway.

The condition requiring the creation of a passing bay was imposed by the Planning and Orders Committee.

**1. Proposal and Site**

The site is currently run as a complex of 6 holiday units. Planning permission has been granted to create a 33 unit touring caravan site to the north of the buildings on a field enclosure rising up from the existing yard and parking area.

Following a site visit made prior to determination of the application for the creation of a caravan park, the Planning and Orders Committee considered that a condition requiring the creation of a passing bay was required to deal with traffic arising from the proposed development and that condition was duly imposed.

The application as now made seeks to delete that condition and further to discussions and suggestions made between the Highway Authority and the applicant, a proposal to create a one-way access / egress system is proposed. The siting of some of the caravans and toilet block is adjusted as a consequence.

**2. Key Issue(s)**

Effect on highway safety and local amenities.

**3. Main Policies**

**Gwynedd Structure Plan**

Policy CH1 Tourism

Policy CH5 Touring caravan sites

Policy D4 Environment

**Ynys Mon Local Plan**

Policy 12 New Touring Sites

Policy 13 Touring Sites

Policy 31 Landscape

**Ynys Mon Unitary Development Plan (Stopped Dec 2005)**

Policy TO6 Touring Caravans

Policy EN1 Landscape Character

Planning Policy Wales (Edition 5)

TAN 13 Tourism

TAN 18 - Transport

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

**Local Members :** No response at the time of writing

**Community Council:** No response at the time of writing

**Highways Section:** The Authority would be willing to accept removing the condition mentioned above if the applicant agreed to implement the one-way system proposed and submitted with his letter dated the 11<sup>th</sup> December, 2013 under application reference 41C8C.

Amended plan received and comments awaited.

Public response to Neighbour Notification: 3 letters of objection together with a 15 name petition objecting to the application have been received.

Objections are based on:

The condition was considered an integral and necessary part of the planning approval to facilitate road safety and to avoid the obstruction of residents' entrances by passing traffic on a single track road. There is concern that existing accesses will be in constant use and frequently blocked, causing serious delays to access by emergency services. Removal of the condition should render the whole permission null and void.

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

41C8: Conversion of existing building into a museum at Garnedd Ddu, Star – approved 5/9/84

41C8A: Conversion of agricultural outbuildings into 6 holiday lettings together with the installation of two septic tanks at Garnedd Ddu, Star – approved 6/1/89

41C8B: Change of use of land for the siting of 33 no. touring caravans, the erection of a toilet block together with the construction of a vehicular access at Garnedd Ddu, Star – withdrawn 5/4/13

41C8C: Full application for the change of use of land for the siting of 33 touring caravans, erection of a toilet block, construction of a vehicular access together with landscaping at Garnedd Ddu, Star - approved 18/9/13

41C8D/SCR: Screening opinion for the change of use of land for the siting of 33 no. touring caravans, the erection of a toilet block ,construction of a vehicular access together with landscaping at Garnedd Ddu, Star – EIA not required 2/7/13

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

**Principle of the development:** Planning permission has been granted for the development of a 33 unit touring caravan site and associated facilities. Despite suggested conditions by the Highway

Authority, the Planning and Orders Committee took the view that an additional condition requiring the formation of a passing bay was required to deal with traffic arising from the proposed development.

**The proposal:** The applicant seeks to delete the condition requiring construction of a passing bay and in lieu, further to discussions at the site between the Highway Authority and the applicant whereby it was suggested to the applicant that a one-way traffic system would reduce any potential conflict between vehicles entering and leaving the site, the current application is made to create and access and egress point.

The road leading from Star to Garnedd Ddu and the farms at Garnedd Isa and Garnedd Fawr beyond, despite a sign placed on the roadside alleging a private road, is and remains part of a public highway.

The proposal presented is to create a new access uphill from the existing access to Garnedd Ddu where caravan traffic can enter the site. They would exit the site via the existing access to Garnedd Ddu where there is space to wait to let any oncoming traffic pass before entering the highway. The one way system would avoid any vehicles trying to pass each other at a single access / egress point.

As part of the conditions of the consent for the creation of a caravan park, a traffic management plan was required. This has been submitted to the effect that arrival and departure times are controlled on the site such that all touring caravans departing the site must do so before midday and any arriving at the site must do so after 1pm. Whilst speculative arrivals may occasionally occur (it is usual for sites to take bookings and for customers to make bookings to ensure they have a pitch for the night rather than for them to turn up on an ad hoc basis) the width of the existing road; the presence of an existing passing bay, the creation of a one way system and the fact that the highway terminates at the farms beyond the sites and has no through traffic combine to ensure that there is unlikely to be significant conflict which would create a dangerous highway safety issue or lead to unacceptable delays or amenity impacts to neighbouring occupiers.

**Amenity Impact:** The application has been considered previously in terms of its amenity impacts. No significant change is proposed in terms of the scheme itself and no new or additional impacts are considered to arise.

## **7. Conclusion**

The scheme as submitted is considered acceptable in highway safety and amenity terms.

## **8. Recommendation**

To **approve** 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) The development shall be operated in accordance with the Traffic Management Plan approved under application reference 41C8E/DIS on 14th October 2014 unless the local planning authority gives its prior written consent to any variation.**

Reason: In order to minimize danger, obstruction and inconvenience to users of the highway and of the development.

**(03) No more than 33 touring caravan pitches shall be constructed on the site and they shall be positioned in accordance with the Proposed Access Layout drawing received under planning application reference number 41C8G/DEL on 13th June 2016.**

Reason: For the avoidance of doubt and to safeguard visual amenities.

**(04) Use of the touring site as approved under this permission shall be for holiday purposes only and a register of the use of pitches shall be maintained and shall be made available for inspection by the local planning authority at all times.**

Reason: For the avoidance of doubt and to prevent inappropriate uses in this countryside area.

**(05) No touring caravans or motorhomes shall be permitted on site before 1st March in any year or after 31st October in the same calendar year.**

Reason in the interests of visual and residential amenities.

**(06) Notwithstanding the landscaping proposals indicated on drawing number DL-205-03 Revision A submitted under application reference number 41C8C on 16th April 2013, the site landscaping works shall include a hedge to be planted in accordance with the details approved under application reference 41C8F/DIS on 8th October 2015. No touring caravans or motor homes shall be placed on the site until the hedge and other landscaping proposals detailed in drawing number DL-205-03 Revision A submitted under application reference number 41C8C on 16th April 2013 have been planted and completed in accordance with the approved details.**

Reason: to ensure a satisfactory appearance of the development and in the interests of amenities.

**(07) No development shall commence until details of the management of the landscaping scheme for a minimum period of 5 years from planting, to include measures for replacement of any trees or shrubs which die, become diseased or damaged, has been submitted to and approved in writing by the local planning authority. The scheme shall thereafter proceed in accordance with the approved details unless the local planning authority gives its prior written consent to any variation.**

Reason In the interests of visual amenity.

**(08) No touring caravan units or motor homes shall be placed on the site until the drainage scheme for the site is installed and is operational.**

Reason: To ensure that the development is adequately drained

**(09) No external lighting shall be permitted other than in accordance with a lighting scheme which shall be submitted to and approved in writing by the local planning authority prior to its installation.**

Reason: In the interests of amenity

**(10) The development shall be carried out in accordance with the Proposed Access Layout drawing received under planning application reference number 41C8G/DEL on 13th June 2016 and as listed under the conditions imposed.**

Reason: To define the scope of this permission.

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.