

12.1

Gweddill y Ceisiadau

Remainder Applications

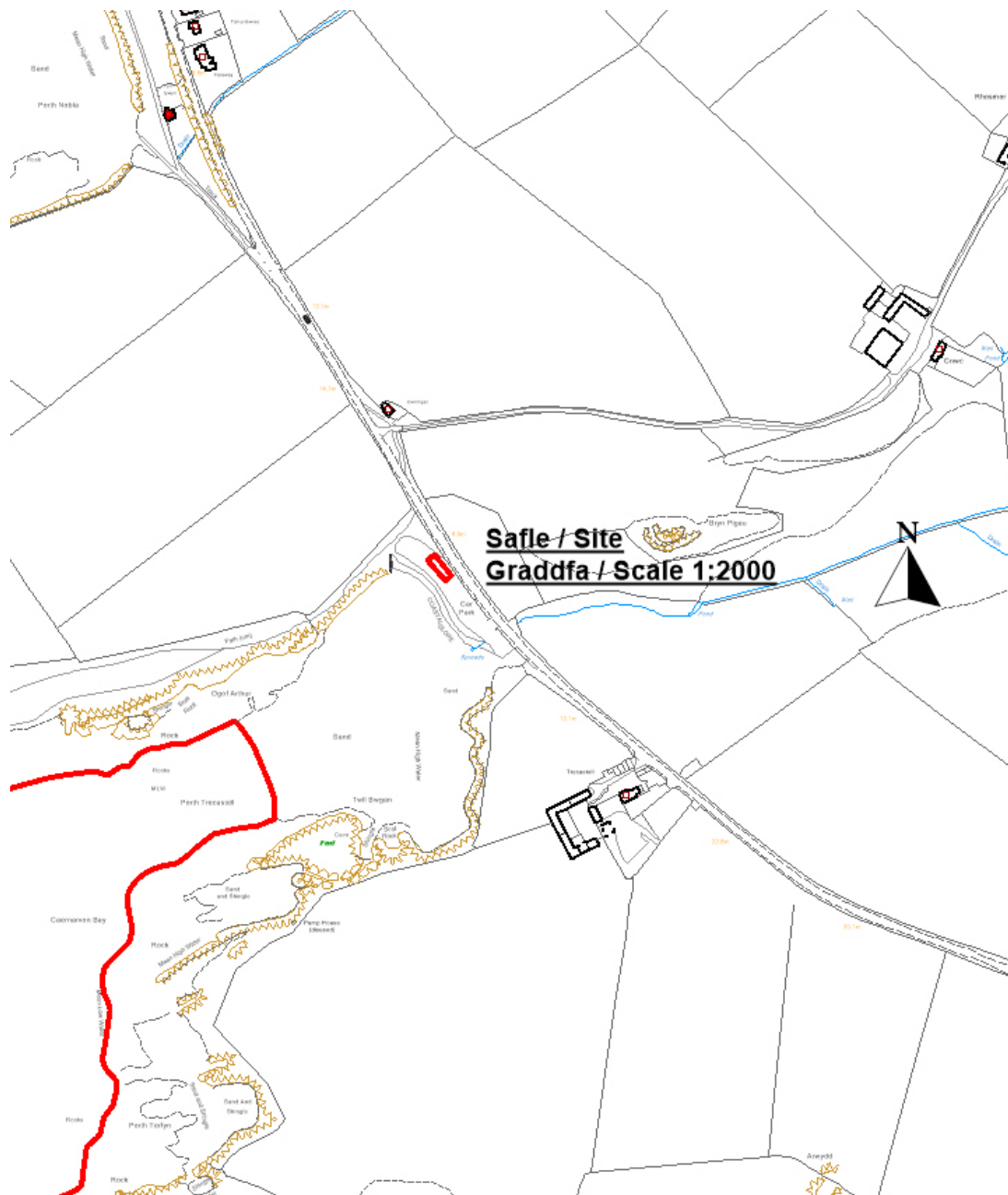
Rhif y Cais: 10C130 Application Number

Ymgeisydd Applicant

Bodorgan Estate

Cais llawn i leoli peiriant talu am barcio yn / Full application for the siting of a parking meter at

Maes Parcio Porth Treacastell/Cable Bay Car Park, Aberffraw



Planning Committee: 27/07/2016

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

Recommendation:

Permit.

Reason for Reporting to Committee:

Called in by Local Member due to strong feeling within the community.

1. Proposal and Site

The application lies at Porth Trecastell car park, near Aberffraw.

The proposal entails the installation of a parking meter.

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 30 - Landscape

Policy 36 – Coastal Development

Gwynedd Structure Plan

Policy D1 - Environment

Policy D4 – Location, Siting and Design

Stopped Unitary Development Plan

Policy EN 1 – Landscape Character

Policy GP1 – General Control Guidance

Planning Policy Wales (8th Edition), January 2016

Technical Advice Note 12 – Design

4. Response to Consultation and Publicity

Councillor Ann Griffith – Called in to committee due to strong feeling within the community.

Councillor Peter Rogers - No response received at the time of writing this report

Councillor Gwilym O Jones – No response received at the time of writing this report

Councillor Richard Dew - No response received at the time of writing this report

Community Council – Response received with no concerns with the placement and location of a parking meter, but expressed their concerns regarding potential road safety issues.

Highways and Transportation – Their intention is to prevent parking on the A4080 for safety reasons as a result of the proposal.

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 06/07/2016. At the time of writing this report, no letters of representations had been received at this department

5. Relevant Planning History

No site history.

6. Main Planning Considerations

The proposed entails the placement of a parking meter at Porth Trecastell Car Park near Aberffraw. The site is located within the Anglesey Area of Outstanding Natural Beauty (AONB), which was designated in 1966 in order to protect the aesthetic appeal, and variety of the island's coastal landscape and habitats from inappropriate development.

It is considered that the placement of a parking meter would have a neutral effect on the surrounding landscape as it is sufficiently screened by surrounding dunes and vegetation. As the site is located within an existing car park, it is not considered that the proposed scheme will impact the surrounding amenities or any neighbouring properties to a degree that it should warrant a refusal. Concerns are raised that to avoid parking charges, visitors to the area may park on the side of the road and thus create disruption and/or obstruction to other road users. The Highway Authority raises no objection to the application but has indicated that it will seek to prevent parking on the A4080 using its power under the Highway Act.

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 under planning application reference 10C130.

Drawing Number	Date Received	Plan Description
A3500LB	10/06/16	Proposed Block Plan
Elevations	10/06/16	Proposed Elevations

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.

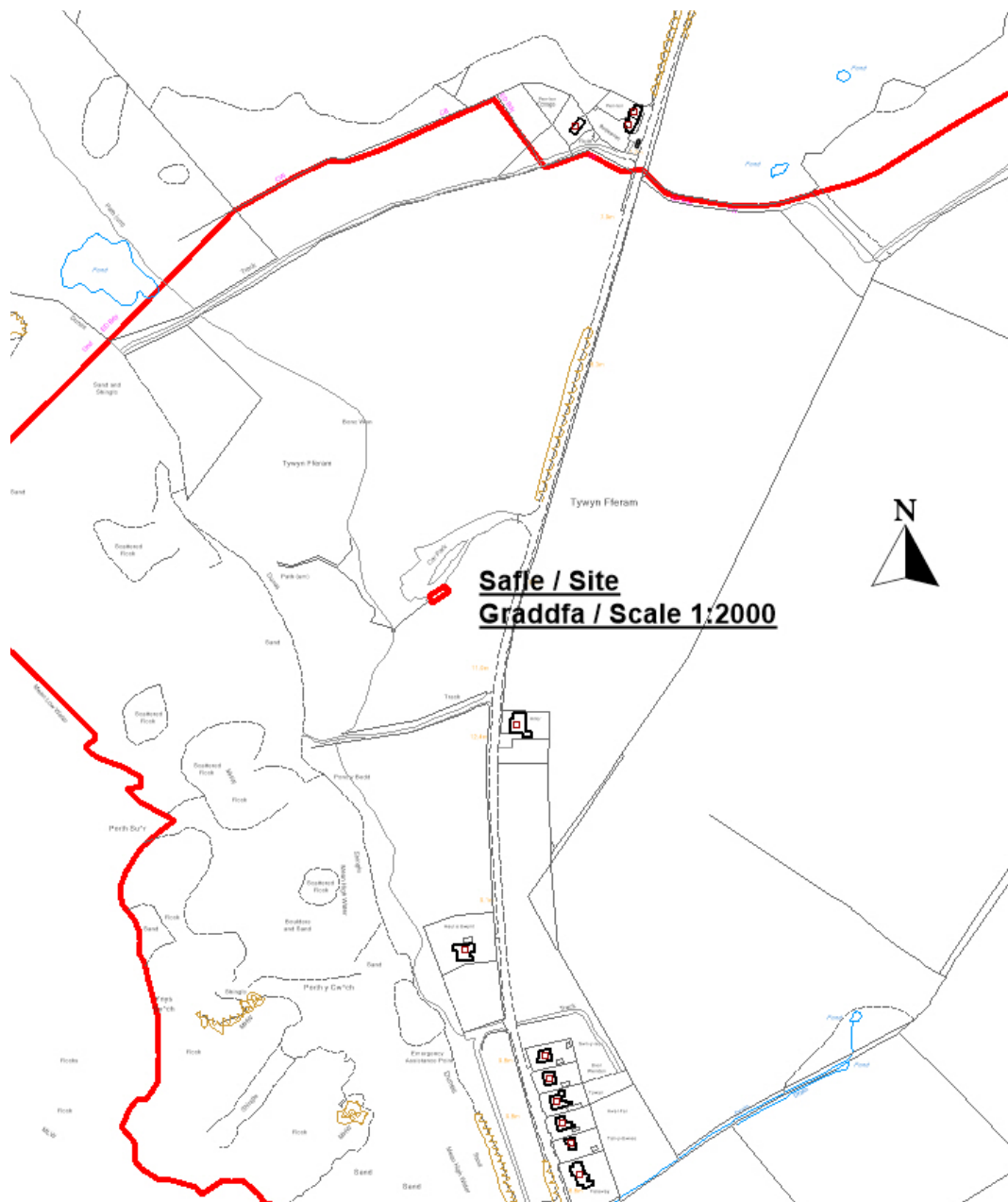
Rhif y Cais: 10C131 Application Number

Ymgeisydd Applicant

Bodorgan Estate

Cais llawn i godi mesurydd parcio yn / Full application for the erection of a parking meter at

Maes Parcio Broad Beach Car Park, Rhosneigr



Planning Committee: 27/07/2016

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

Recommendation:

Permit.

Reason for Reporting to Committee:

Called in by Local Member due to strong feeling in the community.

1. Proposal and Site

The application lies at Broad Beach car park, Porth Nobla near Aberffraw.

The proposal entails the installation of a parking meter.

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 30 - Landscape

Policy 36 – Coastal Development

Gwynedd Structure Plan

Policy D1 - Environment

Policy D4 – Location, Siting and Design

Stopped Unitary Development Plan

Policy EN 1 – Landscape Character

Policy GP1 – General Control Guidance

Planning Policy Wales (8th Edition), January 2016

Technical Advice Note 12 – Design

4. Response to Consultation and Publicity

Councillor Ann Griffith – Called in to committee due to strong feeling in the community.

Councillor Peter Rogers - No response received at the time of writing this report

Councillor Gwilym O Jones – No response received at the time of writing this report

Councillor Richard Dew - No response received at the time of writing this report

Community Council – Response received with no concerns with the placement and location of a parking meter, but expressed their concerns regarding potential road safety issues.

Highways and Transportation – Their intention is to prevent parking on the A4080 for safety reasons as a result of the proposal.

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 06/07/2016. At the time of writing this report, one letter of representations had been received.

Their concerns were for road safety due to the possibility of vehicles parking on the main road to avoid parking charges.

5. Relevant Planning History

No site history.

6. Main Planning Considerations

The proposal entails the placement of a parking meter at Broad Beach Car Park near Aberffraw. The site is located within the Anglesey Area of Outstanding Natural Beauty (AONB), which was designated in 1966 in order to protect the aesthetic appeal, and variety of the island's coastal landscape and habitats from inappropriate development.

It is considered that the placement of a parking meter would have a neutral effect on the surrounding landscape as it is sufficiently screened by surrounding dunes and vegetation. As the site is located within an existing car park, it is not considered that the proposed scheme will impact the surrounding amenities or any neighbouring properties to a degree that it should warrant a refusal. Concerns are raised that to avoid parking charges, visitors to the area may park on the side of the road and thus create disruption and/or obstruction to other road users. The Highway Authority raises no objection to the application but has indicated that it will seek to prevent parking on the A4080 using its power under the Highway Act.

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

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(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.

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A3500LB	10/06/16	proposed Block Plan
Elevations	10/06/16	Proposed Elevations

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.

Planning Committee: 27/07/2016

Report of Head of Planning Service (NJ)

Recommendation:

Permit.

Reason for Reporting to Committee:

The application involves Council owned land at the access to the site.

1. Proposal and Site

The site is located in the designated AONB and comprises a single and two-storey stone agricultural building range adjoining an existing dwelling. The site is set in a large yard and originally formed part of the larger Caerau holding sold recently by the Council. The Council retains part of the land over which access to the development is taken.

2. Key Issue(s)

Principle of the development and its impacts on residential and local amenities including impacts on the AONB.

3. Main Policies

Ynys Môn Local Plan

Policy 1: General Policy

Policy 30: Landscape

Policy 35: Nature Conservation

Policy 41: Conservation of Buildings

Policy 55: Conversions

Gwynedd Structure Plan

Policy D1: AONB

Policy D4 : Location Siting and Design

Policy D9 : Environmentally Sensitive Areas

Policy D10 : Flora and Fauna

Policy D21 : Listed Buildings

Policy D22 : Listed Buildings

Policy D27 : Listed Building Conversion

Ynys Môn Stopped Unitary Development Plan

Policy GP1: Development Control Guidance

Policy GP2: Design

Policy EN1: Landscape Character

Policy EN2: AONB

Policy EN4: Biodiversity

Policy EN13: Conservation of Buildings

Policy HP 8: Rural Conversions

Policy SG5: Private Sewage Treatment Facilities, Policy SG6: Surface Water Run-Off

SPG - Design in the Urban and Rural Built Environment

Planning Policy Wales – Edition 8

TAN 5 – Nature Conservation and Planning

TAN 6 – Planning for Sustainable Rural Communities

TAN 12 – Design

TAN 18 – Transport

TAN 23 – Economic Development

Circular 10/99: Planning requirements in respect of the use of non-mains sewerage incorporating septic tanks in new development.

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

4. Response to Consultation and Publicity

Community Council – No response at the time of writing

Cllr LI M Huws – No response at the time of writing

Cllr J Griffith – No response at the time of writing

Cllr K Hughes – No response at the time of writing

Highways – 2.0m x 43m visibility splay is required at the access together with a passing bay. Details requested to be included on the plan. Plan received and comments were awaited at the time of writing.

Natural Resources Wales – mitigation and avoidance measures need to be implemented in full and licence will be required for the proposed works

Drainage – details are satisfactory in principle

Built Environment and Landscape Section – the adjacent site at Caerau is a grade II* listed building, within the AONB and with public rights of way lying directly north and west of the site. Supportive of the conversion scheme in principle but concerned with some of the detail leading to loss of architectural features. Amended drawings have been received in response to these comments and are confirmed as being acceptable.

Ecological and Environmental Advisor – recommendations in protected species report should be followed.

Welsh Water - comments

Gwynedd Archaeological Planning Service – condition requiring photographic record of the building suggested

The application was publicised by site notice, neighbour notification and press advert. As a result 1 letter of objection has been received raising concerns regarding the use of modern materials, the impact on nearby listed buildings and the character of the buildings subject to the application.

Concern is expressed at the suitability of the access to the site and discrepancy on the drawings in relation to land ownership.

In response to the objections raised, the drawings have been amended in response to comments received from the Built Environment and Landscape Section and are considered acceptable in terms of design and impact on the buildings themselves and the setting of nearby listed buildings. The Highway Authority has requested details of required visibility splays, which have been included on the drawings, and a passing bay on the highway to assist with the free flow of traffic. No objection is raised to the scheme in principle and it is noted that the objector has recently obtained planning permission for conversions on the adjoining site. The agent has confirmed land ownership as shown on the submitted drawings.

5. Relevant Planning History

18C224: Full application for a proposed farm track on land adjacent to Hendre Fawr, Llanfairynghornwy – approved 14/05/2016

18C224B/SCR: Screening opinion for the conversion of the existing outbuildings into two dwellings together with the installation of a sewage treatment plant at Fron Hendre, Llanfairynghornwy – EIA not required 06/06/2016

6. Main Planning Considerations

Principle of the Development – Policies contained in the development plan and in the stopped UDP support conversion schemes for rural buildings subject to criteria. The proposal seeks the conversion to an extensive range of outbuildings in order to create 2 residential units. The application is supported by a report on the structural integrity of the building to support the works. Some amendments have been secured to the scheme as submitted in order to ensure that the character and appearance of the buildings are retained as part of the scheme. The proposal does introduce contemporary elements to the proposal but on balance creates a sympathetic conversion.

AONB - The application site is located within an Area of Outstanding Natural Beauty (AONB). It is a statutory designation that recognises its importance in landscape quality and nature conservation terms. The primary objective for an AONB designation is the conservation and enhancement of its natural beauty. Local authorities have a statutory duty to have regard to AONB purposes and development control decisions affecting AONBs should in the first instance favour conservation of natural beauty. PPW advice is that

“Development plan policies and development control decisions affecting AONBs should favour conservation of natural beauty, although it will also be appropriate to have regard to the economic and social well-being of the areas.”

The scheme in design terms reflects existing built development. The site is an enclosed farmyard and its redevelopment of it will not have significant landscape impacts. The site is traversed by public footpaths but impacts will be acceptable. From a wider view, the site is enclosed in a band of trees and is not readily visible in the wider landscape. . The proposal is in a rural area but set between existing built development at the end of an access track which will serve the development. PPW advises that

“Statutory designation does not necessarily prohibit development, but proposals for development must be carefully assessed for their effect on those natural heritage interests which the designation is intended to protect”

And further that

“The effect of a development proposal on the wildlife or landscape of any area can be a material consideration. In such instances and in the interests of achieving sustainable development it is important to balance conservation objectives with the wider economic needs of local businesses and communities.”

Traffic Impacts - Concerns have been expressed at the highway safety impacts of the proposal at the entrance to the track and about through traffic at an adjoining site. Through traffic on a private track is a civil matter. The strip of land at the termination of the private access where it meets the public highway is owned by the Council. The Highway Authority has requested 2.0m by 43m visibility splays and these have been included on the submitted drawings. A request for a single passing bay to assist with the flow of traffic on the highway is to be conditioned as part of the permission.

Ecology - The application is supported by appropriate reports and surveys. Natural Resources Wales confirms that a licence is required for proposed works and that the mitigation measures outlined should be strictly followed in order to safeguard protected species, principally bats, which are present at the site.

Residential and Amenity Impacts - The scheme adjoins an existing dwelling and land in separate ownership which includes buildings which have recently been consented for conversion. There is sufficient distance between the scheme and adjoining development to ensure an adequate level of privacy and amenity. The dwelling which adjoins the buildings is within the applicant's ownership. A corridor window on the ground floor of one of the units overlooks the rear yard area of this dwelling, as does a proposed fire escape door, and a condition is proposed that all glazing be obscure glazed.

7. Conclusion

The statutory consultees raise no concerns. Planning policy allows the conversion of existing rural buildings to residential use. It is not considered that the ecological impacts of the scheme are such that they cannot be mitigated. It is not considered that the scheme would impact the AONB to such an extent as to warrant refusal.

8. Recommendation

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

(01) The development hereby permitted shall be begun before the expiration of (five) years from the date of this permission.

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

(02) The development shall take place in accordance with the recommendations contained within Cambrian Ecology Ltd Fron Hendre Building Conversion Bat and Protected Species Survey 13th August 2015 submitted under planning reference number 18C224A. No development shall commence until those recommendations are included in a Method Statement to be submitted to and approved in writing by the local planning authority. The development shall thereafter proceed in accordance with the method statement as approved.

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

(03) Notwithstanding condition (02) above, no development shall take place until the developer has issued to the local planning authority a copy of the licence issued to the developer by Natural Resources Wales pursuant to Regulation 53 of the Conservation of Habitats and Species Regulations (2010) authorising the works required under condition (02) above, or a copy of written confirmation by Natural Resources Wales that such licence is not required, and receipt has been confirmed in writing by the Local Planning Authority.

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

(04) Prior to development (including any demolition, site clearance or stripping-out) taking place, a full photographic record of the building must be undertaken. The record must be approved by the Local Planning Authority before being deposited with the regional Historic Environment Record.

Reason: To ensure that an adequate record is made of all structures affected by the proposals and that the record is held within the public domain for future reference and research.

(05) The access shall be laid out with 2.0m by 43.0m visibility splays in accordance with Drawing SH1477 A.00.1 revision B Location Plan received on 7th July 2016 under planning reference 18C224A before the use hereby permitted is commenced and shall thereafter be maintained for the lifetime of the development.

Reason: In the interests of highway safety.

(06) No development shall commence until details of the location and specification of a passing bay on the highway serving the site, together with a timetable for its provision, have been submitted to and approved in writing by the local planning authority. The development shall thereafter proceed in accordance with the approved details.

Reason: In the interests of the free flow of traffic on the highway.

(07) The development shall proceed in accordance with the following documents and plans:

**Cambrian Ecology Ltd Fron Hendre Building Conversion Bat and Protected Species Survey
13th August 2015;**

**Salisbury Consultancy Structural Condition Report for Fron Hendre, Llanfairynghornwy 26
September 2014 and 6th January 2015;**

Design and Access Statement Cadnant Planning April 2016;

Drawing SH1466 A.00.1 revision B Location Plan;

Drawing no. 1477 A.00.3 Proposed Site Plan;

Drawing no. 1477 A.03.1 Revision A Proposed Floor Plans

Drawing no. 1477 A.04.2 Revision A Proposed Elevations

except that all glazing proposed in the east elevation of the building adjoining the dwelling at Fron Hendre shall be obscure glazed in perpetuity.

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

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

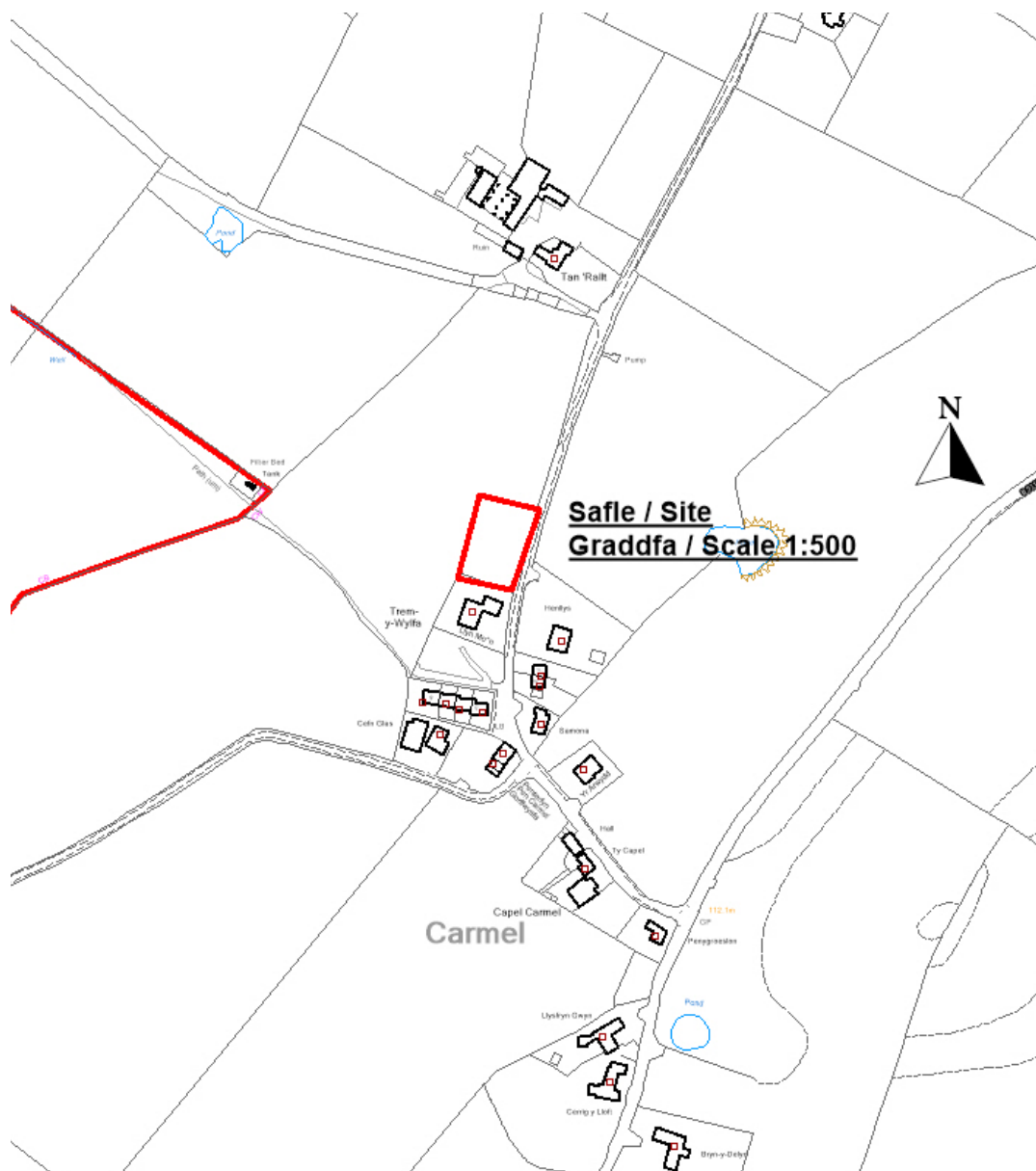
Rhif y Cais: **25C255A** Application Number

Ymgeisydd Applicant

Mrs Medwen Roberts

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

Tan Rallt, Carmel



Planning Committee: 27/07/2016

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

Recommendation:

Refuse.

Reason for Reporting to Committee:

The application is being presented to the Planning Committee as it has been referred to committee by Local Member LI M Huws.

1. Proposal and Site

The proposal is for outline planning for the erection of a dwelling with full details of access reserved on land adjacent Llynnon (Lyn Mon on plan).

2. Key Issue(s)

The key issue is whether the proposal complies with current policies and whether the proposal will affect amenity.

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

4. Response to Consultation and Publicity

Community Council – Comments were received from the Community Council that the proposed dwelling is located adjacent to another property and is orientated different to other properties.

Local Member LI M Huws - Has requested the application be referred to committee for a site visit.

Highways Authority – Conditional Approval

Welsh Water – 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.

Two letters have been received points raised include;

- Remove land from an agricultural holding
- Would create addition traffic in a rural area along a lane which is unsuitable
- There are no shops/doctors nearby
- The area of land should be for landscaping as per the planning permission for Llynnon
- There is a covenant on this land which has yet to be satisfied
- The site is outside Policy 50 and would create ribbon development

5. Relevant Planning History

25C255: Outline application for a dwelling withdrawn

6. Main Planning Considerations

Whilst the site is adjacent to an existing dwelling it forms part of an agricultural field and would extend into the open rural landscape harming the character of the locality.

7. Recommendation

Refuse

(01) The proposed dwelling would be located in a position which would be poorly related to the existing form of development intruding into a rural landscape and detrimental to the amenities thereof.

8. Other Relevant Policies

Technical Advice Note 12: Design

SPG – Design Guide for the Urban and Rural Environment

Planning Policy Wales 8th Edition

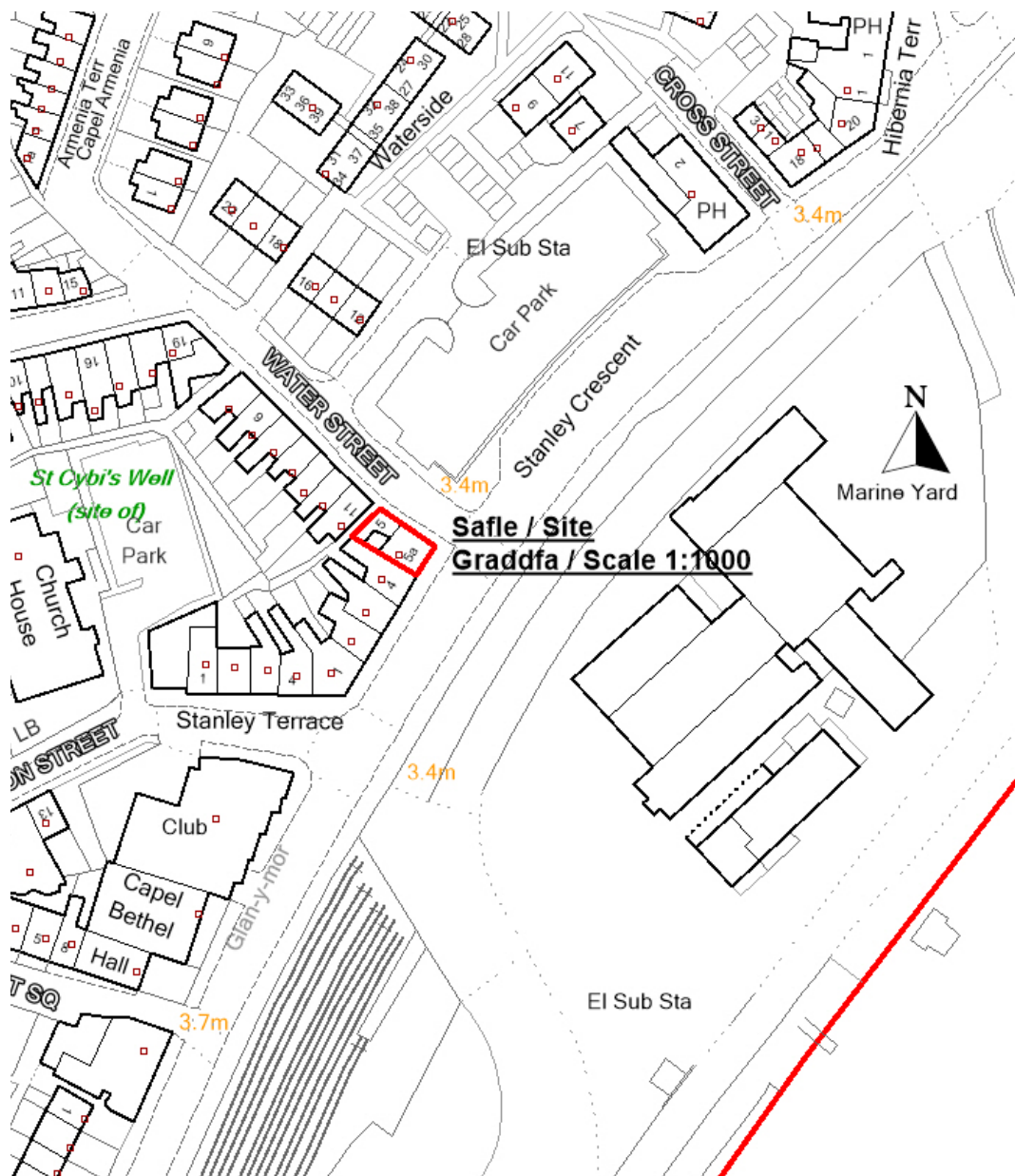
Rhif y Cais: **19LPA1028/CC** Application Number

Ymgeisydd Applicant

Mr Nathan Blanchard

Cais llawn ar gyfer gosod plac allanol yn / Full application for the siting of an external plaque at

5/5a Stanley Crescent, Caergybi/Holyhead



Planning Committee: 27/07/2016

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

Recommendation:

Permit

Reason for Reporting to Committee:

The application is submitted by the Council

1. Proposal and Site

The application is situated along Stanley Crescent in Holyhead and is located within the designated Holyhead Conservation Area. The application site is currently occupied as a café.

The proposal entails the erection of a plaque.

2. Key Issue(s)

The key issue is whether the proposed scheme is acceptable.

3. Main Policies

Ynys Mon Local Plan

Policy 1 – General Policy

Policy 40 – Conservation of Buildings

Policy 42 – Design

Gwynedd Structure Plan

Policy D1 – Area of Outstanding Natural Beauty

Policy D4 – Location, Siting and Design

Policy D25 – Alterations and Additions to Existing Buildings in Conservation Areas.

Policy D29 - Design

Stopped Unitary Development Plan

Policy GP1 – General Control Guidance

Policy GP2 – Design

Policy EN13 – Conservation of Buildings

Planning Policy Wales (8th Edition), January 2016

Technical Advice Note 12 – Design

4. Response to Consultation and Publicity

Councillor Raymond Jones – No response received at the time of writing this report

Councillor Robert Llewelyn Jones - No response received at the time of writing this report

Councillor Arwel Roberts – No response received at the time of writing this report

Town 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 20/07/2016 and 03/08/2016. At the time of writing this report, the department has not received and observation.

5. Relevant Planning History

19C487/AD – Erection of an internally illuminated projecting shop sign at 5 Stanley Crescent, Holyhead Approved 14/10/1991

19C487A – Change of use of ground floor of vacant shop to a fish and chip shop at 5 Stanley Crescent, Holyhead Approved 07/01/1992

19C487B – Change of use of one room on first floor to café together with the formation of an eating area on the ground floor at 5 Stanley Crescent, Holyhead Approved 08/04/1992

19C487C – Full application for the refurbishment of the existing chip shop and flats together with the erection of a new extension to the rear of 5 Stanley Crescent, Holyhead Approved 26/04/2013

19C487D/FR - Full application for the installation of a new shop front at of 5 Stanley Crescent, Holyhead Approved 21/06/2013

6. Main Planning Considerations

Effect of the proposal on the character of the designated Conservation Area.

The proposal entails the erection of a plaque to acknowledge contributions by grant funding partner's support of the Holyhead Townscape Heritage Initiative towards the recent refurbishment project at 5/5a Stanley Crescent, Holyhead.

The plaque is made from 1.6mm VE grade steel coated in Vitreous Enamel and is 175mm wide by 222mm high, with a 15mm return to the edges to hide the fixing studs on the rear. The fixings will be stainless dowels drilled into the substrate render with resin bonding used to affix them to both the building and rear studs.

The proposed plaque is considered to be appropriate and fit for purpose in meeting the requirements of planning policies. Therefore, it is not considered that the proposal will unduly affect the character of the designated Conservation Area.

7. Conclusion

The proposed development is considered acceptable to the Local Planning Authority, subject to conditions.

8. Recommendation

Permit subject to no adverse representations being received at the end of the notification period

(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
-	17/06/2016	Design and Access Statement
D372.04	17/06/2016	Location Plan
D372.07	17/06/2016	Proposed Elevation Plan
-	17/06/2016	Plaque details

under planning application reference 19LPA1028/CC

Reason: For the avoidance of doubt.

(03) Any further alterations which may be required to be carried out the building and which would likely to affect its external appearance consequent to the implementation of this permission shall form the subject of an application which shall be submitted to and approved in writing by the Local Planning Authority before any work is commenced on such alterations.

Reason: In the interest of the visual amenities of the Conservation Area.