

7.1

Gweddill y Ceisiadau

Remainder Applications

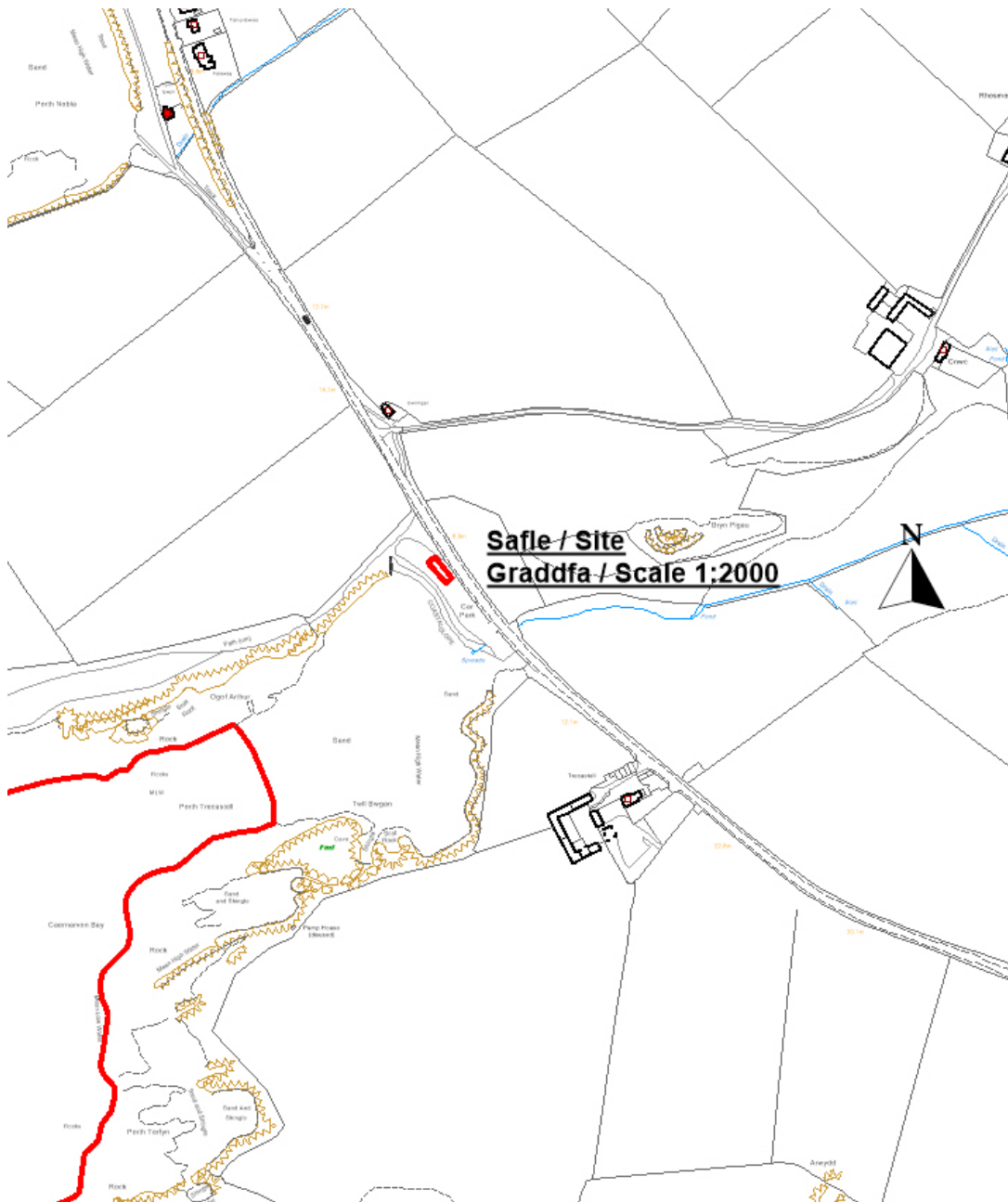
Rhif y Cais: 10C130 Application Number

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 Treicastell/Cable Bay Car Park, Aberffraw



Planning Committee: 07/09/2016

Report of Head of Planning Service (AL)

Recommendation:

Approval

Reason for Reporting to Committee:

At the request of the local member.

At its meeting held on the 27th July, 2016 the Committee resolved to refuse the application due to concerns of the negative effect on local people and tourism of Anglesey.

In such circumstances paragraph 4.6.12.1 of the Council's Constitution requires that:

"Where the Committee are mindful to either approve or refuse a proposed development contrary to an Officer recommendation, the item shall be deferred until the following meeting so as to allow the officers to report further on the matter. The Committee must set out the reasons for wishing to decide against the officer recommendation. Committee members should adhere to these Rules when making planning decisions and take policy guidance from planning officers into due regard and only vote against their recommendations where genuine and material planning reasons can be identified. A detailed minute of the Committee's reason(s) shall be made and a copy placed on the application file. Where deciding the matter contrary to the recommendation may risk costs on appeal the Committee will take a recorded vote when deciding the application irrespective of the requirements of paragraph 4.1.18.5 of the Constitution."

Paragraph 4.6.12.2 requires that:

"The officer's further report shall detail the reasons put forward by the members, indicate whether such reasons are, in their view, genuine and material planning reasons and discuss the land use planning issues raised."

This report will therefore give consideration to these matters;

The proposal will have a negative effect on local people and tourism on Anglesey. These reasons were not fully articulated in land use planning terms. The main concern raised is that charging a fee for parking would result in vehicles being parked on the road. The Highways department have stated that appropriate measures will take place to mitigate any traffic issues as a result of this. It is reminded that the application in question is for a parking meter and that the principal of parking charges and any potential effect on tourism are not material planning considerations.

1. 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.

2. 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 on the 10/06/2016 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.

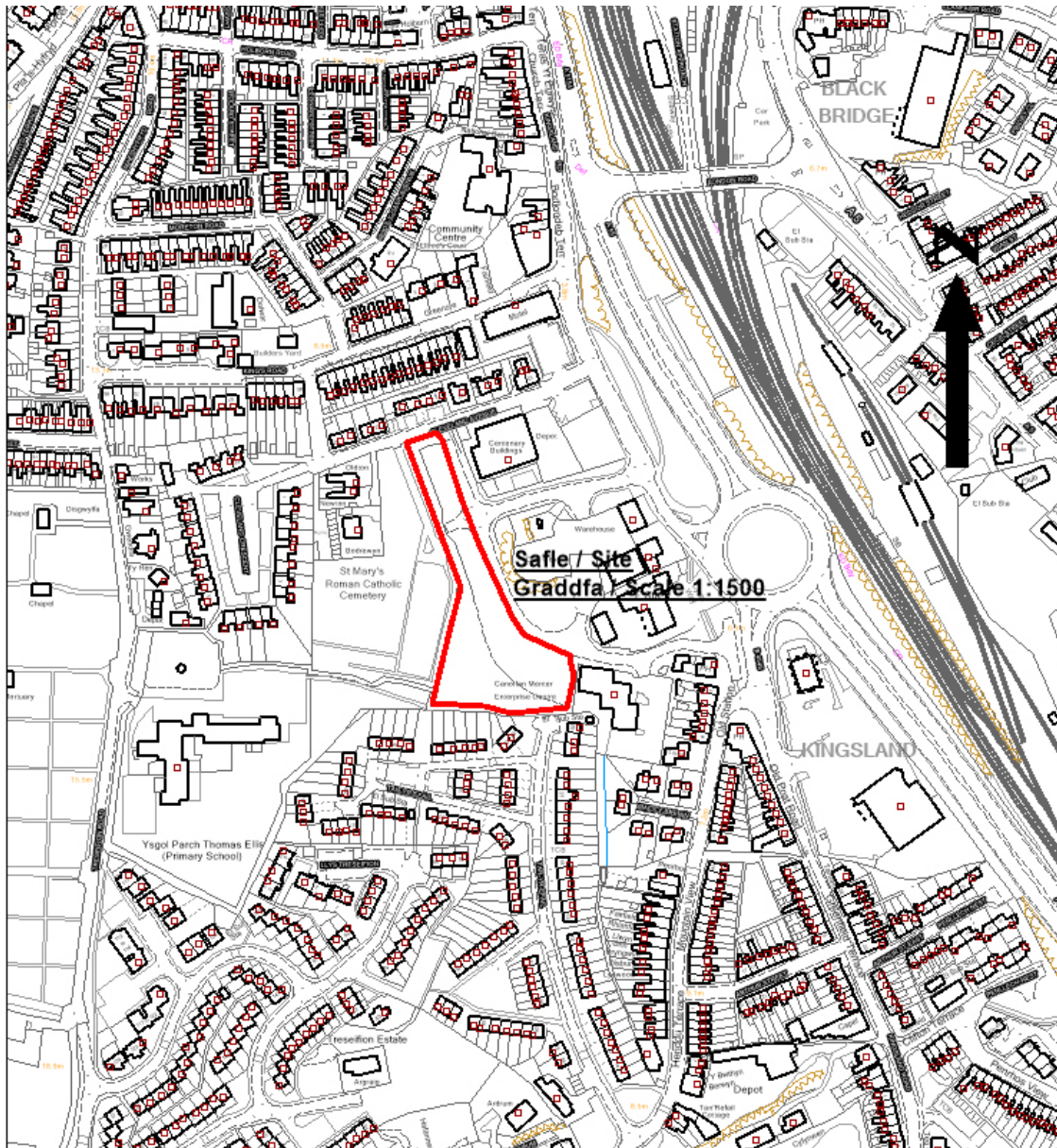
Rhif y Cais: 19C1174/FR Application Number

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: 07/09/2016

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.

At its meeting held on 27th July, 2016 the Members resolved to defer the application in order that additional information in regards to Welsh Water concerns were addressed. An amended site layout has now been received and the details have been forwarded to Welsh Water for consideration.

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. Part of the site lies within the flood zone (C2).

2. Key Issue(s)

The applications main issues are whether the proposal complies with current policies, whether the proposal complies with the requirement of Technical Advice Note 15 in regards to flooding and whether the proposal will have a detrimental impact on the amenities of the surrounding properties and surrounding area.

3. Main Policies

Ynys Môn Local Plan

Policy 1 – General Policy

Policy 2 – New Jobs

Policy 28 - Flooding

Policy 42 – Design

Gwynedd Structure Plan

Policy B1 – Employment

Policy B2 - Employment

Policy D4 – Location, Siting and Design

Policy D29 – Design

Stopped Unitary Development Plan

Policy GP1 – Development Control Guidance

Policy GP2 – Design

Policy EP3 – Local Action Area

Policy EP4 – Other Employment Opportunities and Rural Diversification

Policy SG2 – Development and Flooding

Planning Policy Wales 2016, 8th Edition

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

Technical Advice Note 12 – Design

Technical Advice Note 15 - Development and Flood Risk

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 the Highway Authority have confirmed that the scheme is acceptable as there is no obstruction to the public highway.

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 – Comments in regards to hours of operation.

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 6th 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, the effects of the development on the surrounding properties and area 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 condition to restrict the hours 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 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 1st March and 30th 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 to 8.00pm Monday to Sunday.

Reason: In the interest of residential amenity.

(07) All tree works shall be carried out prior to the commencement of the development hereby approved and 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) No development shall commence until 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 exterior of the containers shall be of a dark green colour.

Reason: In the interests of visual amenity.

(10) No more than 103 storage containers shall be sited on the site at any one time and each container shall be stored at ground level. No stacking of containers shall take place at any time.

Reason: To ensure that the development is implemented in accord with the approved details.

(11) 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	22/08/2016	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
Sections	22/08/2016	Section A-A through site

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.

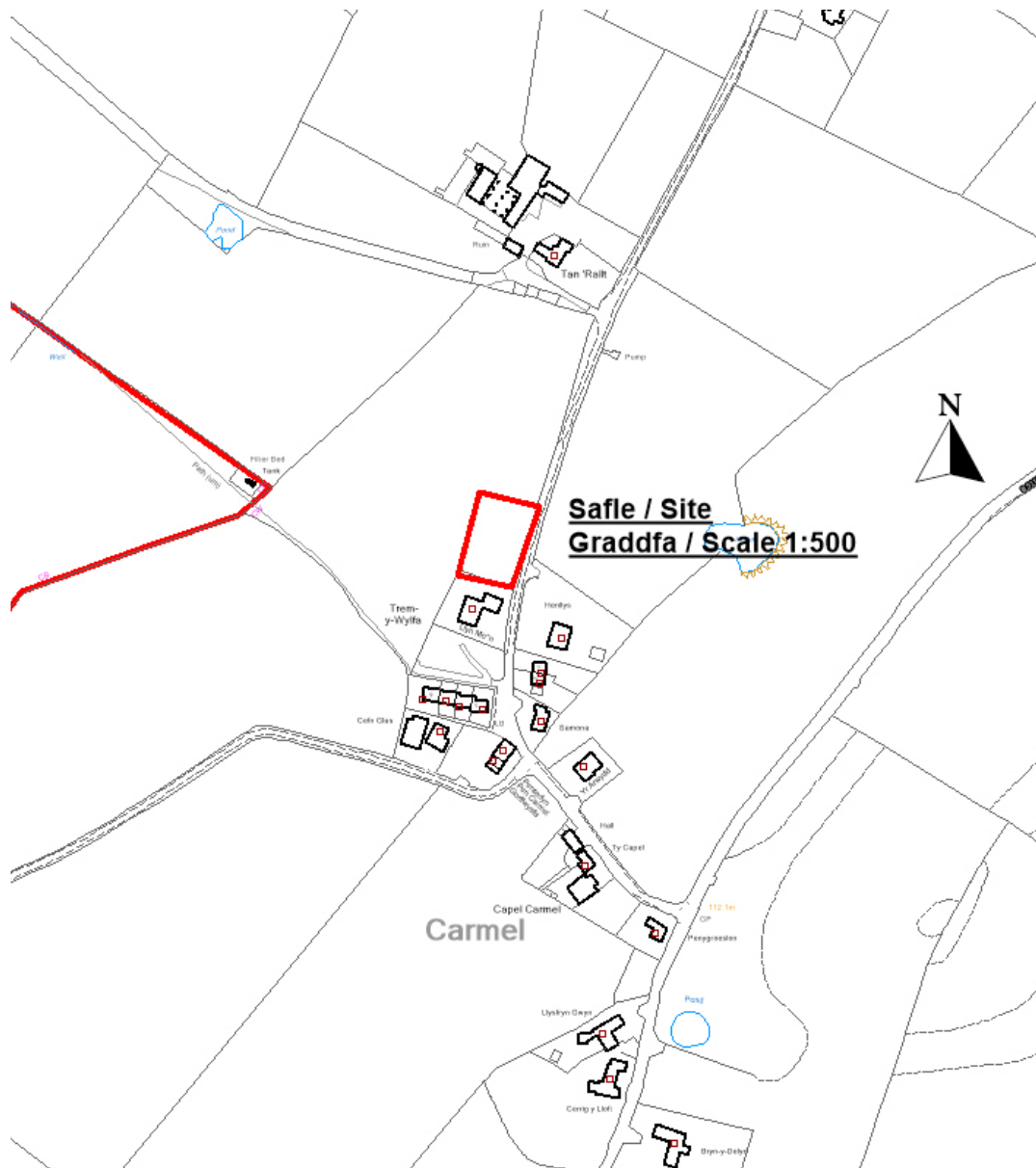
Rhif y Cais: **25C255A** Application Number

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: 07/09/2016

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

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.

At its meeting held on the 27th July, 2016 the Members resolved to undertake a site visit prior to determining the application. The site was visited on the 17th August, 2016 and members will now be familiar with the site and its setting.

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 (Llyn 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 the erection of a dwelling with all matters reserved on land adjacent to Tan Rallt, Carmel. Withdrawn – 27/05/2016

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

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