

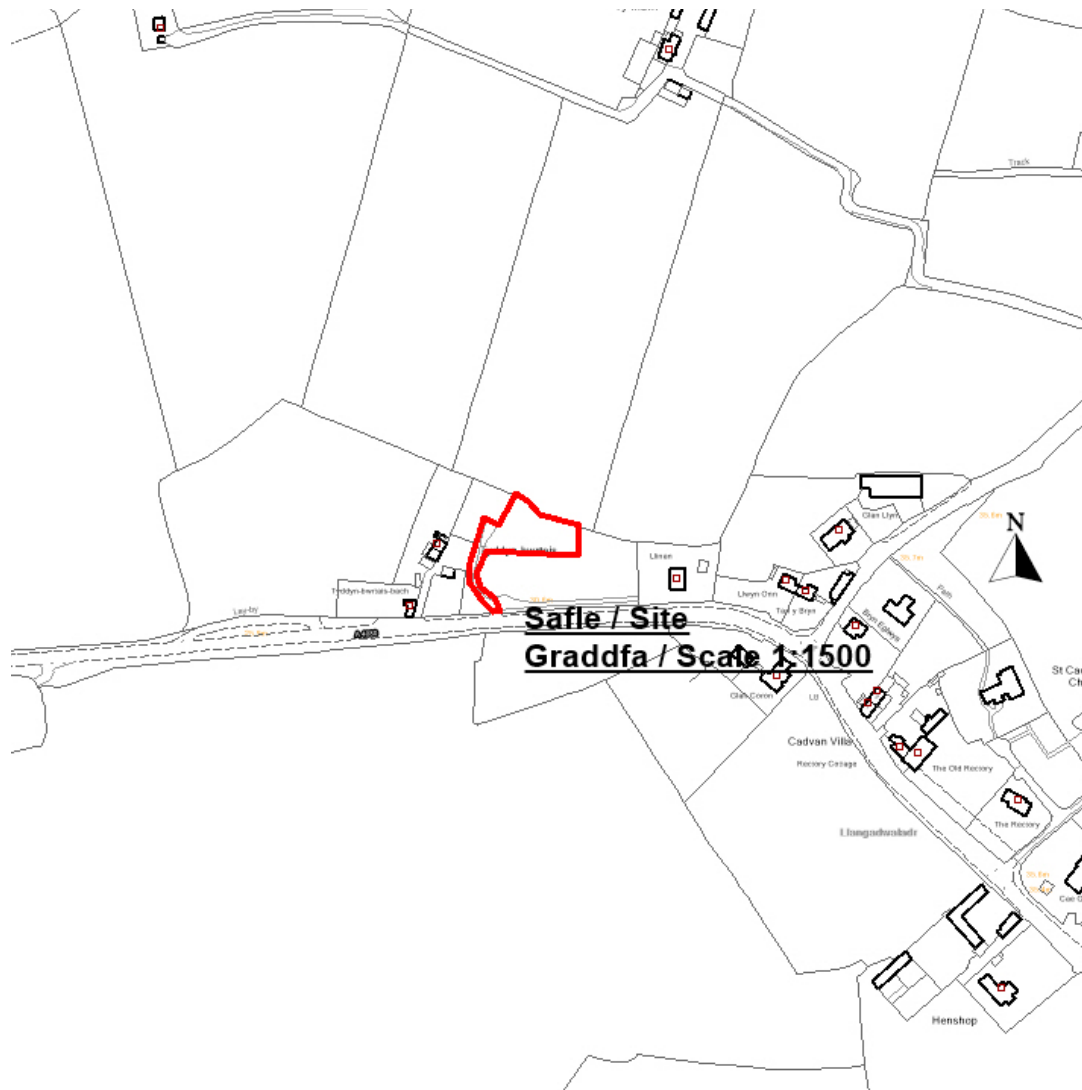
Rhif y Cais: **15C215C** Application Number

Ymgeisydd Applicant

**Mr Alvan Jones**

**Cais llawn i godi annedd ynghyd a gosod tanc septic ar dir ger / Full application for the erection of a dwelling together with the installation of a septic tank on land adjacent to**

**Tyddyn Bwrtais, Llangadwaladr**



**Planning Committee: 05/10/2016**

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

**Recommendation:**

Refuse

**Reason for Reporting to Committee:**

At the request of the Local Member

**1. Proposal and Site**

The proposal is a full application for the erection of a large detached 4/5 bedroom dwelling together with the installation of a septic tank. The existing access which serves Llinan is to serve the new dwelling.

The site is located on land adjoining the two storey cottage known as Tyddyn Bwrtais. The site is situated in the corner of an open field which lies between the properties known as Llinan and Tyddyn Bwrtais. The dwelling, known as Llinan, lies in the opposite corner of the field and was approved by the Planning and Orders Committee contrary to Officer Recommendation in 2006. Llinan is owned by the current applicants' brother and the applicants mother lives in the dwelling known as Tyddyn Bwrtais.

**2. Key Issue(s)**

The applications main issues are whether the proposal complies with current local and national policies and whether the proposal will have an adverse effect on the surrounding area which is designated as an Area of Outstanding Natural Beauty.

**3. Main Policies**

**Ynys Môn Local Plan**

Policy 1 – General Policy

Policy 30 - AONB

Policy 42 – Design

Policy 48 – Housing Development Criteria

Policy 50 – Listed Settlement

Policy 53 – Housing in the Countryside

**Gwynedd Structure Plan**

Policy A6 – New dwellings in the open countryside

Policy D1 - Environment

Policy D4 – Location, Siting and Design

Policy D29 – Design

**Stopped Unitary Development Plan**

Policy GP1 – Development Control Guidance

Policy GP2 – Design

Policy EN2 - AONB

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**

**Community Council** – No response to date

**Local Member, Cllr A Griffith** – Call-in

**Local Member, Cllr P Rogers** – No response to date

**Highways Authority** – Dim ymateb hyd yma

**Drainage Section** – Drainage details acceptable

**Welsh Water** – Standard comments

#### **Response from members of the public**

The proposal was advertised through the posting of a notice on site together with the distribution of personal letters of notification to the occupiers of neighbouring properties. The latest date for the receipt of representations was the 23<sup>rd</sup> September; 2016 and at the time of writing this report no letters of representation had been received at the department.

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

15C215 – Full application for the erection of a dwelling together with the installation of a septic tank on land adjacent to Tyddyn Bwrtais, Llangadwaladr – Refused 14/09/2015

15C215A/SCR – Screening opinion for the erection of a dwelling together with the installation of a septic tank on land adjacent to Tyddyn Bwrtais, Llangadwaladr – EIA not required 28/04/2015

15C215B/SCR - Screening opinion for the erection of a dwelling together with the installation of a septic tank on land adjacent to Tyddyn Bwrtais, Llangadwaladr – EIA not required 05/09/2016

#### **Site History of adjoining land**

*15C144 – Outline application for the erection of a dwelling together with alterations to an existing vehicular access and installation of a new septic tank on land at Tyddyn Bwrtais, Llangadwaladr – Refused 08/09/05*

*15C144A – Outline application for the erection of a dwelling together with alterations to an existing vehicular access and installation of a new septic tank on Tyddyn Bwrtais, Llangadwaladr – Approved 04/05/06 (Contrary to Officer Recommendation)*

*15C144B/DA - Detailed application for the erection of a dwelling and garage together with the installation of a new septic tank on land at Tyddyn Bwrtais, Llangadwaladr – Approved 29/08/06*

*15C35: Erection of a dwelling on part of OS 1328 Llangadwaladr : Withdrawn 03/02/89*

*15C35A: Outline planning application for the erection of 1 dwelling together with the construction of a new vehicular access at OS 1328 Llangadwaladr : Refused 05/07/04*

*15C35B: Outline planning application for the erection of 1 dwelling together with the construction of a new vehicular access at OS 1328 Llangadwaladr : Refused 08/09/05*

*15C35C: Outline application for the erection of a dwelling together with the installation of a new septic tank on part of OS 1328 near Glan Coron, Llangadwaladr: Refused 08/09/06*

*15C35D: Outline application for the erection of a dwelling together with the installation of a new septic tank on part of OS 1328, Llangadwaladr – Refused 08/03/07*

*15C35E: Outline application for the erection of a dwelling, construction of a vehicular access together*

*with the installation of a septic tank on land adjacent to Tyddyn Bwrtais, Llangadwaladr – Refused 09/01/12*

## **6. Main Planning Considerations**

The site is located on the edge of the hamlet of Llangadwaladr which is included as a Listed Settlement under Policy 50 of the Ynys Mon Local Plan and as a Hamlet and Cluster under Policy HP5 of the stopped Unitary Development Plan.

The proposed dwelling lies more than 50 metres away from the boundary of the adjoining property known as Llinan, (71 metre distance between the corner of the proposed dwelling and the front of Llinan).

Policy 50 of the Ynys Mon Local Plan includes Llangadwaladr as a Listed Settlement and states that single plots will be allowed within or on the edge of such settlements provided that they would not constitute an undesirable intrusion into the landscape or harm the character and amenities of the locality. Policy HP5 of the stopped Unitary Development Plan states that single dwellings will be permitted on 'infill' sites or other acceptable sites which are immediately adjacent to the developed part of the settlement and provided that they would not cause undue harm to the character of the group or any harmful visual intrusion into the surrounding landscape. Due to the distances between the proposed dwelling and the developed part of the hamlet the proposal is not considered as an acceptable 'infill' application. The erection of a dwelling on this site may result in the further residential development of the field which would have a detrimental impact on the locality.

The site is located outside the indicative frame of the hamlet under Policy HP5 of the stopped Unitary Development Plan and must therefore be considered as a countryside location. Policy A6 of the Gwynedd Structure Plan, Policy 53 of the Local Plan and Policy HP6 of the stopped Unitary Development Plan allow residential development in the countryside only when there is a justifiable need for the dwelling to serve the functional requirements of an agricultural or forestry holding. The application is not submitted for an agricultural dwelling and there is no justification for departing from approved policies in this particular case.

The edge of the settlement is considered to be the dwelling known as Llwyn Onn which lies within the developed part of the settlement. The property known as Llinan lies 71 metres away from the proposed dwelling and Llinan lies 51 metres away from Llwyn Onn. Therefore due to these distance the proposal is not considered as an acceptable infill site or an acceptable extension to the village and the proposal is therefore contrary to current policies.

**Affect on surrounding area** - 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 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.

The site is located on land next to Tyddyn Bwrtais, however Tyddyn Bwrtais does not lie within the developed part of the settlement. The developed part of the settlement lies to the east of the application site. The proposed dwelling is situated more than 130 metres away from the developed part of the settlement (Llwyn Onn). The application site is visually quite distinct from the developed part of the settlement due to the distances which separate the application site and developed part of the settlement.

The physical and visual separation of the plot from the hamlet would not in my opinion, conserve or enhance the natural beauty of the AONB but would constitute an undesirable intrusion into the landscape contrary to housing, landscape and general development control policies.

## **7. Conclusion**

The plot is visually separate from the hamlet and would constitute an undesirable intrusion into the

designated landscape, eroding the character and natural beauty of the Area of Outstanding Natural Beauty contrary to national and local planning policy and advice. The residential development of this parcel of land would make it difficult to refuse any further residential developments on the field thus having further detrimental impact on the surrounding area. The site is located outside the indicative frame of the hamlet under Policy HP5 of the stopped Unitary Development Plan and there is no agricultural justification for a dwelling on the site.

The development of the site is unacceptable in visual terms and it is not therefore appropriate for it to be considered as an exception site for affordable housing. The property known as Llinan was approved by the Planning and Orders Committee contrary to officer recommendation in 2006 and the cumulative impact of allowing these developments will have a seriously damaging effect on the character and natural beauty of the Area of Outstanding Natural Beauty and of the hamlet of Llangadwaladr itself.

Having considered the above and all other material considerations my recommendation is one of refusal as the residential development of the site conflicts with current policies.

## **8. Recommendation**

### **Refuse**

(01) The plot is separate from the hamlet of Llangadwaladr and the development of a dwelling in this location would constitute an undesirable intrusion into the landscape, which is designated an Area of Outstanding Natural Beauty, contrary to Policies A3, D1 and D29 of the Gwynedd Structure Plan, Policies 1, 30, 42, 48 and 50 of the Ynys Mon Local Plan and Policies GP1, GP2, EN2 and HP5 of the Stopped Unitary Development Plan, together with the advice contained within Planning Policy Wales (8<sup>th</sup> Edition).

(02) The local planning authority consider that the proposal would amount to the erection of a new dwelling in the countryside for which no long term need is known to exist for the purposes of agriculture or forestry; the development would therefore be contrary to the approved Policy A6 of the Gwynedd Structure Plan, Policy 53 of the Ynys Mon Local Plan and advice contained within Planning Policy Wales (8<sup>th</sup> Edition).

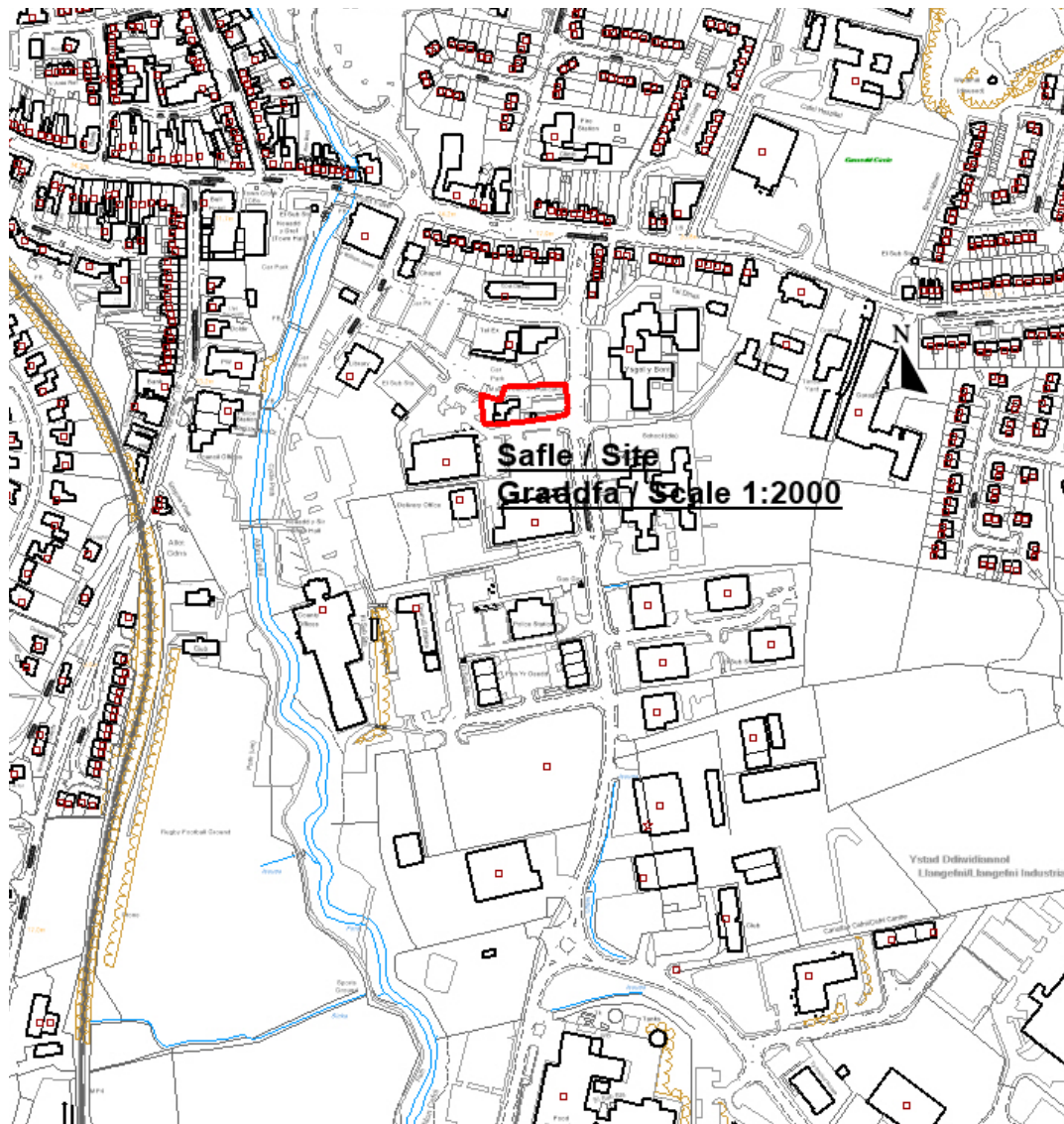
Rhif y Cais: **34C703** Application Number

Ymgeisydd Applicant

**Aldi Stores Ltd**

**Cais llawn i ddymchwel y swyddfa bresennol ynghyd a creu estyniad i faes parcio'r archfarchnad cyfagos / Full application for the demolition of existing office building together with the creation of an extension to the adjacent supermarket carpark at**

**Aldi, Llangefni**



**Planning Committee: 05/10/2016**

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

**Recommendation:**

Permit.

**Reason for Reporting to Committee:**

This development involves Council owned land.

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

The site is located alongside Industrial Estate Road and the Aldi and Lidl supermarkets and comprises an existing Council owned carpark and building. The site is accessed via the road which runs past the front of Llangefni Library.

It is proposed to demolish a former Council office building and construct a carpark thereon and redevelop part of the existing carpark for the use of Aldi Stores Ltd.

The proposals will provide an additional 50 parking spaces with a total of 133 overall. The existing car park which is to be redeveloped currently provides 27 spaces.

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

Whether the proposals are acceptable in policy terms and satisfy the requirements of the Highways Authority.

### **3. Main Policies**

#### **Ynys Mon Local Plan**

Policy 1 - General Policy

Policy 26 - Car Parking

#### **Ynys Mon Unitary Development Plan (Stopped)**

Policy GP1 - Development Control Guidance

Policy GP2 - Design

#### **Gwynedd Structure Plan**

Strategic Policy 2

#### **TAN 18: Transport**

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

**Local Members:** No comments

**Town Council:** No comments

**Ecological Advisor:** No objection

**Highways:** Conditions

**Drainage:** Conditions

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

None relevant.

## **6. Main Planning Considerations**

The increase in parking spaces will allow the store to trade more efficiently and access for customers will be improved. Additionally, given that customers will be able to park and leave their cars for up to 2 hours it is considered that there will be a net increase in the provision of parking spaces for people shopping in Llangefni as a whole.

The existing building given its age, size and design does not lend itself to other uses and as such its demolition is not objected to.

In respect of trees onsite the applicants agent is in discussions with the department and the scheme internal layout may be amended as a consequence of this

## **7. Recommendation**

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

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

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

**(02) Full details of any lighting to be provided as part of the scheme shall be submitted to the Local Planning Authority for its written approval prior to the commencement of any works.**

Reason: In the interests of amenity.

**(03) Prior to the commencement of any works details of the means of drainage of the proposals shall be submitted to and approved in writing with the Local Planning Authority.**

Reason: In the interests of amenity.

**(04) Prior to the commencement of works a Construction Traffic Management plan shall be submitted to the Local Planning Authority for its written approval.**

Reason: In the interests of amenity.

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.



12.3

Gweddill y Ceisiadau

Remainder Applications

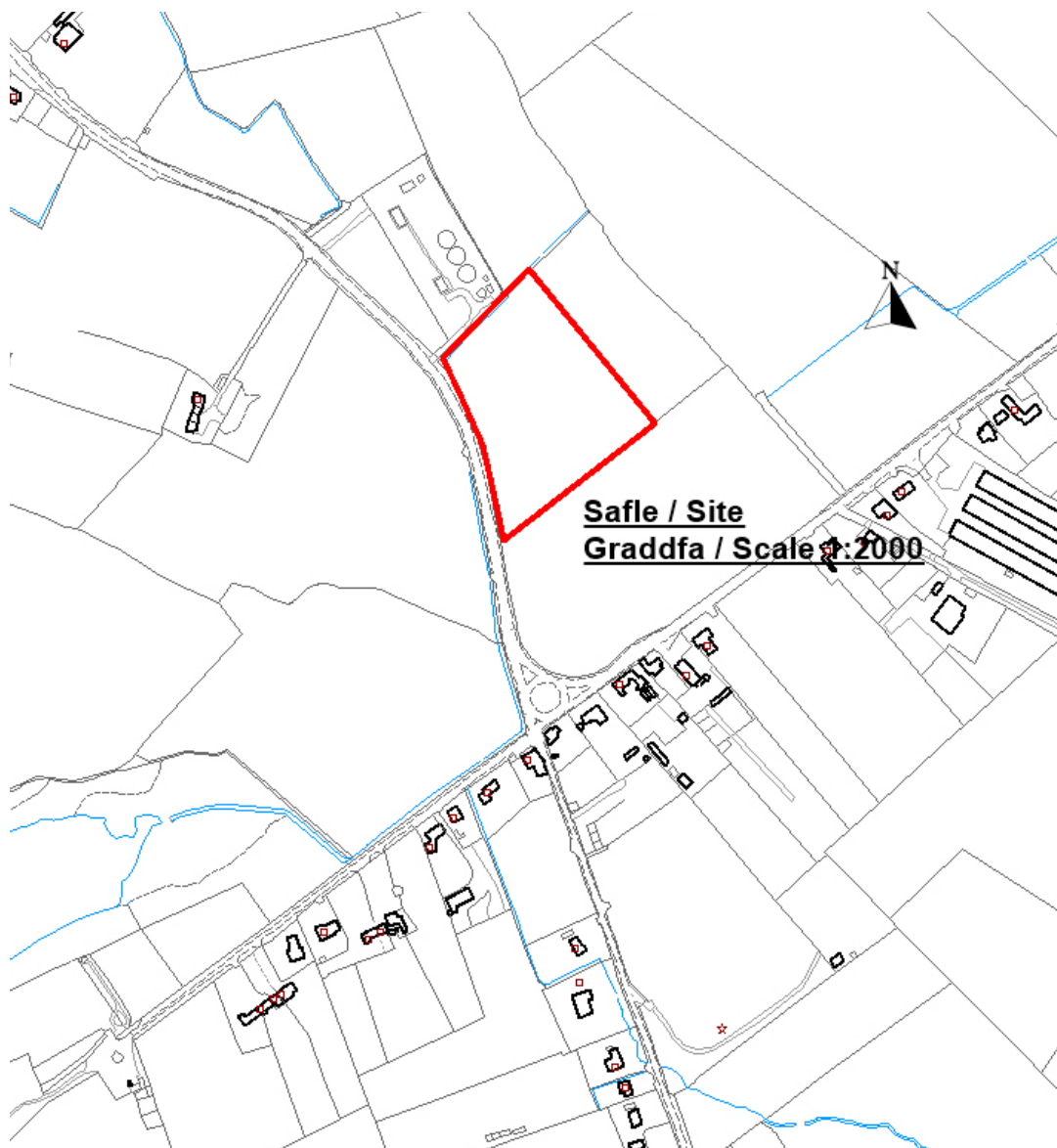
Rhif y Cais: **45C84M/ENF** Application Number

Ymgeisydd Applicant

**Kevin and Christine Barrie**

**Cais ôl-weithredol ar gyfer newid defnydd tir i fod yn gae chwarae ynghyd a creu mynedfa newydd yn / Retrospective application for the change of use of land into a playing field together with the construction of a new access at**

**Pendref, Penlon, Niwbwrch / Newborough**



**Planning Committee: 05/10/2016**

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

**Recommendation:**

Permit.

**Reason for Reporting to Committee:**

At the request of the Local Member – Councillor Ann Griffith.

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

The application is for retrospective planning permission for the change of use of land into a playing field together with the construction of a new access on land at Pendref, Penlon, Newborough.

The application site comprises part of an agricultural field and is located in the Penlon area of Newborough.

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

The key issues are whether or not the use of land as a playing field together with the construction of a new vehicular access is acceptable in terms of land use, highways and policy considerations.

### **3. Main Policies**

#### **Ynys Mon Local Plan**

Policy 1 – General Policy

Policy 14 – Recreation and Community Facilities

Policy 26 – Car Parking

Policy 31 - Landscape

#### **Gwynedd Structure Plan**

Policy CH1 – Recreation and Tourist Development

Policy CH10 – Visitor Attractions and Countryside Recreation Facilities

Policy D3 – Landscape Conservation Areas

Policy D4 – Location, Siting and Design

Policy D7 – Agricultural Land

Policy D32 - Landscaping

Policy FF12 – Parking Provision

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

Policy GP1 – Development Control Guidance

Policy TR10 – Parking Standards

Policy TO11 – Sports and Leisure Facilities

Policy EN1 – Landscape Character

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

**Councillor Peter Rogers** – No response at time of writing report.

**Councillor Ann Griffith** – Request that the application be referred to the Planning and Orders Committee for determination.

**Highways** – Recommend conditional approval.

**Community Council** – Objection to the application on the ground that the site is too far from the main housing cluster to be a valuable asset to the community and there are sufficient facilities in the village

to meet the needs. There is currently no football team in the village, and the shared use of a local pitch would seem a more logical approach if sufficient need for a league structure can be proven. The provision of 10 car parking spaces does not appear to be sufficient. The location, along the busy A4080 is not conducive to extend pedestrian thoroughfare and is itself grounds for negativity towards the application.

## **Response to Publicity**

A total of 47 letters of objection have been received from 19 individual objectors together with 38 letters of support.

Copies of the objection and support letters are provided in the letters pack.

The main points raised in objection to the application are summarised as follows:

- The change of use of land to a playing field has already taken place without planning permission.
- The proposed use is inappropriate in this rural location and the application will lead to urbanisation of the hamlet of Penlon.
- The playing field is not needed or required as there are already sufficient facilities in the village.
- Concern regarding traffic parking along the busy 60mph road.
- Inadequate and dangerous access. The proposed new access does not negate the inherent traffic hazard it will create as there are visibility issues and a blind corner on a high speed road.
- Potential danger to traffic from footballs being kicked onto the highway.
- The site is located close to the designated Area of Outstanding Natural Beauty, SSSI, NNR and SAC.
- Concern regarding the potential noise, traffic and general disturbance from its use as a playing field.
  
- The development conflicts with structure plan, development plan and unitary development plan policies.
- The development will lead to the loss of productive agricultural land.
- The use of land as a playing field is not in keeping with the surrounding countryside and natural environment and would visually damage the landscape and setting.
- The land was purchased at auction by the applicants as agricultural land and should remain so.
- By its nature of being a sports facility, then it will eventually need facilities such as changing rooms, showers etc. to function. This application would therefore appear to be the 'tip of the iceberg'.
- If allowed it will provide a 'surrogate' car park for the benefit of the Marram Grass Café, thereby obtaining consent 'through the back door'. A planning application for a car park for the Marram Grass Café has already been refused in the neighbouring field.
- It is understood that there is no local football team in the village and therefore the fully lined, manicured, goaled and flagged playing field appears to be disproportionate to the latent usage.
  
- The ground is prone to becoming waterlogged after periods of heavy rain and would be unusable for playing or parking. Any proposed drainage work to remedy could cause flooding elsewhere.
  
- The site is next to the sewage treatment works with potential implications for water risk, Natural Resources Wales flood planning map is marked with 'issues'.
- The location would join Newborough with the hamlet of Penlon, which is unacceptable as it encroaches on the separation of the two areas.
- How do the applicants and Local Planning Authority plan to discharge their responsibilities under the Safety of Sport Ground Act 1975 and Fire Safety and Safety of Places of Sport Act 1987.

In response to the points raised above:

- It is acknowledged that the change of use of land has already taken place without first having obtained planning permission, however, the fact that the application is made retrospectively is irrelevant in its determination. It is not a criminal offence to carry out development without first obtaining any necessary planning permission. There are provisions within the Planning Act to allow for planning permission to be applied for retrospectively.
- The application is for the change of use of land to a playing field and with the exception of the erection of two goal posts and the formation of a new vehicular access, no other operational

development is proposed as part of the application. Further assessment as to the acceptability of the location will be provided in the main body of the report.

- With the exception of the playing field associated with the primary school in the village there is no other such facility in Newborough.
- A plan has been submitted as part of the application showing parking provision within the field; in addition, on the recommendation of the Highways Department, a proposed new access in the Western corner of the field is proposed. The Highways Department have recommended approval of the application subject to conditions.
- The potential for footballs being kicked into the road is acknowledged, however such playing fields are often located adjacent to highways and there are many playing fields in roadside locations across the island, the playing field at the Newborough Primary School being one such example, in addition no concerns have been raised by the Highways Department in respect of this particular issue.
- The application is not located within any environmentally sensitive designated area; it is however acknowledged that there are such areas nearby.
- It is acknowledged that there is likely to be some noise and general disturbance from the site particularly during scheduled football matches, however given that these would likely take place once or twice a week during the football season and be for a relatively short duration each time it is not considered that it is likely to give rise to such a level of noise and disturbance such that refusal of the application on these grounds could be justified.
- Assessment of the application against relevant development plan policies will be provided in the main body of the report.
- The application must be assessed and determined on its own merits and in accordance with relevant development plan policies. To say that the development will lead to the loss of productive agricultural land is not strictly true; the nature of the application is such that it could be easily returned to agricultural use.
- Assessment of the acceptability and visual impacts of the proposed use will be provided in the main body of the report
- No such facilities are proposed as part of the application which would in any event require planning permission. The Local Planning Authority are duty bound to consider the application as submitted and not on the basis of speculation as to what may or may not happen in the future. Notwithstanding this, the Local Planning Authority has expressed concern as regards any further potential development of the site and planting/landscaping is proposed along the roadside boundary which may mitigate against any further development. This should not however be taken as an acceptance of any such future development, which would need to be assessed on its own merits.
- The application must be assessed and determined on the basis of that submitted and on its own merits in accordance with relevant development plan policies. Development plan policies relating to developments of this kind require there to be adequate on-site parking provision. The Local Planning Authority is aware that an application for a 49 space car park on adjoining land has been refused, this application is however for the change of use of land to a playing field with associated parking, rather than a car park in its own right as was the case in the nearby application. Furthermore, in contrast to the nearby application, there is no proposal to provide any form of hardstanding within the parking area with vehicles simply parking within the field and consequently the reason that the nearby application was refused does not apply to this application.
- The application is for the use of the land as a playing field for the benefit of the whole community and not exclusively for a local football team, that there may not currently be a local football team is not therefore relevant to the determination of the application.
- That the ground is prone to becoming waterlogged during and after periods of heavy rain is not unusual and applies to playing fields across the island and beyond. It is common practice for pitch inspections to take place prior to any scheduled football matches in order to assess whether ground conditions are suitable and safe for play and matches are routinely called off/postponed on health and safety grounds when playing fields are waterlogged. No drainage works are proposed as part of the application.
- The area subject of the application is not in any known or designated flood risk area, in any case it is not considered that its use as a playing field with no proposed hardstandings or other operational development (bar the goal posts proposed new access) would lead to an increase in flood risk in the area. That the site is located adjacent to the sewage works is acknowledged and objectors have made reference to an incident at the sewage works several years ago which led to flooding and contamination of the field and that the field is marked with 'issues'. Following enquiries with Welsh Water, they have confirmed that they are not aware of any flooding or pollution incidents on their records. The reference to 'issues' relates to areas where water emerges (issues) from the land from

underground sources and is not a reference to issues or problems at the location, the meaning of the reference to 'issues' has therefore been misinterpreted.

- With the exception of the two goal posts and the formation of a new access, no other operational development is proposed as part of the application which is fundamentally for the change of use of land. It is not considered that this would join the village of Newborough with the hamlet of Penlon, which would remain as two separate and distinct areas.

- The Safety of Sports Ground Act 1975 relates to large sports stadia with a capacity of 10,000 spectators or more and s.26 of part III of the Fire Safety and Safety of Places of Sport Act 1987 applies to a sports ground which provides covered accommodation in stands where each stand provides covered accommodation for 500 or more spectators, neither of which apply in the context of this application.

## **5. Relevant Planning History**

None.

## **6. Main Planning Considerations**

The application is submitted following an enforcement investigation, for retrospective planning permission for the change of use of land to a playing field together with the construction of a new access.

The fact that the application is made retrospectively is irrelevant in its determination. It is not a criminal offence to carry out development without first obtaining any necessary planning permission. There are provisions within the Planning Act to allow for planning permission to be applied for retrospectively.

Paragraph 6 of Technical Advice Note 9: Enforcement of Planning Control states that in considering enforcement action, the decisive issue for the local planning authority should be whether the breach of planning control would unacceptably affect public amenity or the existing use of land and building meriting protection in the public interest. Enforcement action should be commensurate with the breach of planning control to which it relates; it is usually inappropriate to take formal enforcement action against a trivial or technical breach of control which causes no harm to public amenity. The intention should be to remedy the effects of the breach of planning control, not to punish the person(s) carrying out the breach. Nor should enforcement action be taken simply to regularise development for which permission had not been sought but is otherwise acceptable.

Policy 1 of the Ynys Mon Local Plan states that the Council will determine planning applications in accordance with policies and proposals in this Plan. In considering planning applications, the Council will take into account the listed criteria, which include:

- Access for disabled people
- The effect on pedestrian and vehicular travel patterns including the use of public transport, public rights of way and cycling
- Pollution or nuisance
- The extent to which siting, scale, density, layout and appearance, including external materials, fit in with the character of the area.
- Adequate and appropriate landscaping
- The effect on residential amenities
- The need to ensure that vehicular access, the roads leading to the site and parking provisions are safe and adequate.
- Protection of the best and most versatile agricultural land.

Policy 14 of the Ynys Mon Local Plan relates to Recreation and Community Facilities and states that the Council will permit the development of recreational and leisure facilities as shown on the proposals map... Other schemes will be permitted where they:-

- i. Increase the quality and range of facilities for local residents and visitors;
- ii. Relieve pressure on more environmental sensitive areas;
- iii. Increase public access to open areas which have recreational value.

Policy 26 of the Ynys Mon Local Plan states that proposals for development will be expected to incorporate adequate and appropriate amounts of on-site parking.

Policy 31 of the Ynys Mon Local Plan states that with the exception of the AONB, and that land which falls within the settlement boundaries in the Plan, the island is designated as a Special Landscape Area. Proposals for development in the SLA will be expected to have particular regard to the special character of their surroundings. In considering the landscape impact of any proposal, the Council will need to be satisfied that the development can be fitted into its surroundings, without unacceptable harm to the general landscape character, before planning permission is granted.

Policy CH1 of the Gwynedd Structure Plan states that proposal for recreation and tourist development will be permitted where they accord with the policy framework of this plan which is aimed at the creation of employment, and the safeguarding of the environment and local community.

Policy CH10 of the Gwynedd Structure Plan states that the County Council will support the development of visitor attractions and countryside recreation facilities which are compatible with the culture, history and natural environment of Gwynedd, offer additional all-weather facilities to complement the existing natural attractions of the County and which do not have a detrimental effect on the environment and local community.

Policy D3 of the Gwynedd Structure Plan states that Outside of the Snowdonia National Park and Areas of Outstanding Natural Beauty, planning authorities will seek to identify landscape conservation areas, including those shown on the key diagram, in order to conserve their attributes and they will have particular regard to the special character of each locality when considering proposals for development. In order to minimise its impact, development will only be permitted if it is capable of being satisfactorily integrated into the landscape.

Policy D4 of the Gwynedd Structure Plan states that careful location, siting and design will be a material consideration in the determination of all applications for development in order to minimise any adverse impact on the environment.

Policy D7 of the Gwynedd Structure Plan states that the retention in farming use of agricultural land within classification grades 1, 2, and 3A will be encouraged through the control of development.

Policy D32 of the Gwynedd Structure Plan states that all applications should show due regard to their site configuration and include proposals to provide suitable landscaping schemes where appropriate.

Policy FF12 of the Gwynedd Structure Plan states that the County Council will relate the parking provision to be required in connection with all forms of development, redevelopment or change of use to the appropriate current standards. These standards will be related to the type and density of the proposed development, its location and the ability of the surrounding highway network to cater for increased traffic flow.

Policy GP1 of the Stopped Unitary Development Plan provides development control guidance and requires consideration of the listed criteria which include:

- Adequate provision for people with disabilities and the requirements of the disability legislation.
- Accounts for the effect on pedestrian and vehicular traffic patterns including the use of public transport, public rights of way and cycling.
  
- Minimises pollution or nuisance, and has regard for sustainable waste management
- does not cause **significant** harm to people, general amenity, residential amenity and the environment.
- Has adequate vehicular access and the roads leading to the site are safe and adequate and the highway network can accommodate the traffic generated.
- protects the best and most versatile agricultural land.
- safeguard and enhance the integrity and/or continuity of the environment, including archaeological sites, landscape features and corridors such as stone walls, cloddiau, hedgerows, trees, ponds and rivers.

Policy TR10 of the Stopped Unitary Development Plan states that proposal for development will be expected to comply with parking standards for both motor vehicles and bicycles.

Policy TO11 of the Stopped Unitary Development Plan states that the Council will permit sports and leisure facilities as indicated by proposals FF2-FF11 and FF22. Other new proposals for sports and leisure facilities, and the improvement and redevelopment of existing leisure centres and sports facilities, will be permitted in order to meet the leisure needs of residents and visitors provided the proposal does not cause **significant** harm to residential and visual amenity.

Policy EN1 of the Stopped Unitary Development Plan states that development will be required to fit into its surroundings without **significant** harm to the Landscape Character Areas.

Chapter 11 of Planning Policy Wales (Edition 8) relates to Tourism, Sport and Recreation and advocates the provision of sport and recreation facilities in appropriate locations, the Welsh Government supports the development of sport and recreation, and the wide range of leisure pursuits which encourage physical activity recognising that these activities are important for the well-being of children and adults and for the social and economic life of Wales.

The advice and guidance contained within Technical Advice Note 16: Sport, Recreation and Open Space aims to further integrate the links between health and well-being, sport and recreational activity and sustainable development in Wales through the development of land use planning guidance in accordance with policies set out in Planning Policy Wales.

As can be noted from the above references to local and national policies and guidance, a great deal of emphasis and support is given to developments which provide facilities for tourism, sport and recreation, subject of course to such developments being acceptable in terms of location, landscape and visual impact, impact upon general and residential amenity, accessibility and highways, transport and traffic considerations.

It can therefore be established that the principle of a playing field development is acceptable and it is therefore a question of whether such a use is acceptable in this location.

The application site is located in the Penlon area, a short distance from the village of Newborough and involves the change of use of land from agricultural use to a playing field.

The development involves very little physical development comprising of the erection of two goal posts and a new vehicular access, it is not therefore considered that the development has a significant or detrimental impact upon the character and appearance of the area, the landscape and visual impact of the development is therefore considered to be minimal, in addition the application incorporates a planting/landscaping scheme along the roadside boundary which will enhance the landscape and biodiversity environment and screen development and its associated activity to some extent from the highway.

Concerns have been raised regarding the impacts of the use on general and residential amenity in terms of noise and disturbance arising from activities undertaken at the site. Development plan policies require regard to be had to the impacts of development upon general and residential amenity, with the test being whether or not it would have **significant** harm. The nearest dwellings to the site are approximately 150m metres away and whilst it is anticipated that there is likely to be some noise and disturbance from the site when in use, particularly during scheduled football matches, given that these are likely to take place once or twice a week during the football season and for a relatively short duration each time it is not considered that it is likely to give rise to significant levels of noise and disturbance such that refusal of the application on these grounds could be justified.

Development plan policies require regard to be had to the sustainability of the location of the site and its effects on pedestrian and vehicular travel patterns including the use of public transport, public rights of way and cycling.

The site adjacent to the A4080 highway and is within walking distance of the village being located a little over ½km from the village centre and linked thereto by a pedestrian footway. The site is also

easily accessible to cyclists and by public transport with two bus stops in close proximity.

The site is therefore considered to be sustainable in terms of location and accessibility, including those with disabilities and the provision of such facility in this location would negate the need for people to travel further afield to access such facilities.

The application as originally submitted proposed use of the existing field access, however due to concerns raised regarding substandard visibility by the Highways Department, amended plans were submitted for a new vehicular access in the Western corner of the field which provides adequate visibility in addition it has been demonstrated that adequate parking provision can be provided within the field, the submitted plan shows 10 car parking spaces, but more can be accommodated should that be necessary. Consequently, access and parking arrangements are satisfactory and the highways department have no objection subject to conditions.

Concerns have been raised regarding the loss of agricultural land and I am mindful that development plan policies advocates the protection of the best and most versatile agricultural land. The application site involves the change of use of part of an agricultural field comprising of approximately 1.7ha. The land is not part of a working agricultural farm having been purchased along with the neighbouring field by the applicants in 2014. The land is classified as being of moderate quality and there is no evidence to suggest that the loss of this relatively small area of agricultural land would be detrimental to the agricultural sector. Furthermore the nature of the use is such that the land could easily be returned to agricultural use.

There is therefore some conflict in development plan policies which seek to support sport and recreation development whilst also protecting the best and most versatile agricultural land. Given that the application involves a relatively small area of moderate quality agricultural land it is considered that, on balance, the development plan policies in relation to leisure and recreation developments and the health and well-being benefits that such a use would bring to the local community outweigh the loss of this small area of agricultural land.

## **7. Conclusion**

The change of use of land to a playing field together with the construction of a new access is considered to be acceptable. It is not considered that the use of land as a playing field would have a significant or detrimental impact upon the character and appearance of the area or upon general and residential amenities.

## **8. Recommendation**

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

**(01) Within 6 months of the date of this permission, the access hereby approved shall be laid out and constructed strictly in accordance with the submitted plan, unless otherwise agreed in writing with the local planning authority and thereafter shall be retained and kept free from permanent obstruction and used only for access purposes.**

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

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

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

**(03) The parking accommodation as shown on the submitted plan shall be made available before the use hereby permitted is commenced and thereafter retained solely for those purposes.**

Reason: To comply with the requirements of the Highway Authority

**(04) The access shall be completed with a bitumen surface or other suitable surfacing material**



as may be agreed in writing with the Local Planning Authority for the first 5 metres from the nearside edge of the County Highway with the surface water before the use hereby permitted is commenced.

Reason: To comply with the requirements of the Highway Authority

**(05) Within 1 month of the access hereby approved being first brought into use, the existing access serving the site shall be permanently closed through reinstatement of the stone boundary wall unless otherwise agreed in writing with the Local Planning Authority.**

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

**(06) The site shall be landscaped and trees and shrubs shall be planted in accordance with the plan submitted on the 01.08.2016 – Drawing Number AL.0.9. This planting and landscaping work shall be carried out in full to the satisfaction of the local planning authority during the first planting season following the grant of this permission. The said trees and shrubs shall be maintained for a period of five years from planting and any trees or shrubs that die, or become severely damaged or seriously diseased during this period shall be replaced in the next planting season with others of similar size and species to those originally required to be planted, unless the local planning authority gives written consent to any variation.**

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

**(07) The development permitted by this consent shall be carried out strictly in accordance with the plan(s) submitted under planning application reference 45C84M/ENF and listed below:**

<b>Drawing/ Document Number</b>	<b>Date Received</b>	<b>Plan Description</b>
-	27.11.2015	Location Plan
-	27.11.2015	Design & Access Statement
AL.0.9	01.08.2016	Block Plan

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.

#### **9. Other Relevant Policies**

**Planning Policy Wales (Edition 8)**

**Technical Advice Note 9: Enforcement of Planning Control**

**Technical Advice Note 16: Sport, Recreation and Open Space**

**One Wales – A Progressive Agenda for the Government of Wales (June 2007)**

**People, Places, Futures – The Wales Spatial Plan 2008 (update)**

**Climbing Higher: The Welsh Assembly Government Strategy for Sport and Physical Activity (January 2005)**

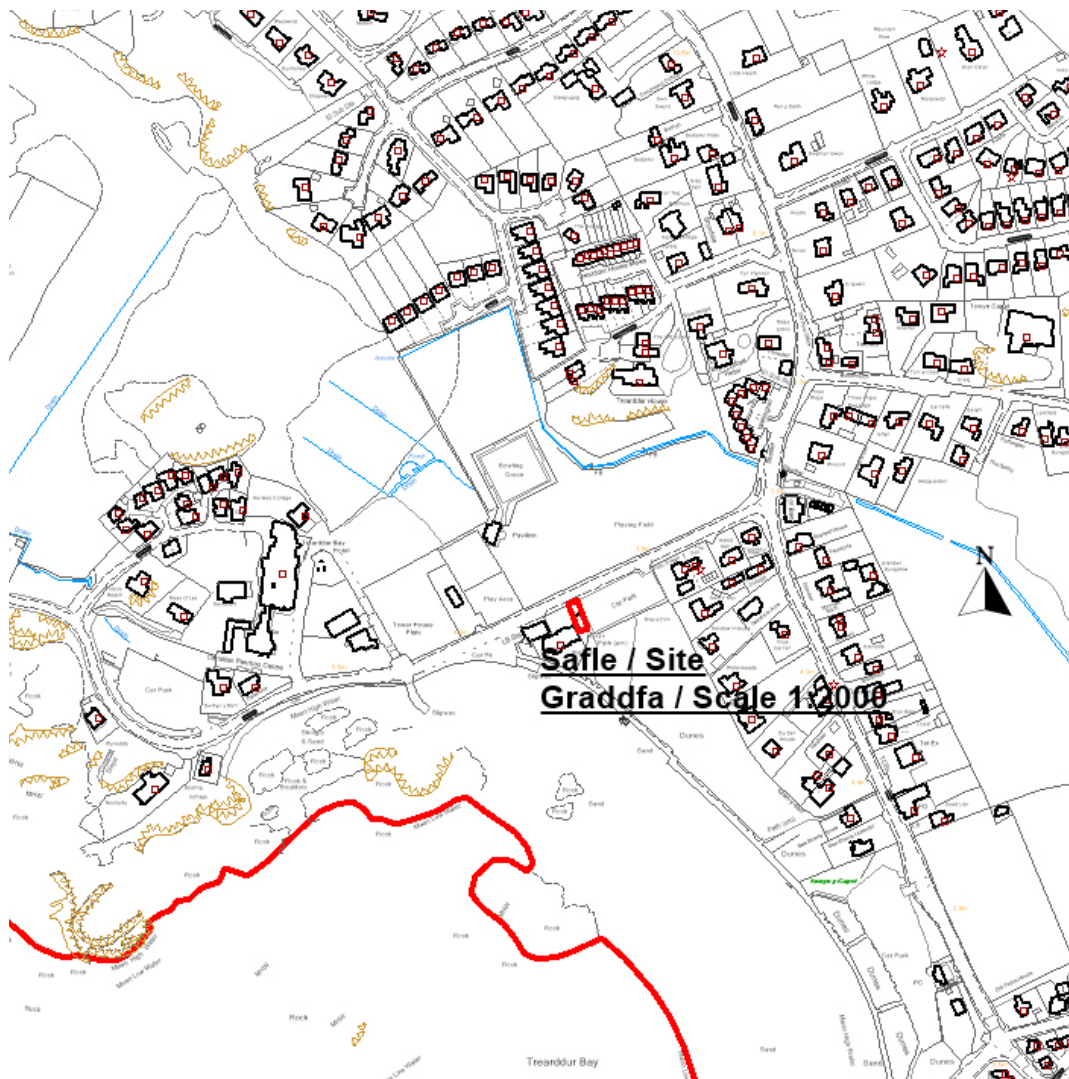
Rhif y Cais: **46C530B** Application Number

Ymgeisydd Applicant

**Miss L Bibby**

**Cais llawn i ddymchwel siop presennol ynghyd a chodi siop newydd yn ei le yn / Full application for the demolition of the existing shop together with the erection of a new shop in its place at**

**The Old Boat House, Lon Isallt, Bae Trearddur Bay**



**Planning Committee: 05/10/2016**

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

**Recommendation:**

Permit

**Reason for Reporting to Committee:**

The application has been called in by the Local Member.

**1. Proposal and Site**

The site is located on the seafront in Lon Isallt in Trearddur Bay. The site is adjacent to the public car park, the Waterfront Restaurant and Lifeboat Station. A public footpath is situated adjacent to the site. The existing building comprises of a single storey retail unit.

The proposal is for the demolition of the existing shop together with the erection of a new two-storey shop on the same footprint of the existing shop.

**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 5 – Design

Policy 19 – Shopping

Policy 26 – Car Parking

Policy 28 – Tidal Inundation

Policy 31 - Landscape

Policy 36 – Coastal Development

Policy 42 – Design

**Gwynedd Structure Plan**

Policy B1 – Employment

Policy D4 – Location, Siting and Design

Policy D5 - Coastal Development

Policy D29 – Design

Policy D32 – Landscape

Policy FF12 - Car Parking

**Stopped Unitary Development Plan**

Policy GP1 – General Control Guidance

Policy GP2 – Design

Policy EP8 – Employment

Policy EP9 – Employment

Policy TR10 - Car Parking

Policy EN1 - Landscape

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

**Technical Advice Note 12 – Design**

**4. Response to Consultation and Publicity**

**Councillor Trefor Lloyd Hughes** – Call in due to concerns due to scale, the building can be

converted into a residential dwelling in the future.

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

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

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

**Highways** - No recommendation

**Footpath** – No comments

**Natural Resource Wales** – Standard comments

**Welsh Water** - Comments

**Public Consultation** – The proposal was advertised through the posting of a notice on site, the distribution of personal letters of notification to the occupiers of neighbouring properties together with the placement of an advert in the local newspaper. The latest date for the receipt of representation was 01/07/2016. At the time of writing this report no letters of representations had been received at the department.

## **5. Relevant Planning History**

**46C530** - Full application for the demolition of the existing shop together with the erection of a new two-storey shop at Old Boathouse, Lon Isallt, Trearddur Bay Approved 29/01/2014

**46C530A** - Full application for the demolition of the existing shop together with the erection of a new shop in its place at Old Boathouse, Lon Isallt, Trearddur Bay Withdrawn 23/007/2015

## **6. Main Planning Considerations**

The proposal is for the demolition of the existing shop together with the erection of a new two-storey shop on the same footprint of the existing shop. The design of the shop is basic; however it is not considered that the proposed development would impact the character of the surrounding amenities to a degree to warrant a refusal.

The proposed materials are considered acceptable.

A protected species survey has been submitted and is considered acceptable.

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

Concern has been expressed at potential future uses for the building. The application is for a shop use. Any future change of use application will be considered on its own merits.

## **7. Conclusion**

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

## **8. Recommendation**

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

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

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

**(02) The development permitted by this consent shall be carried out strictly in accordance with**

**the plan(s) submitted below:**

Drawing number	Date Received	Plan Description
2381:16:01	23/05/2016	Design and Access Statement
-	23/05/2016	Masterplan

**under planning application reference 46C530B.**

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.