

12.1

Gweddill y Ceisiadau

Remainder Applications

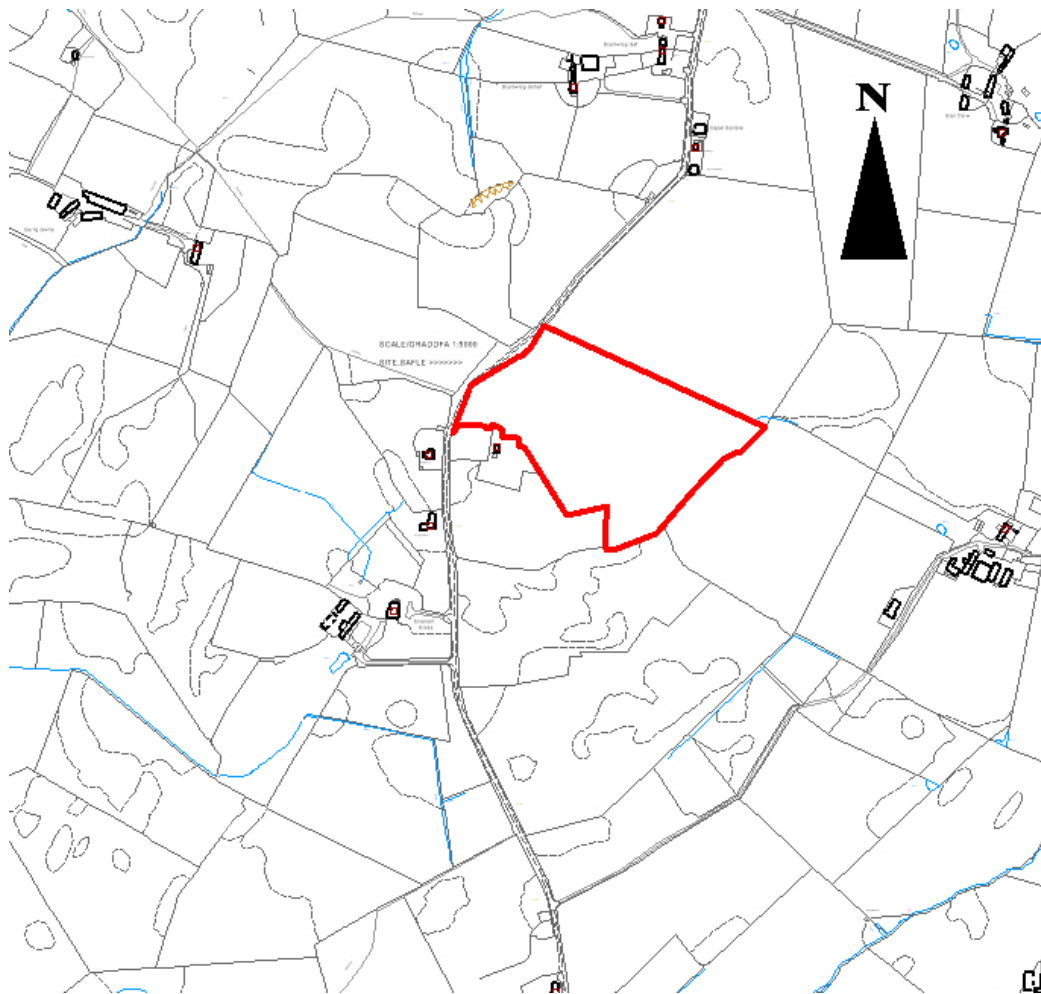
Rhif y Cais: **14C171J/ENF** Application Number

Ymgeisydd Applicant

**Messrs Jones & Williams**

**Cais ôl-weithredol ar gyfer cadw a cwblhau llety gwyliau newydd ynghyd a newid defnydd tir i marchogyddiaeth cysylltiedig yn / Retrospective application for the retention and completion of a new build holiday accommodation together with change of use of land to associated equestrianism at**

**Stryttwn Farm, Tynlon**



**Planning Committee: 04/01/2017**

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

**Recommendation:**

Refuse

**Reason for Reporting to Committee:**

At the request of the Local Member – Councillor Robert G Parry OBE

**1. Proposal and Site**

The proposal is for retrospective planning permission for the retention and completion of a new build holiday accommodation together with change of use of land to associated equestrianism at Stryttwn Farm, Tyn Lon.

The application site is located within the farm yard of Stryttwn Farm located in the open countryside some 1.6km from the nearby settlement of Llynfaes.

**2. Key Issue(s)**

The key issues are whether or not the development complies with local and national policies relating to the development of new holiday accommodation and the proposals effect upon the character and appearance of the area.

**3. Main Policies**

**Ynys Môn Local Plan**

Policy 1 – General Policy  
Policy 8 – Holiday Accommodation  
Policy 26 – Car Parking  
Policy 31 – Landscape  
Policy 42 – Design

**Gwynedd Structure Plan**

Policy CH2 – High Quality Holiday Accommodation

Policy D3 – Landscape Conservation Areas  
Policy D4 – Location, siting and design  
Policy D29 – Design

**Stopped Unitary Development Plan**

Policy GP1 – Development Control Guidance  
Policy GP2 – Design  
Policy TR10 – Parking Standards  
Policy TO2 – Holiday Accommodation  
Policy EN1 – Landscape Character

**4. Response to Consultation and Publicity**

**Councillor Dylan Rees** – No response at time of writing report.

**Councillor Nicola Roberts** - No response at time of writing report.

**Councillor Robert G Parry OBE** – Request that the application be referred to the Planning Committee for determination.

**Highways** – Recommend conditional approval.

**Drainage** – Drainage satisfactory

**Footpath Officer** – Public footpath unaffected.

**Welsh Water** - No objection.

**Community Council** - No objection, but attention needs to be drawn to the highway.

**Natural Resources Wales** – No objection. Comments regarding protected species and foul drainage.

**Environmental Health** – Observations regarding environmental protection.

**Response to publicity.**

None received at time of writing report.

**5. Relevant Planning History**

14C171F – Full application for the conversion of a stable into a dwelling at Stryttwn Farm, Tyn Lon. Refused – 14/11/2013

14C171G - Full application for the conversion of a stable into a dwelling at Stryttwn Farm, Tyn Lon – Granted – 09/04/2014

14C171H/ENF – Retrospective application for the erection of new build holiday accommodation at Stryttwn Farm, Tyn Lon - Refused – 03/03/2016

**6. Main Planning Considerations**

Planning permission was granted on the 9<sup>th</sup> April 2014 for the conversion and extension of an existing stable into a dwelling.

In March 2015 it came to the Council's attention that, rather than convert and extend the existing building in accordance with that which had been granted planning permission the building had been almost entirely demolished and was in the process of being rebuilt.

A visit to the site on 10/03/2015 revealed that all but part of the eastern gable wall and a small section of the front wall had been demolished and was in the process of being rebuilt in breeze block construction. At the time of the visit the building was constructed to wall plate level and works were being undertaken to clad the front elevation with natural stone.

Whilst the matter is in clear breach of that which was granted planning permission and could be the subject of formal enforcement action, following discussions between officers and the applicant to explore the options available and in accordance with Assembly Government advice a retrospective application was submitted for the retention and completion of the development as new build holiday accommodation.

The application (ref 14C171H/ENF) was refused on the 3rd March 2016 by the Planning Committee following a one month cooling off period on the grounds that the proposal would constitute the erection of a new holiday unit in the open countryside in an isolated rural location unrelated to and far removed from any settlement and/or other facilities and which was not justified as being part of an overall scheme which would add to tourism and recreation facilities in the area.

The current application has been submitted for the retention and completion of the development as new build holiday accommodation together with change of use of land to associated equestrianism in an effort to overcome the reasons for refusal on the previous application and to regularise matters.

Guidance in Planning Policy Wales (Edition 9) (PPW) affords protection to the open countryside with paragraph 4.7.8 clearly stating that development in the countryside should be located within and adjoining those settlements where it can be best accommodated in terms of infrastructure, access and habitat and landscape conservation...new buildings in the open countryside away from existing settlements or areas allocated for development in development plans must be strictly controlled. All new development should respect the character of the surrounding area and should be of appropriate scale and design.

Paragraph 11.1.7 of PPW acknowledges that in rural areas tourist related development is an essential element in providing for a healthy, diverse local and national economy. It can contribute to the provision and maintenance of facilities for local communities. Here too development should be sympathetic in scale and nature to the local environment and the needs of visitors and the local community.

Paragraph 11.1.8 of PPW states that tourism development should be accessible by a variety of sustainable means of travel, particularly, walking, cycling and public transport.

Policy CH2 of the Gwynedd Structure Plan, policy 8 of the Ynys Mon Local Plan and policy TO2 of the Stopped Unitary Development Plan are permissive policies relating to the development of high quality holiday accommodation. They state that applications for high quality holiday accommodation will be permitted provided that they do not conflict with other policies in the plans and where they do not cause unacceptable harm to the environment. In particular, the Council will favourably consider proposals which form an integral part of an overall scheme which adds to tourism and recreation facilities in the area.

The Council's Supplementary Planning Guidance (SPG) on Holiday Accommodation states there are challenging judgements to be made in determining what provides a high quality of development. At the time of making a planning application the land use judgement required about the 'quality' of the development does not refer to a recognised accommodation grading scheme by the tourism industry but to the quality of the development in terms of land use considerations.

Criteria which help define high quality development in terms of land use considerations according to the SPG are:

- Sites normally not lying in open countryside or are visually intrusive,
  - Sites that do not cause adverse harm to protected landscapes (e.g. the AONB) – which would suggest that they have existing landscape cover and no major visual impact,
  - Protecting undeveloped coast,
  - Protecting and promoting biodiversity interest,
  - Respect for the historic and natural environment,
  - Make better use of land by consolidating areas of existing tourism activity (tourist attractions, marina etc.)
- 
- Well located in relation to existing transport network
  - Enhancing previously developed (brownfield) land
  - Part of a scheme for agricultural diversification and supporting the rural economy
  - Projects which enhance biodiversity interest
  - Helps reinforce and strengthen an existing tourism centre.

Paragraph 5.7 of the SPG sets out criteria for assessing the location of holiday accommodation. This proposal is categorised as being on a Brownfield site in the Open Countryside and states that the justification required to support a proposal at this location are as follows:

- Whilst being preferable to greenfield locations, such sites should still need justification above alternative locations within or on the edge of settlements in the vicinity.
- Schemes at such locations would be expected to have on-site provision of tourist facilities other than simply the accommodation itself.

The above guidance and policies are designed to encourage the development of high quality visitor accommodation in the right place. In considering proposals for holiday accommodation, the impact on the local economy, landscape, environment and the character of the area will be important considerations. The Council will not support proposals for badly sited development in unsustainable locations.

As previously stated the application is seeking permission for the retention of the unauthorised works already carried out and the completion of the development for use as holiday accommodation together with change of use of land to associated equestrianism.

The siting and design of the proposal is virtually identical the conversion scheme granted planning permission in April 2014, consequently there is no objection to the proposal from siting and design point of view.

However, the nature of the application currently under consideration is fundamentally different than that previously granted permission and different material planning and policy considerations apply.

The previous application was refused on the grounds that the proposal would constitute the erection of a new holiday unit in the open countryside in an isolated rural location unrelated to and far removed from any settlement and/or other facilities and which was not justified as being part of an overall scheme which would add to tourism and recreation facilities in the area.

The current application includes the change of use of land to associated equestrianism in addition to the new build holiday accommodation and which goes some way in addressing objections to the previous scheme, however planning policies and guidance still require developments to be well located in terms of infrastructure, accessibility to public transport and facilities.

Whilst the current proposal therefore addresses, to some extent, previous objections, it does not however, overcome the unsustainability of the location of the site which is located approximately 1.2km from the nearest bus stop (Tyn Lon), 3.5km from the nearest shop/post office (Bodffordd), 5km from the nearest public house (Gwalchmai) and 7km from the nearest town (Llangefni).

It is therefore remains the case that the site is not well located in terms of accessibility to public transport and facilities and consequently users would be reliant upon the use of private motor vehicles, this is contrary to the sustainability principles of Planning Policy Wales and guidance contained with the Council's Supplementary Planning Guidance.

## **7. Conclusion**

Whilst this is a finely balanced decision, it is considered that, on balance, the proposal is unacceptable, being located in the open countryside unrelated to and far removed from any settlement or other facilities and amenities and would lead to users being reliant upon the use of private vehicles contrary to relevant local and national policies and guidance.

## **8. Recommendation**

To **refuse** the application for the reasons below:

(01) The application site is located within a designated Special Landscape Area. The proposal would constitute the erection of a new holiday unit in the open countryside in an isolated rural location unrelated to and far removed from any settlement and/or other facilities. This is contrary to policies 1, 8 and 31 of the Ynys Mon Local Plan, policies CH2 and D4 of the Gwynedd Structure Plan, policies GP1, TO2 and EN1 of the Stopped Unitary Development Plan, advice contained with Supplementary Planning Guidance: Holiday Accommodation and the sustainability principles and advice contained within Planning Policy Wales (Edition 9).

## **9. Other Relevant Policies**

**Planning Policy Wales (Edition 9)**

**Technical Advice Note 13 – Tourism**

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

**SPG: Design Guide for the Urban and Rural Environment**

**SPG: Holiday Accommodation**

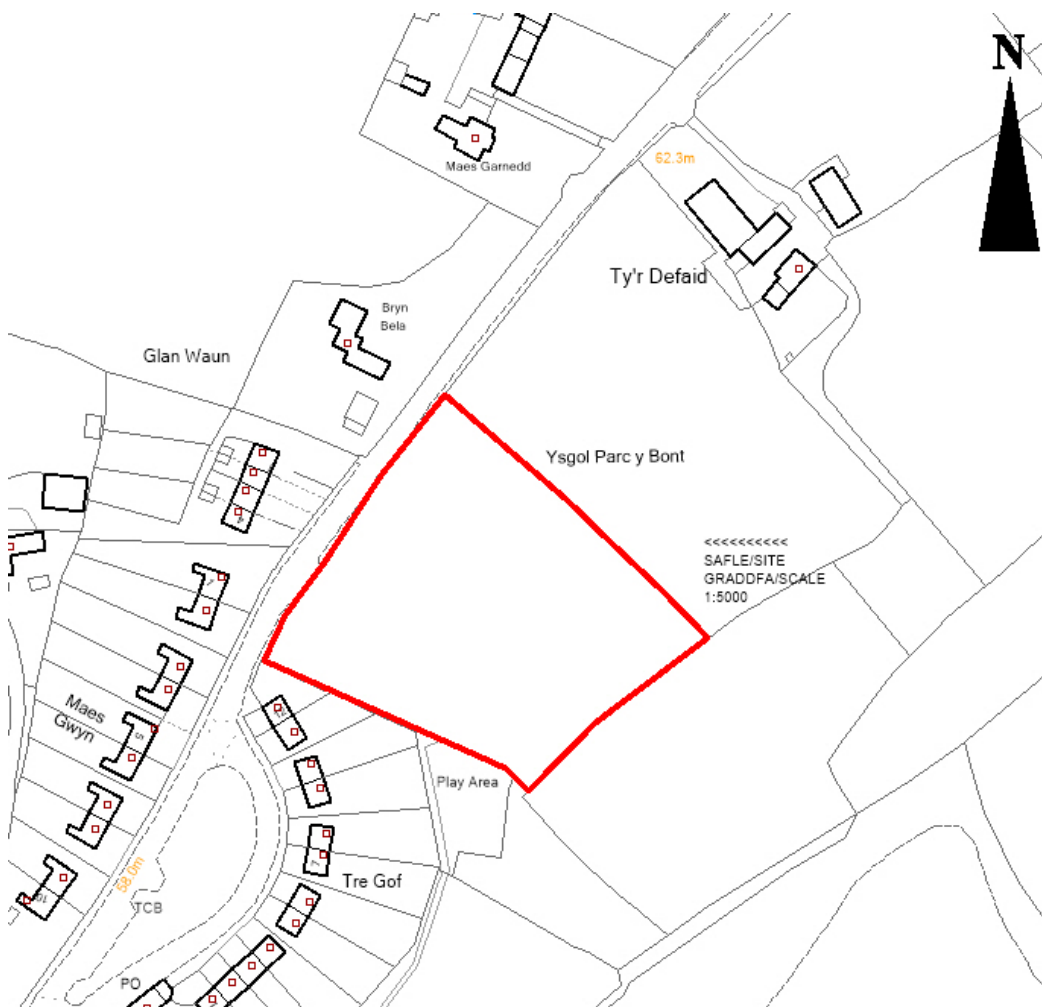
Rhif y Cais: **21LPA727A/CC** Application Number

Ymgeisydd Applicant

**Head of Lifelong Learning**

**Cais llawn ar gyfer addasu ac ehangu i greu adnoddau newydd yn cynnwys dosbarth; creu man parcio newydd a chreu mynedfa newydd i gerbydau ynghyd a newid gosodiad a man parcio presennol a chreu cilfan yn / Full application for alterations and extensions to create additional facilities including a classroom; creation of a new car parking area and new vehicular access together with the reconfiguration of existing car parking arrangements to include a layby at**

**Ysgol Parc y Bont, Llanddaniel**



**Planning Committee: 04/01/2017**

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

**Recommendation:**

Permit.

**Reason for Reporting to Committee:**

The application is submitted by the Local Authority.

**1. Proposal and Site**

The application lies at Ysgol Parc y Bont, Llanddaniel Fab.

The proposal entails classroom extension, cloak area extension, refurbishment, hard surface extension and car park revisions.

**2. Key Issue(s)**

The key issue is whether the proposed scheme is acceptable in terms of impact on adjoining properties and their amenity.

**3. Main Policies**

**Ynys Mon Local Plan**

Policy 1 – General Policy

Policy 42 – Design

**Gwynedd Structure Plan**

Policy D4 – Location, Siting and Design

Policy D29 - Design

**Stopped Unitary Development Plan**

Policy GP1 – General Control Guidance

Policy GP2 – Design

**Planning Policy Wales (9<sup>th</sup> Edition), January 2016**

**Technical Advice Note 12 – Design**

**4. Response to Consultation and Publicity**

**Councillor Victor Hughes** – No response received at the time of writing this report

**Councillor Hywel Eifion Jones** - No response received at the time of writing this report

**Highways Department** – Responded to Community Council comments regarding pedestrian safety and consider it a very important issue that should be addressed.

**Drainage** – Representations with observations regarding soak away. This has been addressed with the agent.

**Community Council** – Supportive with observations regarding pedestrian safety. This has been addressed with the agent, no response has been received at the time of writing this report.

**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 is the 14/12/2016. At the time of writing this report, no letters of representations had been received.

## 5. Relevant Planning History

No relevant site history

## 6. Main Planning Considerations

The proposed entails the erection of a new classroom extension to the side of the existing primary school and new cloakroom extension to the rear. A new hard surface play area will be created with access alterations and a new car park for staff vehicles.

The proposed extensions will be of single storey within the existing school grounds. The walls will consist of blockwork finished with roughcast render with slate pitched roof, the cloak room will have a flat roof. There will also be new metal fencing around the new hard standing areas. The proposed materials for the proposal are considered acceptable. 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.

## 7. Conclusion

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

## 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 on the 11/11/2016 under planning application reference 21LPA727A/CC.**

Drawing number	Date Received	Plan Description
005	11/11/2016	Proposed site layout
006	11/11/2016	Proposed ground floor plan
007	11/11/2016	Proposed elevations

Reason: For the avoidance of doubt.

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

12.3

Gweddill y Ceisiadau

Remainder Applications

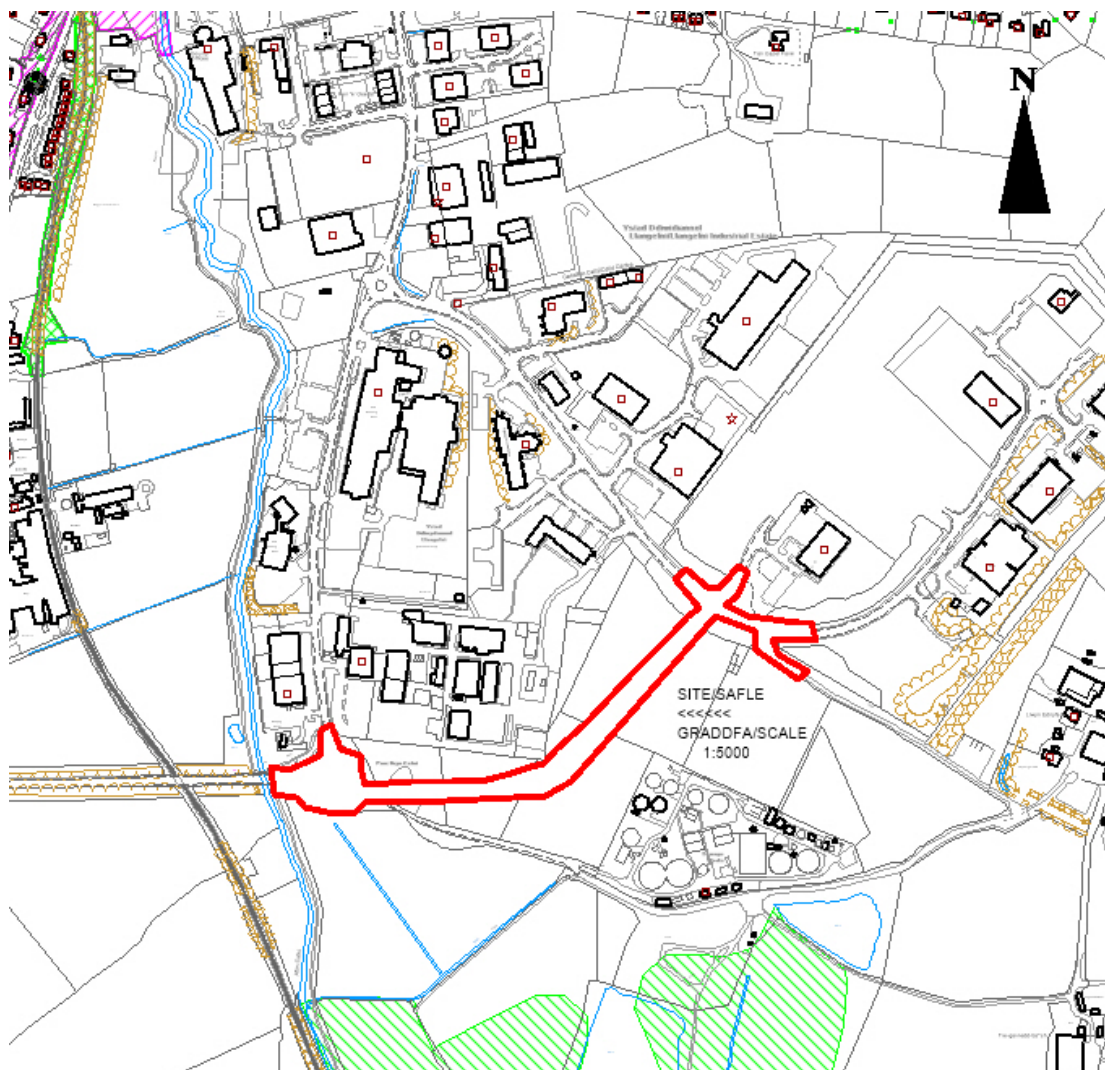
Rhif y Cais: **34LPA1013B/DA/CC** Application Number

Ymgeisydd Applicant

Cyngor Sir Ynys Môn

**Cais am faterion a gadwyd yn ôl ar gyfer manylion llawn o ddylunio, goleuo, toriadau, lleoli a thirlunio o Adran 3 o ffordd gyswllt ar dir rhwng Ffordd Stad Diwydiannol a Ffordd Ddosbarthu Bryn Cefni, / Application for reserved matters for full details of design, lighting, section, siting and landscaping of Section 3 of the link road on land between Industrial Estate Road and Bryn Cefni Distributor Road,**

Llangefni



**Planning Committee: 04/01/2017**

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

**Recommendation:**

Permit.

**Reason for Reporting to Committee:**

This is an application made by the Council.

**1. Proposal and Site**

Planning permission for the construction of the link road was given in December 2015. The application was a hybrid made part in full and part in outline form.

This application relates to section three of the scheme which was made in outline form.

Matters reserved for consideration of that part of the scheme include:

design  
lighting  
sections  
siting  
landscaping

These are now presented for determination.

Section 3 of the Link Road measures approximately 530 m in length. The section will link Junction 2 to Junction 3 via a new third arm on Junction 2 which will replace the existing third arm currently used to access the Wastewater Treatment Works (WwTW). A new access just east of Junction 2 will serve Llwyn Ednyfed and the WwTW.

The Link Road will curve to the north and connect into a new roundabout (Junction 3) at the spine road through Bryn Cefni Business Park, on the bend to the east of the existing entrance to Mona Lifting Ltd. The northern arm of this new roundabout will serve the northern parts of the existing business park, whilst the western and eastern arms will provide connectivity to the Bryn Cefni Business Park.

**2. Key Issue(s)**

With planning permission granted for the road what remains to be considered here is whether the details as listed above are acceptable namely:

design, sections and siting  
lighting,  
landscaping

Additionally, further information regarding ecology and archaeology are relevant and will be referred to below.

**3. Main Policies**

Whilst the Link Road has been granted planning permission, an update of the current position in terms of policy is included for clarity.

It should be noted however that a full appraisal in terms of Development Plan Policy of the then proposed link road was made at the original application stage.

Planning Policy Wales Edition 9 November 2016

Since the approval of the Link Road in 2015, Welsh Government has published a revised version of Planning Policy Wales (Edition 9). Sections updated include:

Local Development Plans, Development Management, Historic, Environment Planning for Sustainability, Conserving and Improving Natural Heritage and the Coast, Retail and Commercial Development, Minerals, Infrastructure and Services.

It is not considered that the changes made in respect of the above have any bearing on the acceptability of the link road as a whole or the details submitted here.

Local Plan context.

As mentioned earlier a detailed assessment of the acceptability of the link road was made when the original application was submitted and no further assessment will be made here.

However, since submission of the original application, the Council has submitted the Joint Local Development Plan (Joint LDP) to the Welsh Government for Examination. This plan should be considered as a material consideration but it is noted that policies could be amended or deleted from the plan even though they may not have been the subject of a representation at deposit stage. PPW9 notes that:

*"In considering what weight to give to the specific policies in an emerging LDP that apply to a particular proposal, local planning authorities will need to consider carefully the underlying evidence and background to the policies."* (PPW9 para 2.14.1)

The Plan identifies Llangefni as an Urban Service Centre which is defined as having a sub-county role in terms of providing a wide range of services and facilities for its own population and parts of the county. It includes the link road as a Protected New Route Corridor and includes the identified Enterprise Zones.

Policy TRA1 comments;

This policy identifies specific transport improvement schemes including Llangefni Link-Road which it notes will improve access to the Enterprise Zone site and further support of the growth and expansion of the Grŵp Llandrillo-Menai campus. It further notes that the scheme would also improve links with the A55 dual carriageway and overcome traffic constraints in the wider area of Llangefni.

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

**Local Members:** No comments

**Town Council:** No comments

**Highways:** No objection suggest condition

**Natural Resources Wales:** Comments in respect of flood risk seeking clarification, satisfied that the scheme will not harm protected species and set guidelines regarding contaminated land should be adhered to

**Welsh Water:**

**Gwynedd Archaeological Planning Service:**

**Ecological Advisor:** No object/comments

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

Outline planning permission was given for this part of the link road in December 2015.

Section 3 was assessed within the Environmental Assessment submitted as part of the application made for the complete link road approved under ref 34LPA1013/FR/EIA/CC.

The information which was provided within the Environmental Statement has now been supplemented by updated ecology surveys and an arboricultural impact assessment.

A screening opinion ref 34LPA1013A/CC/SCR confirmed that no further EIA was required.

## **6. Main Planning Considerations**

Each of the "Reserved matters" shall be dealt with along with the additional information provided.

### **Design, sections and siting**

The design, sections and siting have been assessed by the appropriate technical consultees and are considered appropriate meeting the needs for the continuation of the link road.

### **Lighting**

The proposed lighting for the Link Road has been designed in accordance with industry standards, guidance and recommendations in order to provide an adequate level of illuminance for security, safety and amenity throughout the site, whilst limiting obtrusive light, over-lighting and energy consumption.

The luminaires selected for the Link Road are Axia LED luminaires manufactured by Urbis Lighting which have good light control and cut off angles to reduce light spillage, control glare and limit sky glow. The luminaires are proposed to be mounted on 5-8 m high columns with outreach brackets that tilt/ uplift the luminaire to 5 degrees above the horizontal axis. The specified luminaires have a 0% Upward Light Output.

Three different types of lighting are specified:

9.59kml LED luminaires with an 8m high column at the roundabouts to improve road safety and night time visibility;

7.99kml LED luminaires with an 8m high column on the western half of the road; and

7.99kml LED luminaires with an 5m high column on the eastern section of the road to provide a slightly darker crossing point for bats to minimise the disruption to the flight line from the WWTW along existing field boundaries and onto the wider network on habitat corridors.

Street lights will be situated along both sides of the carriageway throughout the length of the Link Road. The proposed lighting will be dimmed between the hours of 01:00 and 07:00 using a scheduled dimming system.

The lighting proposed is within the parameters set out in the Lighting Assessment which accompanied the initial application.

### **Landscaping**

The overall objectives of the highway landscape scheme include the retention of existing vegetation where possible. Additional planting is proposed in key locations to compensate for tree loss, screen (in the medium to long term) the movement of vehicles and help integrate the proposed Link Road into its surrounding landscape context.

The west bound side of the road would be edged by a verge on at the back of the footpath and the east bound side of the road would also contain a verge. On each side a mixed hedge would be planted comprising hazel, hawthorn, blackthorn and other common species. This would also contain traditional hedgerow trees such as beech, hornbeam, oak and alder.

An area of woodland would be planted immediately north of Junction 3. This would comprise scots pine, beech, oak and alder and other trees common to the area.

The scheme is considered appropriate for the development delivering the required level of mitigation.

### **Historic Landscape**

Previous research has identified a prehistoric/Romano-British enclosure and some Neolithic activity with Section 3. Planning consent has been granted with GAPS and IACC agreeing that an open-area excavation is the most effective way to identify and record the later prehistoric or Romano-British enclosure and Neolithic features in Section 3. The methodology for this work, submitted under Condition (07) of the consent, has been approved.

### **Ecology**

Section 3 of the Link Road route and a 50m buffer to either side was subject to an extended Phase 1 Habitat Survey which considered vegetation communities and other nature conservation features such as legally protected species.

It is considered that following consultation with NRW and the Councils ecological advisor that the scheme along with the proposed mitigation measures which will be described in more detail in the Construction Environment Management Plan are considered appropriate to ensure that there would be no adverse effects from the scheme on local designated sites, candidate site or protected species.

### **7. Conclusion**

The Link Road already has planning permission in place and indeed a substantial proportion of it has been constructed.

The further details submitted with this reserved matters application are considered acceptable and as such can be approved.

### **8. Recommendation**

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

The development shall be carried out in accordance with the below plans and details.

35998/LEA/CVD211 G Key constraints  
35998/LEA/CVD212 G Key constraints  
35998/LEA/CVD311 G Signage, white lining  
35998/LEA/CVD312 G Signage, white lining  
35998/LEA/CVD511 F Drainage and utilities  
35998/LEA/CVD512 F Drainage and utilities  
35998/LEA/CVD661 F Alignments  
35998/LEA/CVD662 F Alignments  
35998/LEA/CVD663 F Alignments  
35998/LEA/CVD664 E Alignments  
35998/LEA/CVD665 E Alignments  
35998/LEA/CVD681 E Cross sections  
35998/LEA/CVD711 F Pavement, kerbing and finishes  
35998/LEA/CVD712 G Pavement, kerbing and finishes  
35998/LEA/CVD801 D Gabion wall  
35998/LEA/CVD802 D Gabion wall  
35998/LEA/CVD803 A Soil reinforcement works  
35998/LON/CVT/806 C Planting Plan  
35998/LEA/CVD961 C Standard details  
35998/LEA/CVD962 D Standard details

35998/LEA/CVD963 A Standard details  
35998/LEA/CVD971 D Standard details  
35998/LEA/CVD972 B Standard details  
35998/LEA/CVD973 B Standard details  
35998/LEA/CVD974 F Standard details  
35998/LEA/CVD975 A Standard details

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

12.4

Gweddill y Ceisiadau

Remainder Applications

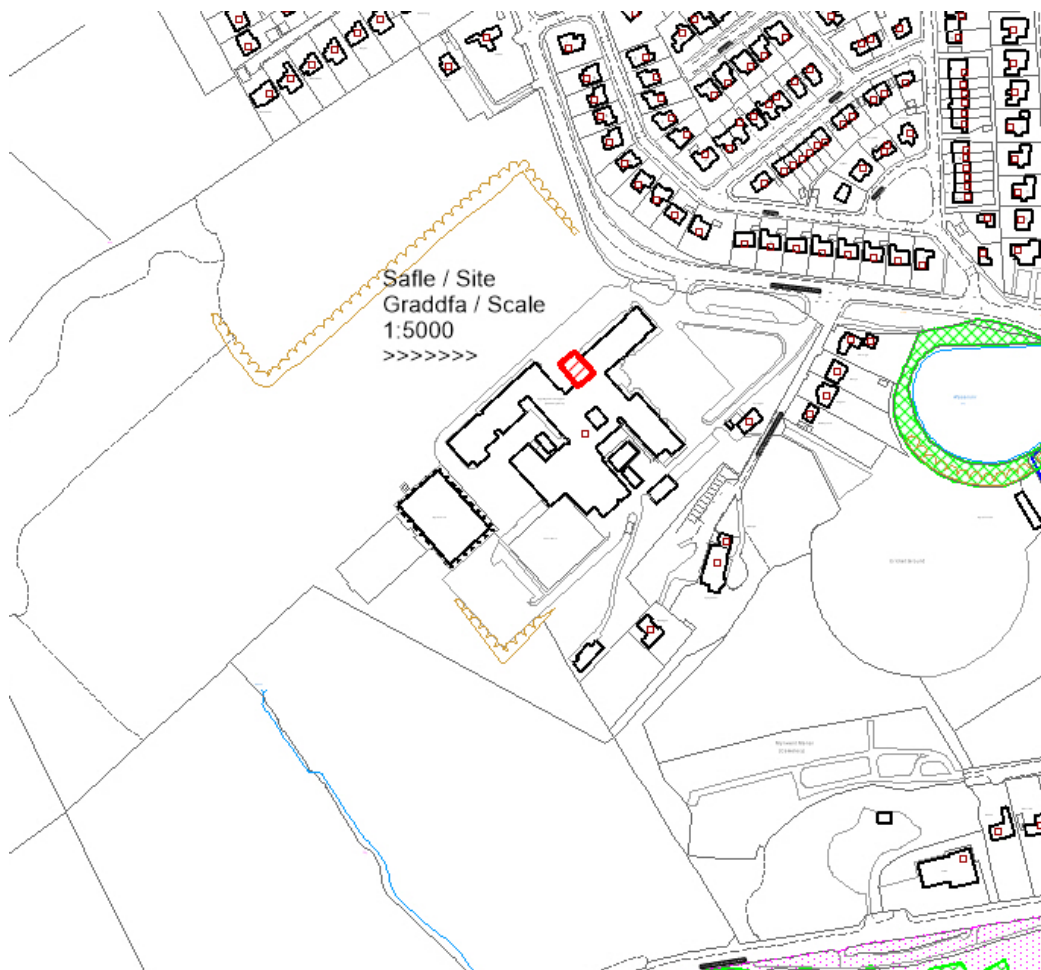
Rhif y Cais: **39LPA589P/CC** Application Number

Ymgeisydd Applicant

Head of Service (Highways, Waste and Property)

**Cais llawn ar gyfer codi estyniad sy'n cynnwys lifft platform i drychiad de bloc 'B' yn / Full application for the construction of an extension containing a platform lift to the southern elevation of 'B' block at**

**Ysgol Uwchradd David Hughes, Porthaethwy/Menai Bridge**





**Planning Committee: 04/01/2017**

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

**Recommendation:**

Permit.

**Reason for Reporting to Committee:**

The application is being presented to the Committee as the land is owned by the Council

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

The application is a full application for alterations and extensions to incorporate a lift for school pupils to the Southern elevation of Block B at Ysgol David Hughes, Menai Bridge.

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

The key issue is the design of the extension, whether the extension fits in with the building and surrounding area and the effect on neighbouring residential properties.

### **3. Main Policies**

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

Policy 1 – General Policy

Policy 31 - Landscape

Policy 42 – Design

#### **Gwynedd Structure Plan**

Policy D4 – Siting and Design

Policy D29 - Design

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

Policy GP1 – Development Control Guidance

Policy GP2 – Design

Policy EN1 – Landscape Character

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

**Town Council** – No response at the time of writing the report

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

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

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

Site notices was placed near the site. The expiry date for receiving representations was the 23/12/2016. At the time of writing the report no letters were received.

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

39LPA589/CC – Place a satellite dish at Ysgol David Hughes, Menai Bridge. Granted 9th April 1990.

39LPA589A/CC – Erection to the technology department at Ysgol David Hughes, Menai Bridge. Granted 13th December 1993.

39LPA589B/CC – Siting of a single mobile classroom at Ysgol David Hughes, Menai Bridge. Approved 19/09/1995.

39LPA589C/CC – Retention of temporary classrooms together with provisions of additional parking facilities at Ysgol David Hughes, Menai Bridge. Granted 12/08/1996.

39LPA589D/CC – Alterations and extensions at Ysgol David Hughes, Menai Bridge. Granted 04/06/1998.

39LPA589F/CC – Change of use of land to form car park together with the construction of a new access road at Ysgol David Hughes, Menai Bridge. Granted 14/08/2002.

39LPA589G/CC – Construction of a new all-weather play area/ tennis courts with perimeter fencing and floodlighting at Ysgol David Hughes, Menai Bridge. Granted 14/08/2002.

39LPA589H/CC – Erection of a sports hall at Ysgol David Hughes, Menai Bridge. Approved 22/12/2003.

39LPA589J/CC – Demolition of existing fence and stone wall and the erection of a new mesh fence at Ysgol David Hughes, Menai Bridge. Approved 05/02/2004.

39LPA589K/CC – Alterations and extensions to kitchen at Ysgol David Hughes, Menai Bridge. Approved 03/07/2008.

39LPA589M/CC – Erection of 3 signs to direct the public to the sports centre at Ysgol David Hughes, Menai Bridge. Approved 31/07/2008.

39LPA589N/CC – Erection of a 11kv substation on land at Ysgol David Hughes, Menai Bridge. Approved 28/07/2010.

## **6. Main Planning Considerations**

The application is for the erection of a 3 storey, flat roof extension on the Southern Elevation of Block B in order to provide a lift for the school.

The extension will fit in with the existing building without having a negative impact upon the surrounding area.

Due to the location and distance of the extension from residential properties, it is not considered that the proposal will have a negative impact upon the amenities of neighbouring neighbours

## **7. Conclusion**

The proposal is acceptable in policy terms; the extension will fit in with the existing building without harming the amenities of nearby residential properties.

## **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 hereby permitted shall be carried out in strict conformity with the details received under application reference 39LPA589P/CC.**

Site Plan	AL/15083/01	22/11/16
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<b>Existing and Proposed Western Elevations</b>	<b>AL/15083/03</b>	<b>22/11/16</b>
<b>Existing and Proposed Southern Elevations</b>	<b>AL/15083/04</b>	<b>22/11/16</b>
<b>Proposed Ground Floor Plan</b>	<b>AL/15083/06</b>	<b>22/11/16</b>
<b>Proposed Lower Ground Floor Plan</b>	<b>AL/15083/07</b>	<b>22/11/16</b>
<b>Existing and Proposed First Floor Plan of 'B' Block</b>	<b>AL/15083/08</b>	<b>22/11/16</b>
<b>Existing and Proposed Second Floor Plan of 'B' Block</b>	<b>AL/15083/09</b>	<b>22/11/16</b>

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.

## **9. Other Relevant Policies**

Technical Advice Note 12 – Design

Planning Policy Wales 9th Edition

12.5

Gweddill y Ceisiadau

Remainder Applications

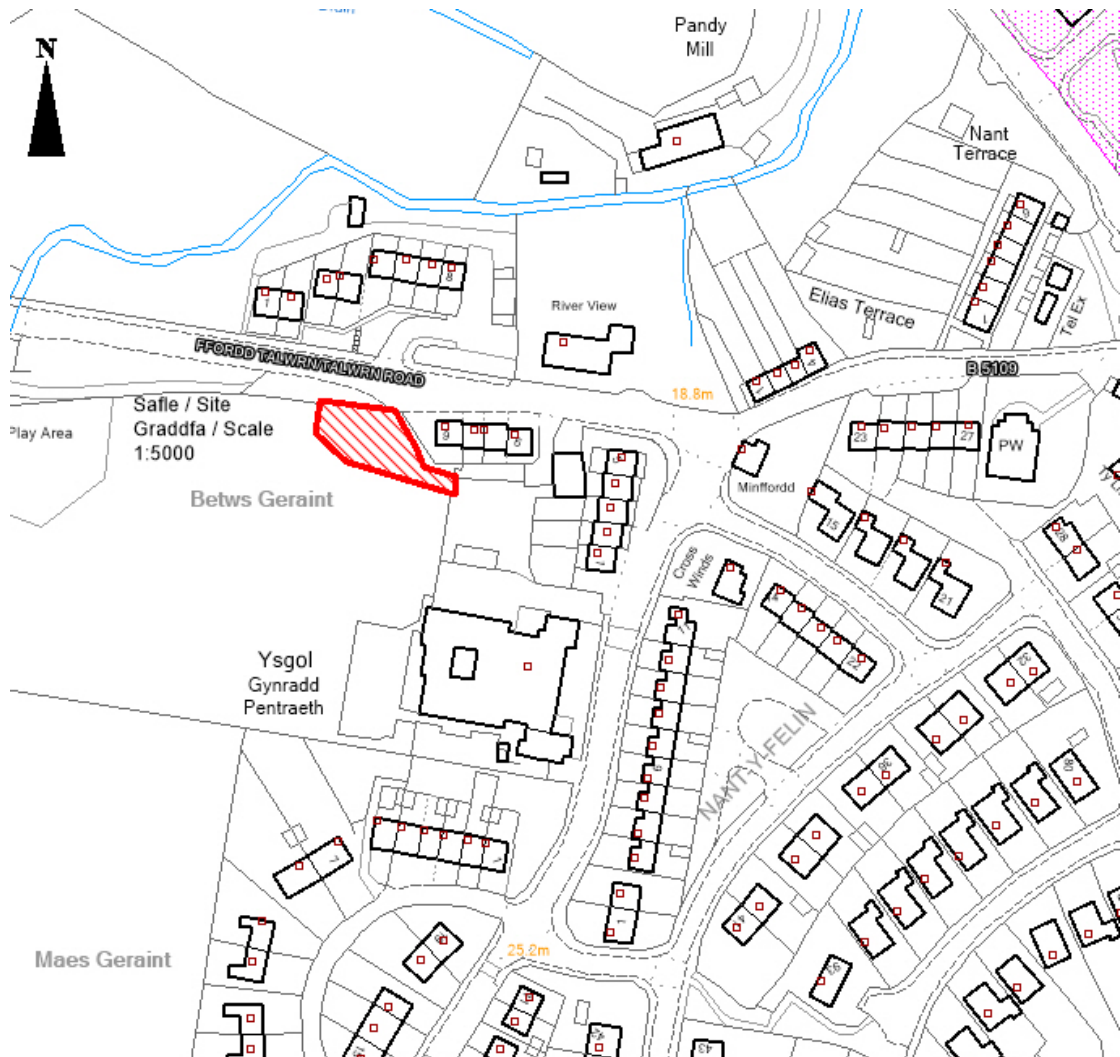
Rhif y Cais: **42C253** Application Number

Ymgeisydd Applicant

Cyngor Cymuned Pentraeth

Cais llawn i newid defnydd darn o dir i parc chwarae plant yn / Full application for change of use part of the land into a children's park at

Ysgol Gynradd Pentraeth, Pentraeth



**Planning Committee: 04/01/2017**

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

**Recommendation:**

Permit.

**Reason for Reporting to Committee:**

The application is being presented to the Committee as the land is owned by the Council

**1. Proposal and Site**

The application is a full application for the change of use of part of the existing field into a playground at Ysgol Gynradd Pentraeth, Pentraeth

**2. Key Issue(s)**

The key issue is whether the proposal would have a negative impact on neighbouring residential properties and the impact on the primary school.

**3. Main Policies**

**Ynys Mon Local Plan**

Policy 1 – General Policy

Policy 17 - Recreation and Community Facilities

Policy 31 - Landscape

Policy 42 – Design

**Gwynedd Structure Plan**

Policy D4 – Siting and Design

Policy D29 - Design

**Stopped Unitary Development Plan**

Policy GP1 – Development Control Guidance

Policy GP2 – Design

Policy CC1 – Community Facilities

Policy EN1 – Landscape Character

**4. Response to Consultation and Publicity**

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

**Local Member (Vaughan Hughes)** – No response at the time of writing the report

**Local Member (Ieuan Williams)** – No response at the time of writing the report

**Local Member (Derlwyn Hughes)** – No response at the time of writing the report

Site notices was placed near the site. The expiry date for receiving representations was the 09/12/16. At the time of writing the report no letters were received.

**5. Relevant Planning History**

None.

## 6. Main Planning Considerations

The application is for the change of use of part of the primary school land into a playground. The playground will be available for the use of the community and primary school with access available from the primary school and from Talwrn Road.

It is not considered that the change of use of the small area of land will have a negative impact on adjoining surrounding properties. The proposal would provide an opportunity for local children to have a playing area close by.

Policy 17 of the Ynys Mon Local Plan and Policy CC1 of the Stopped Unitary Development Plan supports development of community facilities.

## 7. Conclusion

The proposal is acceptable in policy terms; it is not considered that the proposal would harm the amenities of nearby residential properties.

## 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 hereby permitted shall be carried out in strict conformity with the details received under application reference 42C253.**

<b>Proposed Playground</b>	<b>10/11/2016</b>
<b>Location Plan</b>	<b>10/11/2016</b>
<b>Block Plan</b>	<b>10/11/2016</b>

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

Technical Advice Note 12 – Design

Planning Policy Wales 9<sup>th</sup> Edition