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Gweddill y Ceisiadau

Remainder Applications

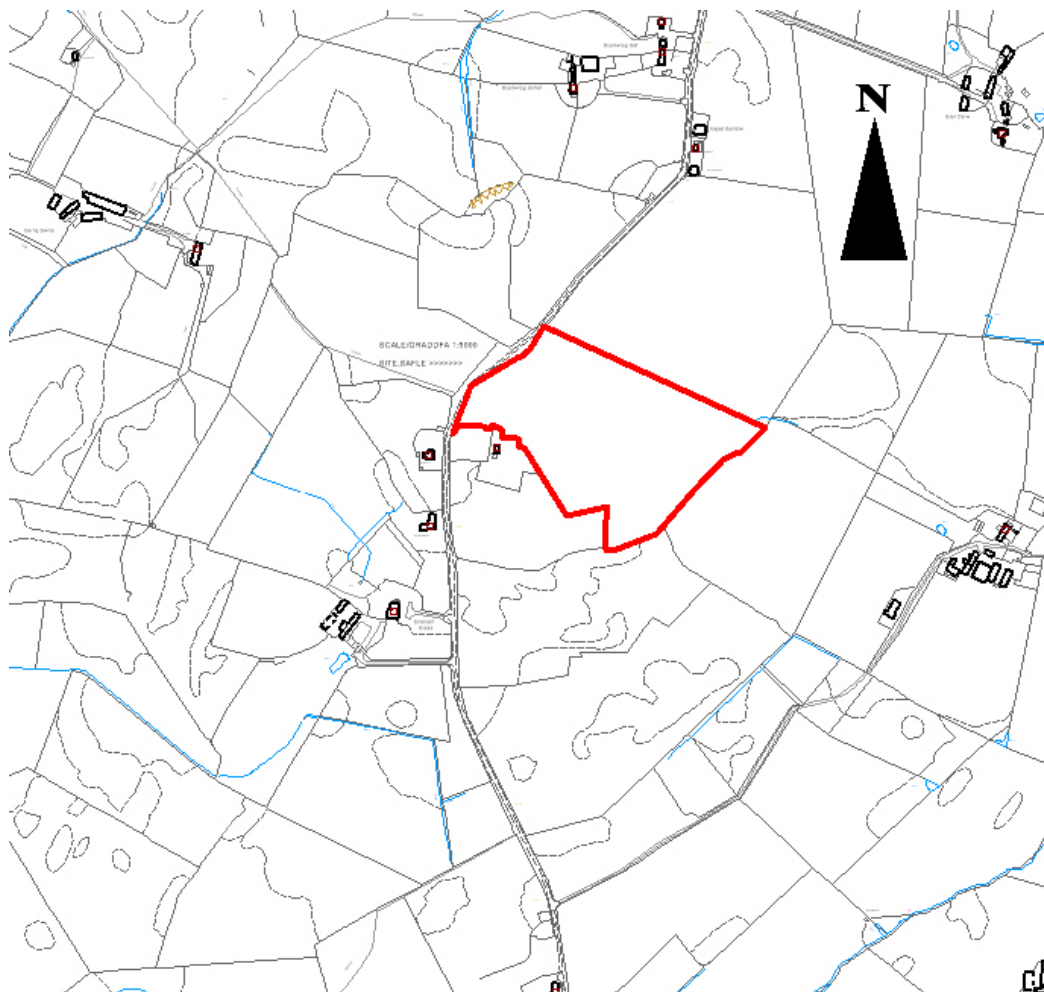
Rhif y Cais: **14C171J/ENF** Application Number

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: 01/02/2017

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

Recommendation:

Refuse

Reason for Reporting to Committee:

The application was first presented to the Planning and Orders Committee on the 4th January 2017 at the request of Councillor Robert G Parry OBE.

At the meeting Members resolved to visit the site.

The site visit took place on the 18th January 2017 and Members will now be familiar with the site.

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 9th 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 Councils 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 to 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 within 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

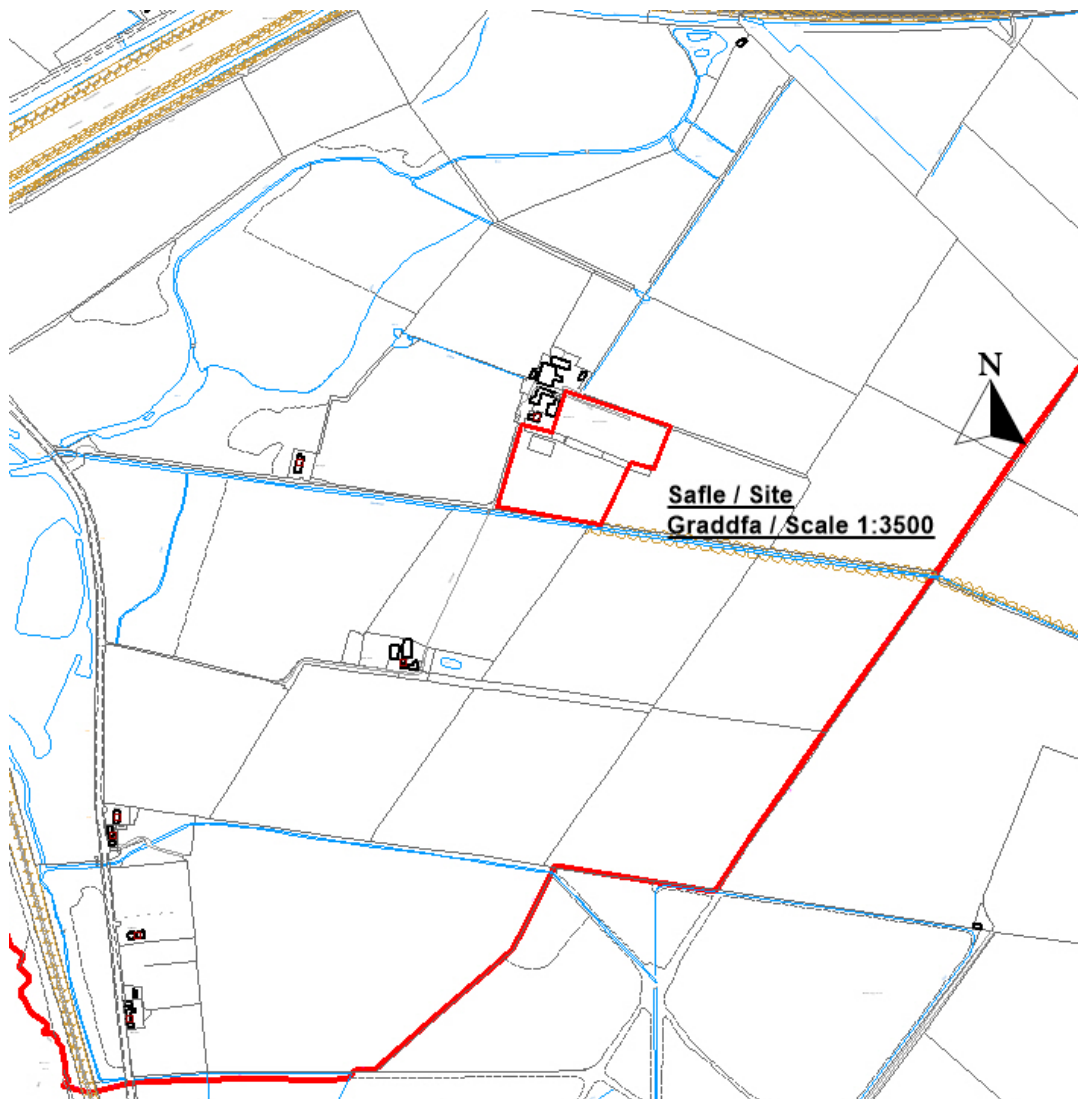
Rhif y Cais: **15C30H/FR** Application Number

Ymgeisydd Applicant

Mr Jeff Hughes

Cais llawn i newid defnydd tir amaethyddol er mwyn ymestyn y maes carafannau presennol i lleoli 14 o garafannau symudol ychwanegol ynghyd a gosod tanc septig ar dir yn / Full application for change of use of agricultural land to extend the existing caravan park to site a further 14 touring caravans together with the installation of a septic tank on land at

Pen y Bont Farm Touring & Camping, Malltraeth



Planning Committee: 01/02/2017

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

Recommendation:

Refuse

Reason for Reporting to Committee:

The application is presented to the Planning and Orders Committee at the request of the Local Member.

At its meeting held on the 2nd November, 2016 the committee members recommended that a site visit should take place. The site visit took place on the 16th November, 2016 and the members are now aware of the site and its settings.

At its meeting held on the 7th December, 2016 the Committee resolved to approve the application contrary to officer recommendation. The recorded reasons being as follows:

- i) Do not consider that there is a flood risk of a level that the proposal cannot be supported, and
- ii) The proposal will not have a detrimental impact on the ecology of Malltraeth Marsh.

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;

- j) Do not consider that there is a flood risk of a level that the proposal cannot be supported

The site is situated within a C1 Flood Zone as defined by the Development Advice Map (DAM). The details received from Natural Resource Wales, during the consultation process, that the flood maps are updated on a quarterly basis and confirms that the site lies within the extreme flood outline.

Technical Advice Note 15: Development and Flood Risk states that development should be directed away from the areas which are within zone C and towards land in zone A. Figure 2, Section 5 of TAN 15 states that touring caravans are categorised as a highly vulnerable development.

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 (PPW fig 2); 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.

The proposal meets criteria (ii) of the tests listed in paragraph 6.2 as it will contribute to employment and tourism facilities in the locality by way of additional visitors to the area. However, the proposal does not meet criteria (iii) or (iv) of the test as the application site is agricultural land which has not previously been developed and the agent has confirmed that they are not willing to spend the monies on submitting a Flood Consequence Assessment.

Where developments are proposed in zone C, and comply with the tests outlined in Section 6 of TAN 15 a planning application should be supported by a Flood Consequence Assessment. Paragraph 7.2 of TAN 15 states that whether a development should proceed or not will depend upon whether the consequences of flooding of that development can be managed down to a level which is acceptable for the nature/type of development being proposed, including its effects on existing development. It would certainly not be sensible for people to live in areas subject to flooding (even in two storey buildings) where timely flood warnings cannot be provided and where safe access/egress cannot be achieved

Therefore, before deciding whether a development can take place a flood consequence assessment, which examines the likely mechanisms that cause the flooding, and the consequences on the development of those floods, must be undertaken, which is appropriate to the size and scale of the proposed development.

During the course of determining the application the applicant was requested to submit a Flood Consequence Assessment however refused to carry out an assessment due to the costs.

Due to the above the proposal cannot be supported as the site lies within a C1 flood zone and does not comply with the requirements of TAN 15.

- ii) The proposal will not have a detrimental impact on the ecology of Malltraeth Marsh.

Policy 33 of the Local Plan states that the Council "will refuse to permit any development that will unacceptably affect either directly or indirectly, any notified SSSI..."

Policy EN6 of the stopped Unitary Development Plan states that development that is likely to result in danger or have a detrimental effect on a Site of Special Scientific Interest will be subject to special scrutiny and will not be permitted unless the reasons for the development clearly outweigh the value of the site itself.

Fields close to the proposed development are suitable for breeding birds of lowland damp grassland, which require an open landscape without disturbance. Any development into the SSSI including any screening/planting more than 1.5 m tall will impact on the suitability of the area for breeding birds with a potential loss of biodiversity. The caravan site will be open during the spring and summer bird breeding season which coincides with the breeding season for the species notified as features of the site. The proposed development would not only reduce the land area off the SSSI but potentially increase disturbance effects in neighbouring fields within the SSSI and therefore jeopardise site integrity.

The proposal therefore conflicts with Policy 12 and Policy 33 of the Ynys Mon Local Plan and Policy TO6 and EN6 of the stopped Unitary Development Plan.

At its meeting that was held on the 4th January, 2017, Members were advised that the Welsh Government had issued a holding direction on the application whilst the Welsh Government considered the application and whether they would 'Call-in' the application to determine. The Members were therefore informed that the Planning and Orders Committee had two options, these were;

- i) Defer the application, or,
- ii) Refuse the application

Members resolved to defer the application until the Welsh Government determined whether they would 'Call-in' the application.

1. Recommendation

Refuse

(01) The application site is located within zone C1, as defined by the Development Advice Maps referred to under Technical Advice Note 15 'Development and Flood Risk' (July 2004). The proposal is therefore contrary to Policies 1 and 28 of the Ynys Môn Local Plan and Policies GP1 and SG2 of the stopped Unitary Development Plan and the advice contained within Planning Policy Wales (9th Edition) and Technical Advice Note 15 – Development and Flood Risk (July 2004).

(02) The proposal will impact upon the openness of the area, which is designated as a Site of Special Scientific Interest potentially affecting its ornithological interest. The proposal is therefore contrary to Policy 12 and 33 of the Ynys Mon Local Plan and Policy TO6 and EN6 of the sopped Unitary Development Plan and the advice contained within Planning Policy Wales (9th Edition).

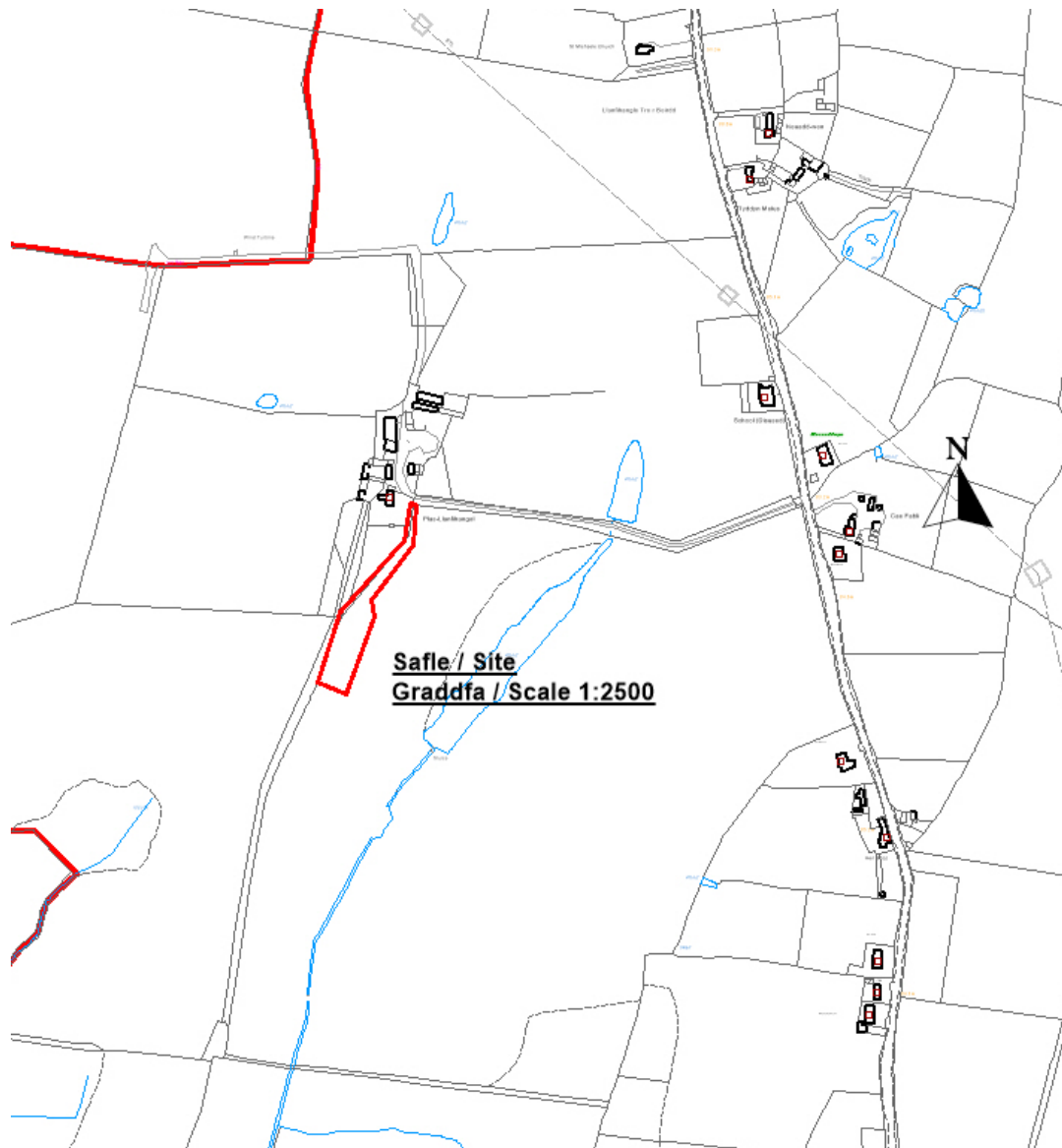
Rhif y Cais: **23C280F** Application Number

Ymgeisydd Applicant

Mr Eurig Jones & Mr Owen Rowlands

Cais ol weithredol ar gyfer sied amaethyddol a parlwr godro ynghyd a chreu pwll slyri a gwaith cysylltiedig yn / Retrospective application for an agricultural shed and milking parlour together with the construction of a slurry pit and associated development at

Plas Llanfihangel, Capel Coch



Planning Committee: 01/02/2017

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

Recommendation:

Permit.

Reason for Reporting to Committee:

The application is presented to the Committee on the request of the Local Member.

At the committee meeting held on the 2nd November, 2016, it was resolved that a site visit was required. This took place on the 16th November.

Due to additional information being received and the need to re-consult and re-notify neighbouring properties. The application was deferred at the committee meeting of the 4th January.

1. Proposal and Site

This is a retrospective application for an agricultural shed and milking parlour together with the construction of a slurry pit and associated development at Plas Llanfihangel, Capel Coch

The proposed building is a typical modern agricultural propped portal frame building consisting of blockwork and green profile sheets, walls and green box sheet roof. The shed is designed to provide the cows with adequate space, comfort, and ventilation to meet with international standards of welfare.

The site lies outside the listed settlement of Capel Coch and is therefore considered to be an open countryside location.

2. Key Issue(s)

The key issues can be identified as the following:-

Can the principle of the development be supported.

Is the scheme acceptable in landscape terms.

Would there be harm/pollution of the water environment.

Would residential amenity be affected.

3. Main Policies

Gwynedd Structure Plan

Policy D1 - Environment

Policy D4 – Location, Siting and Design

Policy D29 – Design

Policy D32 - Landscaping

Ynys Mon Local Plan

Policy 1 – General Policy

Policy 31 - Landscaping

Policy 42 – Design

Stopped Unitary Development Plan

Policy GP1 – Development Control Guidance

Policy GP2 – Design
Policy EN1 – Special Landscape Area

TAN 5 – Nature Conservation and Planning
TAN 6 - Planning for Sustainable Rural Communities

4. Response to Consultation and Publicity

Consultations

Community Council – Concerns that the development will give rise to smell. It will be seen from the highway. It should be re-located in the existing farm yard.

Local Member (Cllr Ieuan Williams) – Requested that the application be presented to the Planning Committee for consideration.

Local Member (Vaughan Hughes) - No response at the time of writing the report.

Local Member (Derlwyn Hughes) – Refusal. Impact on local people and the landscape.

Highways – No recommendation to make

Drainage – Standard comments

Gwynedd Archaeological Planning Service – Conditional Approval. A response received from GAPS states that a watching brief would be required for the initial soil strip of the slurry pit area.

Welsh Water – Standard comments

Environmental Health – Standard comments

Natural Resources Wales – No objection to the proposed development.

In their latest response they state 'Further to our earlier response to this application dated 29th November 2016 we have now received additional details regarding the proposed method of slurry storage (information received 30th November and 7th December 2016). The information received includes details of the location of the proposed pit included on plan reference (02 BP 991514 A3L REV E) and slurry pit calculations. We are satisfied that the information provided has addressed the concerns previously raised in our letter dated 29th November 2016 and has confirmed that the proposed development will meet the requirements set out within the silage, slurry and agricultural fuel oil storage Regulations.

Footpath – The development will not affect the public footpath nearby.

Cadw – Confirm that the development will be visible from the scheduled monuments but this does not constitute objectionable/negative impact on the setting of the monuments.

Publicity

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 27th January, 2017. At the time of writing the report 21 letters had been received objecting to the proposal, 2 petitions one containing 8 names and one containing 79 names objecting to the proposal and 1 letter of support was received.

The main reasons for objecting as follows:-

The existing outbuildings should be demolished to make way for the new agricultural shed

Impact on traffic

Smell

Not enough people notified of the application

Against policy

Not enough has been submitted to assess the impact on the landscape

Noise

Visual impact from neighbouring properties and highway

Screened bunding will not solve the problem

Unacceptable scale

Potential impact on biodiversity

Shed should be re-located behind backdrop of trees

Overdevelopment of the site

Further development of slurry pits etc.

One support letter was received the main comments as follows:-

The farm has not been maintained for a number of years and the proposal would benefit both owners and the staff.

The proposal will create jobs for local people

Without this development the farm will be left to go to ruins

The impact will only be for a short time

In response to the main reasons for objecting:-

We must deal with the application as submitted. There was a separate application for the conversion of outbuildings that has now been withdrawn.

The highways department have confirmed that they have no observations to make on the application.

The Environmental Health section have confirmed that they are satisfied with the development provided they comply with CIRIA Document - C650 – Environmental Good Practice On Site (2nd Edition).

Policy considerations will be dealt with under the main considerations

The information submitted with the application enables us to make a recommendation.

Visual impact will be dealt with below.

NRW have made comments on biodiversity issues and the applicant will be required to comply with their standard requirements.

Re-location behind the trees has been investigated, however this is not an option due to a binding contract between the land owner and the Wind Turbine company stating that no building shall be erected within 300 metres of the wind turbines on the site.

It is not considered that the shed will cause overdevelopment of the site

A slurry pit is now part of the proposal. Natural Resources Wales have confirmed they are satisfied with the details.

5. Relevant Planning History

23C280/SCO -Scoping Opinion for a windfarm development on land at Capel Coch – Screening Opinion 01/06/09

23C280A - Erection of two 25 metre high wind turbines on land at Plas Llanfihangel Capel Coch - Approved 14/12/2010

23C280B/SCR - Screening opinion for the erection of two 25 metre high wind turbines on land at Plas Llanfihangel Capel Coch - EIA Not Required 10/11/2010

23C280C/DIS - Application to discharge conditions (04) (details of wind turbines), (05) (colour), (07) (Construction Method Statement) and (08) (Vehicular Access detail) from planning permission 23C280A at Plas Llanfihangel Capel Coch Conditions Discharged 09/03/2015

23C280D- Application to determine whether prior approval is required for the erection of a milking parlour on land at Plas Llanfihangel Capel Coch - Withdrawn 17/05/2016

23C280E -Application to determine whether prior approval is required for an agricultural track on land at Plas Llanfihangel Capel Coch Planning not required 03/06/2016

23C280G - Full application for conversion of the outbuildings into 10 dwellings, installation of a package treatment plant together with improvements to the existing access at Plas Llanfihangel, Capel Coch – Withdrawn 02/11/16

6. Main Planning Considerations

Main planning considerations/Key Issue

1. Principle of Development

The principle of development for agricultural purposes is generally supported within local and national planning policy context.

Technical Advice Note 6 states.

The Local Planning Authority should ... promote the expansion of established businesses by setting out in the development plan the criteria against which planning applications for employment uses will be assessed. This should include supporting the expansion of businesses that are currently located in the open countryside provided there are no unacceptable impacts on local amenity.

6.1.1 The Welsh Assembly Government's objective is a sustainable and profitable future for farming families and businesses through the production and processing of farm products while safeguarding the environment, animal health and welfare, adapting to climate change and mitigating its impacts, while contributing to the vitality and prosperity of our rural communities. The planning system can play an important part in supporting the future sustainability of agriculture

Planning Policy Wales (Edition 9) states Local planning authorities should adopt a constructive approach towards agricultural development proposals, especially those which are designed to meet the needs of changing farming practices or are necessary to achieve compliance with new environmental, hygiene or welfare legislation

Plas Llanfihangel is a farm holding with approx. 275 acres of land The proposals consists of shed number 1 which will measure 21m x 9m and will house 40 milking cows, shed number 2 will house 200 cows over the winter months. A slurry pit measuring 60.0m Long x 15.0m Wide x 4m Deep located to the South West of the agricultural shed with a traditional style fence will be erected around the slurry pit. The applicant has confirmed that 'there are currently 240 heifers that have been running with a group of bulls since early May. Most are in calf due to start calving late January 2017. The plan is to have 200 milking next year (some of the 240 won't be in calf, or may have complications at or post calving). They are always kept at Plas Llanfihangel, they are grazed rotationally, which means they are all kept in one big group in the same field for a few days, and then moved on to the next field when they have finished grazing the field they are in.'

The proposals will allow for the practice of modern farming techniques and compliance with welfare requirements.

With the above in mind it is clear that there is a need for the proposals. This along with the general support for agricultural development in policy terms establishes the acceptance of the principle of this development.

2. Landscape: The proposed milking parlour, agricultural shed and slurry pit will be located to the South of the existing backdrop of trees.

The proposed building is located away from the existing farm building in an unenclosed location. It would not benefit from the existing tree backdrop, except from views to the South - relevant only to private views from the south of Capel Coch.

The building would be most visible on a 200m stretch of road to the South East from a distance between 350 and 450metres, where there is currently no intermittent screening. Views from the northeast would be interrupted primarily by the trees on the approach to Plas Llanfihangel. More distant views would feature the pylons and turbines and it is not considered that there is any cumulative visual effect with these.

Mitigation from existing tree cover as a backdrop or screening is limited to views from directly south. A low bund and planting is proposed along the eastern, southern and western boundaries and would in the long-term substantially enclosure the area. With the faster growing native species proposed, the screen would begin to take some effect from 7-10 years. Screening effects would be limited in the winter months until the evergreen species and the overall mass of planting take fuller effect.

It is considered that the nature of the change resultant from the construction of a large farm building would be moderate adverse at construction. Associated landscaping to help fit the building into its surroundings would reduce effects to moderate/minor at 7-10 years with minor effects from 15-20 years.

Gwynedd Archaeological Planning Service (GAPS) has provided comments as follows:
The screening barrier will naturally take some time to become established, resulting in the temporary visibility of the new buildings, and will create a new backdrop to views from Llech Golman standing stone. However, as an extension of the adjacent copse (i.e. an existing natural landscape feature), this 'softer' change to the monument's setting is considered to be more sympathetic than the conspicuously modern utilitarian sheds. I am therefore able to confirm that the proposed screening planting would be adequate and appropriate mitigation of the potential visual impact on the setting of Llech Golman.

With the above matters in mind it is not considered that a refusal on the grounds of harm to the visual appearance of the locality could be substantiated at appeal.

3. Harm/Pollution of the environment - Natural Resources Wales has confirmed that they do not object to the proposed development as the amended slurry pit proposals meet the requirements set out within the Silage, Slurry and Agricultural Fuel Oil Storage Regulations. They are satisfied that the slurry pit details provided has addressed the concerns previously raised. The applicant originally only had capacity for 2 days slurry production but this has now been changed to the required 4 months as dictated in the aforementioned regulations.

4. Amenity – There are no residential properties in the immediate vicinity of the site. The nearest is 420m away and there are intervening trees and other planting obscuring the site from that

property. It is considered that this distance is adequate to ensure the development does not unduly harm the amenities of those residential occupiers enjoy.

7. Conclusion

The principle of development for agricultural purposes is accepted within local and national planning policies. The proposal under consideration along with the mitigation provided will not create unacceptable changes to the landscape additionally they would not have an unacceptable effect on the residential amenities of the neighbouring properties. With the above in mind the proposed development is considered acceptable to the Local Planning Authority.

8. Recommendation

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

(01) The building hereby approved shall be used solely for the purposes of Agriculture, as defined by Section 336(1) of the Town and Country Planning Act 1990 and for no other commercial or business use whatsoever.

Reason: To ensure that the development will always be in the best interests of the agricultural industry

(02) (a) No development (including groundworks or site clearance) shall take place until a specification for a programme of archaeological work has been submitted to and approved in writing by the Local Planning Authority on the area of the slurry pit.

(b) The development shall be carried out and all archaeological work completed in strict accordance with the details submitted and approved under part (a). This shall include the production of a detailed report on the archaeological work, which shall be submitted to and approved in writing by the Local Planning Authority within six months of completion of the development.

Reasons: To ensure the implementation of an appropriate programme of archaeological mitigation in accordance with the requirements of Planning Policy Wales 2016 and Welsh Office Circular 60/96 Planning and the Historic Environment: Archaeology.

(03) The site shall be landscaped and trees and shrubs shall be planted in accordance with drawing numbers 991514/02 Rev H, 991514/04 Rev G and 991514/01 Rev H received on the 12/12/16. The said trees and shrubs shall be maintained for a period of ten 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: In the interests of visual amenity.

(04) The development permitted by this consent shall be carried out strictly in accordance with the plan(s) submitted under planning application reference 23C280F.

Location Plan	991514/01 Rev H	12/12/16
Elevations	991514/04 Rev G	12/12/16
Floor Plan	991514/03 Rev E	12/12/16
Block Plan	991514/02 Rev H	12/12/16
Section B-B Slurry Pit	991514/05	12/12/16

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.

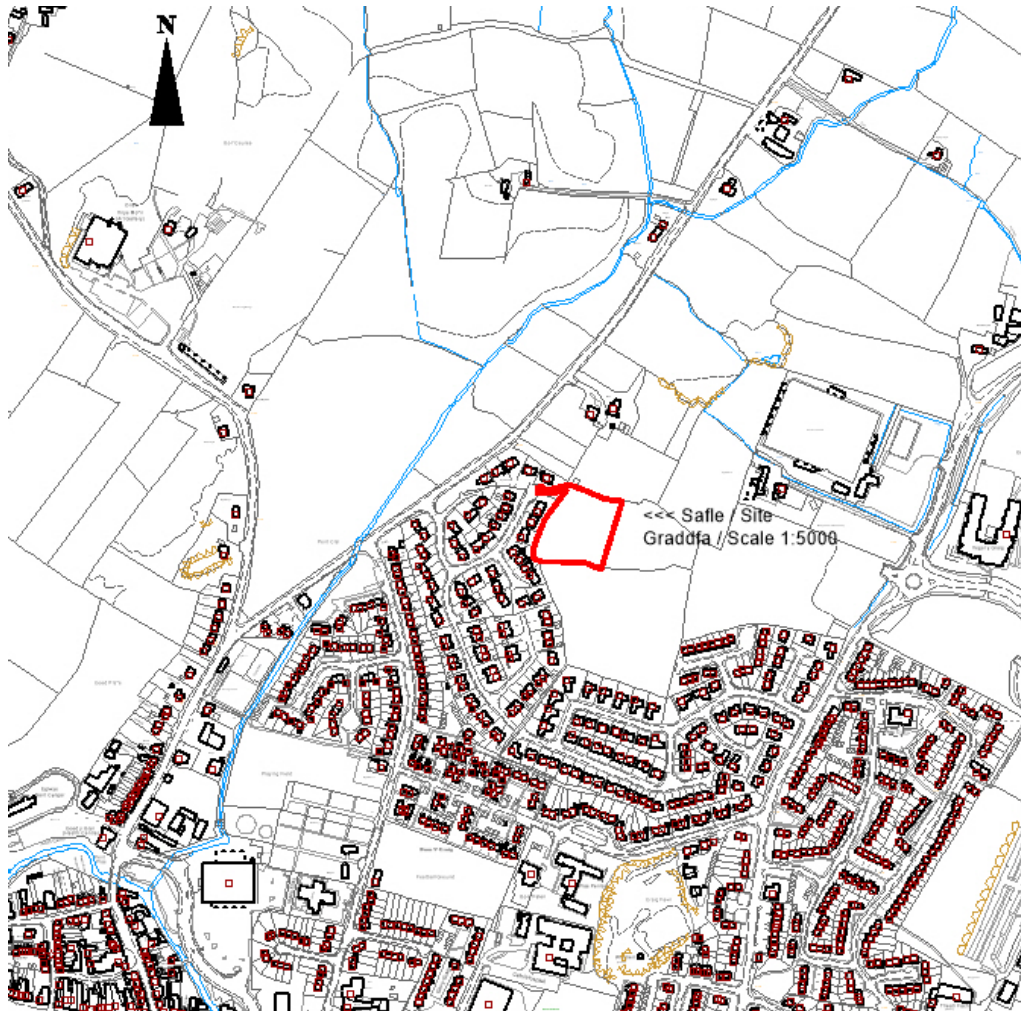
Rhif y Cais: **34C681** Application Number

Ymgeisydd Applicant

Hughes Bros Ltd

Cais amlinellol ar gyfer codi 8 annedd a 2 annedd fforddiadwy gyda'r holl materion wedi'u gadw'n ôl ynghyd a creu mynedfa newydd a gwaith cysylltiedig ar dir y tu cefn i / Outline application for the erection of 8 dwellings and 2 affordable dwellings with all matters reserved together with the construction of a new vehicular access and associated works on land to the rear of

Tyn Coed Estate, Llangefni



Planning Committee: 01/02/2017

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

Recommendation:

Permit.

Reason for Reporting to Committee:

This is a departure application for which the recommendation is one of approval.

Members will recall visiting the site on the 21st December.

At the Committee meeting of the 4th of January it was resolved to refuse the application contrary to the officer's recommendation.

The reasons given to refuse the application include:

1. Level of local objection
2. Location of site outside development boundary
3. Dangerous access
4. Site rejected in the JLDP

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;

1. Level of local objection

This in itself is not a reason for refusal.

2. Location outside of settlement boundary

Whilst the site is located outside the settlement boundary for Llangefni, given the shortfall in the amount of housing land identified in the 2014 Joint Housing Land Availability Study, other sites can be considered acceptable for housing. This approach was outlined in the application when first presented to the Committee.

3. Highways dangerous access

The Highways Authority have been consulted in respect of the application and do not object to the scheme.

4. Surface water flooding and stability of slope

No object has been received in respect of these technical issues from the relevant consultees and it should be noted that other legislation also covers these items.

5. The site has already been rejected as being suitable for development in the emerging JLDP

The site was not submitted to be considered as a candidate site in the lead up to the drafting of the JLDP and remains outside the settlement boundary in that plan.

Following the writing of the report to previous Committee meeting the Highways Authority informed the Local Planning Authority that there were concerns regarding the existing junction serving the site and that the visibility there was substandard due to a section of boundary wall obscuring views. Due to this the Highways Engineers have suggested that a Grampian type condition be imposed requiring that the wall is reduced in height prior to the development of this site commencing. Given that these works are the requirement of a planning permission granted for the land immediately adjacent to the wall and which includes the wall this approach is considered acceptable.

8. Recommendation

Permit subject to the signing of a S106 agreement securing two of the proposed units to be of an affordable type.

(01) The approval of the Council shall be obtained before any development is commenced to the following reserved matters viz. the layout, scale, appearance of the building, means of access thereto and the landscaping of the site.

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

(02) Application for approval of the reserved matters hereinbefore referred to shall be made not later than the expiration of three years beginning with the date of this permission.

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

(03) The development to which this permission relates shall be begun not later than whichever is the later of the following dates namely: - (a) the expiration of five years from the date of this permission or (b) the expiration of two years from the final approval of the said reserved matters or in the case of approval on different dates the final approval of the last such matter to be approved.

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

(04) Notwithstanding the submitted plans the dwellings shall be of a height and position to be agreed in writing with the Local Planning Authority.

Reason: In the interests of amenity.

(05) An ecological survey shall be carried out to the written satisfaction of the LPA prior to any works commencing onsite.

Reason: To ensure any protected species remain unharmed.

(06) Foul water and surface water discharges must be drained separately from the site.

Reason: To protect the integrity of the public sewerage system.

(07) No surface water shall be allowed to connect either directly or indirectly to the public sewerage system unless otherwise approved in writing by the local planning authority.

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.

(08) Land drainage run-off shall not be permitted to discharge either directly or indirectly into the public sewerage system.

Reason: To prevent hydraulic overload of the public sewerage system and pollution of the environment.

(09) No development shall commence until full design details for the priority system and pedestrian footway have been submitted to and agreed by the local planning authority. The priority system and pedestrian footway shall be completed before any dwelling within the site is occupied.

Reason: In the interests of highway safety.

(10) The access shall be laid out and constructed strictly in accordance with the submitted plan before the use hereby permitted is commenced and thereafter shall be retained and kept free from permanent obstruction and used only for access purposes.

Reason: In the interests of highway safety.

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

Reason: In the interests of highway safety.

(12) The highway boundary wall/hedge/fence or any new boundary erected fronting the highway shall at no time be higher than 1 metre above the level of the adjoining county road carriageway along the whole length of the site's boundary with the adjoining highway and nothing exceeding this height erected within 2m. of the said wall.

Reason: In the interests of highway safety.

(13) The access shall be completed with a bitumen surface for the first 5 metres from the nearside edge of the County Highway with the surface water drainage system completed and in perfect working order before the use hereby permitted is commenced.

Reason: In the interests of highway safety.

(14) The estate road(s) and its access shall be designed and constructed in accordance with 'Technical Requirements for Estate Roads in Anglesey' (copies of this document are available free on request from the Local Planning Authority).

Reason: In the interests of highway safety.

(15) The estate road(s) and its access shall be designed and constructed in accordance with 'Residential Road Adoption Specification Requirements' (copies of this document are available free on request from the Local Planning Authority).

Reason: In the interests of highway safety.

(16) The turning area shall be completed in full accordance with the details as submitted before the use hereby permitted is commenced and thereafter retained solely for those purposes.

Reason: In the interests of highway safety.

(17) The car parking accommodation shall be completed in full accordance with the details as submitted before the use hereby permitted is commenced and thereafter retained solely for those purposes.

Reason: In the interests of highway safety.

(18) No surface water from the within the curtilage of the site to discharge onto the county highway. No development shall commence until full design details for the drainage of the site have been submitted to and approved by the Local Planning Authority. No dwelling shall be occupied until the approved scheme has been implemented in full and to the written satisfaction of the Local Planning Authority.

Reason: In the interests of highway safety.

(19) No development shall commence until works at the junction with the B5110 (as identified on the attached plan) have been carried out to achieve unhindered 2.4 by 90.0m visibility in both directions. These works shall be completed to the written satisfaction of the Local Planning Authority.

Reason: In the interests of highway safety.

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.

7.5

Gweddill y Ceisiadau

Remainder Applications

Rhif y Cais: **45C468** Application Number

Ymgeisydd Applicant

Mr Simon Rogers

Cais llawn i newid defnydd adeilad allanol i annedd, creu mynedfa i gerbydau, gosod sistem trin carthffosiaeth ynghyd a codi strwythur lliniaru ecoleg yn / Full application for conversion of outbuilding into a dwelling, the construction of a vehicular access, the installation of a package treatment plant together with the erection of an ecology mitigation structure at

Bodrida Bach, Brynsiencyn



Planning Committee: 01/02/2017

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

Recommendation:

Permit.

Reason for Reporting to Committee:

The applicant is related to a Local Member.

The application has been scrutinised by the Monitoring Officer as required under paragraph 4.6.10.4 of the Constitution.

Members will recall that at the meetings that were held on the 2nd November and 7th December 2016 and 4th January 2017 it was resolved to defer the determining of the application until receipt of amended drawings and additional information. Amended drawings have now been received at the department together with confirmation from the Highway Authority of where the new passing place is required.

1. Proposal and Site

The application is a full application for the conversion of the existing outbuilding into a dwelling, together with alterations and extensions thereto and the erection of a detached building for protected species, the construction of a new vehicular access together with the installation of a package treatment plant.

The outbuilding was a former cottage with room in the loft space, and lies with its gable fronting the Class III highway.

2. Key Issue(s)

The applications main issues are whether the development complies with current policies and whether the proposal will have an impact on highway safety.

3. Main Policies

Ynys Môn Local Plan

Policy 1 – General Policy

Policy 31 - Landscape

Policy 55 - Conversions

Gwynedd Structure Plan

Policy D4 – Location, Siting and Design

Policy D28 - Design

Policy D29 – Design

Stopped Unitary Development Plan

Policy GP1 – Development Control Guidance

Policy GP2 – Design

Policy HP8 – Rural Conversions

Policy EN1 – Landscape Character

Planning Policy Wales, 2016, 9th Edition

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

Technical Advice Note 5 – Nature Conservation and Planning

Technical Advice Note 12 – Design

4. Response to Consultation and Publicity

Local Member, Cllr A Griffith – No response to date

Local Member, Cllr P Rogers – No response to date

Community Council – No objection

Highway Authority – Requested that a passing place be provided as part of the proposal due to the substandard road network

Drainage Section – Standard comments

Welsh Water – Standard Comments

Natural Resource Wales – Comments

Gwynedd Archaeological Planning Service – No significant archaeological implications

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 publicity process was carried out twice following the receipt of the amended scheme. The latest date for the receipt of representations was the 10th January 2017 and at the time of writing this report two letters of representation had been received. One letter was in support of the application and questioned why a passing place was required – in response to these comments a passing place has been requested by the Highway Authority due to the substandard road networks to ensure the free flow of two way traffic.

The second letter, although not objecting to the proposal, was to advise the applicant that a commercial kennels was located close to the proposed dwelling. Due to the isolated location the kennels did not cause problems and did not wish there to be any associated problems occurring in the future. A copy of this letter has been forwarded to the applicants agent for information.

5. Relevant Planning History

No previous site history.

6. Main Planning Considerations

Policy Context - Policy 55 of the Ynys Mon Local Plan and HP8 of the stopped Unitary Development Plan allows for the conversion of existing outbuildings into holiday or residential use provided the criteria of the policies are met.

Planning Policy Wales identifies a preference of the re-use of land in preference to greenfield sites but recognises that 'not all previously developed land is suitable for development'.

An Structural Report has been submitted which confirms that the building is suitable for conversion to a dwelling subject to the front elevation being demolished to window cill level and re-built together with some other localised minor repair works.

The proposal involves the erection of a side and rear extension. Originally, the proposed rear extension was of a scale and design that was considered unacceptable as the extensions was not subservient to the existing building. Following discussions between the agent and department, the scheme has been amended and the scale of the rear extension has been reduced.

The footprint of the existing outbuilding measures 54.5m² and the proposed side and rear extensions measure 32m². The new structure proposed as part of the mitigation measures is 12m². The height of the building will also be increased by approximately 350mm.

Excluding the detached structure for protected species the scale of the proposed extensions will result in an increase of 59% of the original footprint.

Policy 55 of the Ynys Mon Local Plan and Policy HP8 of the stopped Unitary Development Plan allow for the conversion of existing buildings to dwellings or holiday accommodation subject to compliance with the listed criteria. The listed criterion requires, amongst other things, that the building is structurally sound and capable of conversion without extensive rebuilding or extension tantamount to the erection of a new dwelling. It also requires that the conversion scheme respects the character, scale and setting of the existing building, and involves only minor external alterations, unless it can be demonstrated that a significant enhancement of the appearance of the building will be secured.

Whilst a 59% increase in the footprint of the existing building is quite high it is considered that the proposal is acceptable due to the fact that the design of the conversion scheme is sympathetic to the existing building and will significantly enhance the appearance of the building. The proposed dwelling retains a traditional cottage appearance.

Highway Safety – The Highway Authority have raised concerns regarding the substandard route that serves the site and requested that a passing place be provided as part of the scheme. At the time of writing this report confirmation of the location of the passing place has not been provided by the agent and therefore a Grampian condition will be imposed on the permission requesting full details of the passing place to be submitted and approved by the local planning authority prior to the commencement of works on site.

7. Conclusion

The proposal will significantly enhance the appearance of the existing building and the proposal complies with current local and national policies. The provision of a passing place will ensure that the development will not have a detrimental impact on highway safety. Having considered the above and all other material considerations my recommendation is one of approval 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) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Amendment) (Wales) Order 2013 (or any Order revoking or re-enacting that

Order), the development permitted by Classes A, B, C, D and E of Part 1 of Schedule 2 are hereby excluded.

Reason: In the interests of the amenity of the designated landscape.

(03) The development shall take place in accordance with the 'Mitigation and Compensation' section outlined in the Protected Species Survey that was carried out by Yorke Associates Ecological Consultants and submitted under planning reference 45C468.

Reason: To ensure that any protected species which may be present are safeguarded.

(04) No development shall commence until the receipt of a copy of an European Protected Species Licence that has been issued by Natural Resource Wales pursuant to Regulation 53 of the Conservation of Habitats and Species Regulations (2010) authorizing the specified activity/development to commence, or confirmation that such a licence is not required.

Reason: To ensure that any protected species which may be present are safeguarded.

(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) Any further structural alterations which may be required to be carried out to the building, and which would be likely to affect its external appearance, consequent upon the implementation of this permission, shall form the subject of an application which shall be submitted to and approved by the local planning authority before any work is commenced on such alterations.

Reason: For the avoidance of doubt.

(07) No other part of the development shall commence until the passing bay has been completed in accordance with the submitted scheme.

Reason: To comply with the requirements of the Highway Authority.

(08) The access shall be laid out and constructed strictly in accordance with the submitted plan before the use hereby permitted is commenced 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.

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

Reason: To comply with the requirements of the Highway Authority.

(10) The access shall be constructed with 2.0 metre by 43 metre splays on either side. Within the vision splay lines nothing exceeding 1 metre in height above the level of the adjoining carriageway shall be permitted at any time.

Reason: To comply with the requirements of the Highway Authority.

(11) 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 drainage system completed and in working order before the use hereby permitted is commenced.

Reason: To comply with the requirements of the Highway Authority.

(12) No surface water from within the curtilage of the site to discharge onto the county highway. No development shall commence until full design details for the drainage of the site have been submitted to and approved by the Local Planning Authority. The dwelling shall not be occupied until the approved scheme has been implemented in full and to the written satisfaction of the Local Planning Authority.

Reason: To comply with the requirements of the Highway Authority.

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

Drawing / Document number	Date Received	Plan Description
A.02.2	12/08/16	Existing site plan
A.02.1 – Rev B	25/07/16	Existing plans, elevations and sections
Structural Report	08/11/16	Structural Report
Drainage Details	25/07/16	Drainage Details
Planning Support Statement	25/07/16	Planning Support Statement
“Yorke Associates Ecological Consultants” - Report	25/07/16	Protected Species Survey
A.03.3	25/07/16	Ecology mitigation structure
A.03.2 – Rev A	20/01/17	Location and proposed site plan
A.03.1 – Rev B	08/11/16	Proposed plans, elevations and sections
Kingspan Klargest Report	25/07/16	Details of the package treatment plant

under planning application reference 45C468.

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.