

Rhif y Cais: **12C49P/DEL** Application Number

Ymgeisydd Applicant

Gladman Care Homes Ltd

Cais o dan Adran 73 i dynnu amod (09) (cyfyngu oedran y preswlydd) o caniatâd cynllunio rhif 12C49M/VAR (codi 35 o fflatiau preswyl) yn / Application under Section 73 for the removal of condition (09) (occupiers age restriction) from planning permission reference 12C49M/VAR (erection of 35 flats) at

Casita, Biwmares/Beaumaris



Planning Committee: 05/04/2017

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

Recommendation:

Permit.

Reason for Reporting to Committee:

On request of Local Member

1. Proposal and Site

It is proposed to delete condition (09) of planning permission 12C49M/VAR which grants permission for the erection of 35 residential apartments.

Condition (09) requires that the units be occupied by persons over the age of 55 only.

The site is located on the outskirts of Beaumaris and accommodates the former Casita nursing home. It is located within the settlement boundary of the stopped Unitary development Plan and also the emerging JLDP.

2. Key Issue(s)

Whether the application can be supported in policy terms and does the condition serve a sound planning purpose.

3. Main Policies

See contents of report.

4. Response to Consultation and Publicity

Local Member Lewis Davies has referred the application to Committee as he objects considering the original conditions should remain.

Town Council: Object considering this an unacceptable development which will result in expensive holiday homes in an area where there is limited scope for new properties for the local community and young people.

Highways: No objection

Three letters of objection have been received with the main concerns being centred on access and additional traffic using this part of the road network.

5. Relevant Planning History

12C49K: Erection of 35 residential apartments for persons over 55 was approved by notice dated 15/04/2010.

This application was later renewed under ref 12C49M/VAR approval dated 12/5/2016

6. Main Planning Considerations

There is no specific policy in either, the adopted Gwynedd Structure Plan (1993), Ynys Môn Local Plan (1996) or the stopped UDP (2005), in relation to including an age restriction occupancy condition on a residential application.

The only reference to occupancy restriction within Planning Policy Wales (PPW) is within paragraphs 9.3.9 and 9.3.10 which is in relation to Rural Enterprise Dwellings.

Consideration needs to be given to the original justification for the introduction of the condition on the permission. Unless there is a justifiable reason over the inclusion of the age restriction condition on the original approval there is no policy reason to retain the condition.

The condition was originally imposed as the applicants Gladmans specialized in catering for the over 55's market. It was not a requirement of obtaining planning permission. However, the current application has been made due to a change in market conditions and uncertainty in whether the units would be purchased. This has put a question over the viability of the project with the over 55's restriction in place.

The removal of the condition will allow for a wider range of prospective purchasers and increase the likelihood of development.

The imposed condition states:

"The development shall only be used as residential apartments for the residents over 55 and associated communal facilities under the provision of Class C3 (Dwelling houses) of the schedule to the Town and country Planning (Use classes) Order 1987 (as amended) or any Order revoking or re-enacting that Order"

It is clear from the terms of the above that in land use terms the site is to be used as C3 dwelling house use.

Circular 16/2014 entitled The Use of Planning Conditions for Development Management states;

5.85 If the development of a site for housing is an acceptable use of land there will seldom be any good reason on land-use planning grounds to restrict the occupancy of those houses to a particular type of person. However, there are exceptions, for example, in the case of rural enterprise dwellings.

With the above in mind It is not considered that there is a sound planning reason for retaining the over 55 restriction. Indeed, provided a provision was made for affordable units permission could be granted if a fresh application was made.

It should be noted and as mentioned elsewhere in this report that the condition was imposed as at the time of dealing with the application the applicants business model was to provide units for the over 55's. The change in the perceived market place and potential viability has brought about this change in direction.

In respect of affordable housing a contribution of £100,000 was agreed in the previous S106. The affordable housing requirement is presently being discussed with the applicant and shall be included in a new agreement.

It should also be noted that a condition of the permission given required that there was a scheme of ground stabilization works to be completed prior to the commencement of any other works. This requirement remains and the condition is reproduced in the recommendations section below.

The requirements of this condition and the costs it will now incur are being assessed in conjunction with the affordable housing/commuted payment provision required.

7. Conclusion

It is considered that the site is suited to open market housing and that the over 55 requirement does not serve any planning purpose.

8. Recommendation

Permit subject to a S106 agreement seeking an appropriate provision of affordable units or commuted sum.

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

Reason: To comply with the requirements of Section 91(1) of the Town and Country Planning Act 1990.

(02) The development hereby permitted shall be carried out in strict conformity with the details shown on the submitted plans and contained in the form of application and in any other documents accompanying such application.

Drawing	Received	Reference
Location Plan	22/08/08	3550/100
Existing Elevations and Footprint	06/04/09	304
Constraints	22/08/08	310
Alternative Access Arrangement		3550/AA01
Proposals Comparison Scheme 3		107
Planning Layout		101 Rev E
Block B Elevations		263
Block B Lower Ground Floor Layout		260
Block B Ground Floor Layout		261
Block B First Floor Layout		262
Block A Elevations		253
Block A Lower Ground Floor Plan		250
Block A Ground Floor Layout		251
Block A First Floor Layout		252
Visual Impact Plan		106
Site Section		104 Rev A
Existing and Proposed Elevation Comparison		302 Rev A
Tree Survey		8249

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

(03) The front elevation of the development hereby approved shall where specified on the plans hereby approved be faced with a local natural stone or with a natural stone of equivalent colour texture and weathering characteristics.

Reason: To ensure a satisfactory appearance of the development.

(04) The development hereby permitted shall only be constructed with:

- **Slab and proposed ground levels as indicated on the approved drawing number 101 Rev E Planning Layout**
- **Maximum roof ridge heights as indicated on the approved drawing numbers 106 Visual Impact Plan & 104 Rev A Site Section**

unless otherwise approved in writing by the Local Planning Authority.

Reason: For the avoidance of doubt and to ensure a satisfactory form of development.

(05) The development hereby permitted shall be roofed with natural Welsh heather blue, heather red or heather grey mineral slates, unless alternative natural mineral slates of equivalent colour, texture and weathering characteristics are approved in writing by the local planning authority.

Reason: To ensure a satisfactory appearance of the development.

(06) No development shall take place until a scheme of landscaping and tree planting for the site which provides for the retention of existing trees has been submitted to and approved in writing by the Local Planning Authority. The landscaping scheme shall show the proposed planting, including species, size and density and distinguish those trees to be retained showing their species, spread and maturity together with measures for their protection in the course of development. The approved new planting shall be implemented no later than the first planting season after the occupation of the buildings or completion of the development, whichever is the sooner. The approved protection measures shall be implemented prior to the commencement of development.

Reason: In the interests of the visual amenities of the rural areas which forms part of a Special Landscape Area.

(07) Any trees or shrub which forms part of the approved landscaping scheme which within a period of five years from planting fails to become established, becomes seriously damaged or diseased, dies or for any reason is removed shall be replaced in the next planting season by a tree or shrub of a species, size and maturity to be approved by the Local Planning Authority.

Reason: In the interests of visual amenities of the locality.

(08) The scheme for parking, garaging and manoeuvring illustrated on the plans hereby approved (or any other drawing as may be approved in writing by the local planning authority) shall be laid out prior to the occupation of the development hereby permitted and that area shall not thereafter be used for any other purpose, unless otherwise approved in writing by the local planning authority. No jet ski or boat (including any associated trailer) shall be parked or stored on the application site.

Reason: To enable vehicles to draw off, park and turn clear of the highway to minimise danger, obstruction and inconvenience to users of the adjoining highway.

(09) No development shall take place (unless otherwise approved in writing by the local planning authority) until full details of a scheme indicating all of the proposed means of enclosure around and within the site whether by means of walls, fences or hedges has been submitted to and approved in writing by the Local Planning Authority. The approved means of enclosure shall be constructed, erected or planted prior to the occupation of the development hereby approved.

Reason: To ensure that the details and appearance of the development are acceptable to the Local Planning Authority.

(10) No development shall commence until a "scheme" for foul, surface and land drainage of the development has been submitted to and approved in writing by the Local Planning Authority. The

approved “scheme” shall be completed and operational before any of the apartments hereby approved are occupied.

Reason: In order to ensure that the development is adequately drained.

(11) Full details of all external lighting and a report on any light spillage (lux levels) from the development (from internal and external light sources) onto any surrounding land or properties shall be submitted to an approved in writing by the Local Planning Authority before building or other operations start. The use of the lights shall not commence until the lighting has been installed in accord with the details approved in writing and to the satisfaction of the Local Planning Authority. Thereafter the approved details shall be retained to the satisfaction of the Local Planning Authority.

Reason: To safeguard the amenities of occupants of the surrounding properties.

(12) The access shall be laid out and constructed strictly in accordance with the approved 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 minimise danger and inconvenience to highway users.

(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 working order before the use hereby permitted is commenced.

Reason: To minimise danger and inconvenience to highway users.

(14) No other part of the development shall commence until the slope stabilisation scheme as submitted, above the A545, together with associated drainage works, has been completed to the satisfaction of, and approved in writing by the local planning authority.

Reason: To minimise danger and inconvenience to highway users.

(15) No development shall commence until an approved Highway Improvement Scheme (provision of anti skid surface; improved lighting, road markings and signage has been approved in writing by the LPA. The approved highway improvement scheme shall be completed before any of the apartments are occupied.

Reason: In order to reduce risks, obstructions and inconvenience for the users of the road and the access.

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.

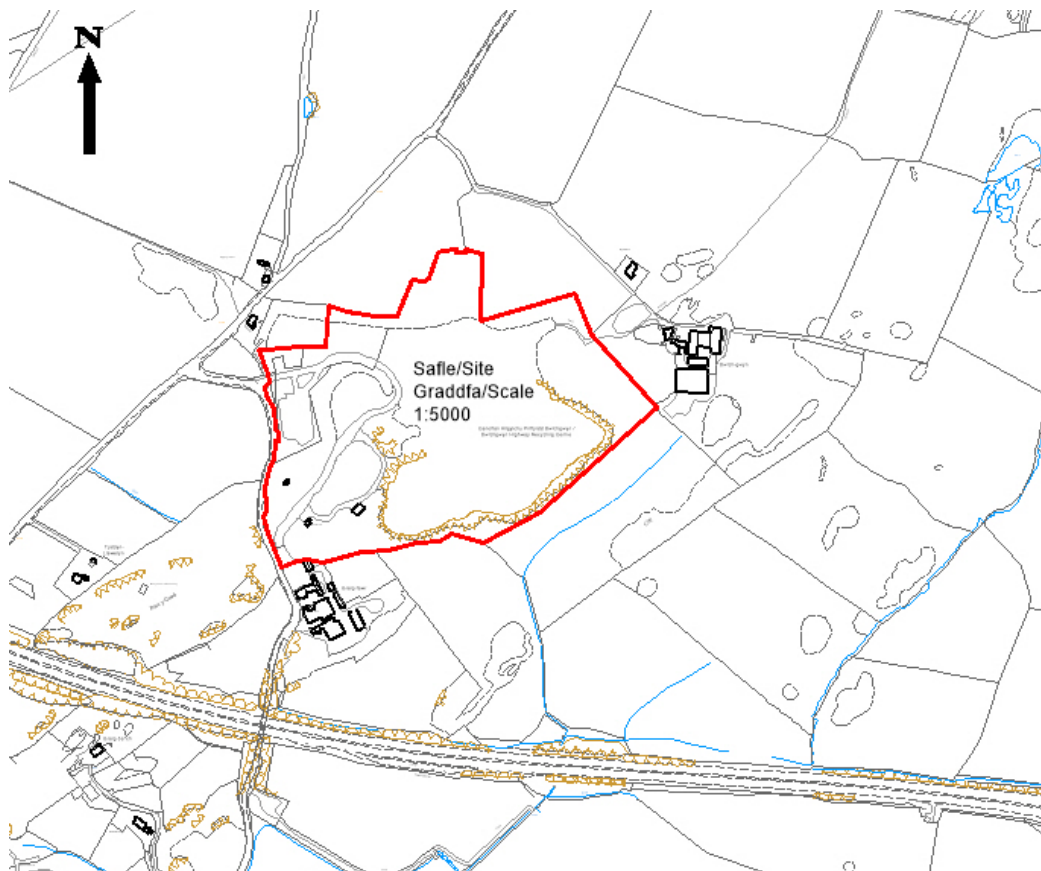
Rhif y Cais: **33C190Q/VAR** Application Number

Ymgeisydd Applicant

Anglesey Aggregate

Cais o dan Adran 73 i ddiwygio amod (03) o ganiatâd cynllunio cyf 33C190 (Adolygiad o amodau cynllunio yn unol â Deddf yr Amgylchedd 1995) er mwyn cael defnyddio yr hen fynedfa cerbydol gwreiddiol i'r safle yn / Application under Section 73 to vary condition (03) of planning permission reference 33C190 (Review of planning conditions in accordance with The Environment Act 1995) so as to allow the use of the original access at

Bwlch Gwyn Quarry, Gaerwen



Planning Committee: 05/04/2017

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

Recommendation:

Permit.

Reason for Reporting to Committee:

By request of the Local Member

1. Proposal and Site

Bwlch Gwyn Quarry is located about 700 meters to the east of the village of Pentre Berw. Access to the quarry can be gained along Ceint road and Graig road. The junction to these roads were upgraded in 1999 to enable use by heavy traffic linked to building the A55.

The purpose of the application is to amend condition 3 of planning permission 33C190. Condition 3 of this planning permission reads as follows:

Access to the site shall be restricted to the existing access approved under planning decision 33C190C.

Bwlch Gwyn Quarry was the basis of a periodical review to determine modern conditions to the operation of the Quarry in 1999. It was reasonable to postpone the periodical review in 2015 until 2018 as the quarry was not operational.

It must be noted that the ownership of the quarry is shared between two different owners; the northern side where the entrance is owned by one and the southern side where the quarry itself is located which is owned by the applicant.

As a result of the co-ownership, the owner of the majority of the quarry has no control over the entrance to the site. As a result, the applicant's intention is to re-use the quarry's original entrance which is located 200 meters south of the current entrance near to the property referred to as Graig Fawr.

2. Key Issue(s)

Is the proposal to use a different entrance to what was previously approved acceptable as regards highway issues, local amenities and does the proposal satisfy planning policy requirements.

3. Main Policies

Anglesey Local Development Plan

Policy 1 – General

Policy 42 – Design

Gwynedd Framework Policy

Policy DD6 – Minerals

Policy FF11 – Transport

Anglesey Stopped Unitary Development Plan

Policy GP1 – Management Development Guidance

Policy GP2 – Design

Policy TR1 – Highways Hierarchy
Policy TR2 – Improvements to Road Network
Policy TR3 – Highways design
Policy MP1 – Aggregates Land Banks

Anglesey and Gwynedd Joint Development Plan

Strategic Policy 2 – Infrastructure and Developer Contributions
ISA 1 Policy – Infrastructure Provision
TRA1 Policy – Improvements to Current Infrastructure
Policy TRA4 – Management of Transport Impacts
Strategic Policy 10 – Minerals

Planning Policy Wales, Edition 9

**Technical Advice Note 18 – Transport
Mineral Technical Advice Note 1**

4. Response to Consultation and Publicity

Local Member – Call in to committee

Community Council – Not supportive of the application

Highways Authority – Any approval to include conditions, advisory notes.

Environmental Services (Health) - Any approval to include conditions, advisory notes.

Ecology Advisor – 1st comment, ecology review required a result of the trees that would be cut down. 2nd Comment, no ecology review is needed as no trees are being cut.

Rights of Way Officer – Wish to safeguard the public footpath which runs along the site.

Publicity was given to the application by displaying a notice on the site and informing neighbours by letter. 17 letters opposing this application were received.

5. Relevant Planning History

33C190 – Application to review conditions under the Environment Act 1995. Approved 20/07/1999

33C190A – Install mobile asphalt equipment as well as a processing facility in connection with the building of the A55. Approved. 15/09/1999

33C190B – Build a temporary entrance off the highway in connection with the building of the A55. Approved 15/0/1999

33C190C – Build a new entrance to the Quarry. Approved 07/05/1999

33C190D – Develop a concrete production facility and import suitable materials for production. Withdrawn 09/08/2000

33C190E – Develop an office and parking facility in connection with the building of the A55. Approved 15/09/1999

33C190F – Develop stores, a laboratory and storage compound. Approved 15/09/1999

33C190G – Develop new public highway between Ceint Road and Bwlch Gwyn Quarry. Approved 13/07/1999

33C190H – Recycle highways material. Approved. 10/11/2003

33C190H/SCR – Screening barn to recycle secondary aggregate. AAA not needed. 15/07/2003

33C190J – Use land for skip operators as well as erecting a portacabin, toilet and eating facility. Refused 02/01/04

33C190K – Amend condition 4 of planning permission 33C190H to import 30,000 tons rather than 5,000 tonnes of highways waste. Withdrawn 19/03/2009

33C190M – Full application to import, process and re-use building waste which is created as a result of work on the roads. Approved 10/08/2009

33C190N – Amend condition 3 of planning permission 33C190M so that general building materials can be imported to the site. Approved 07/10/2010

33C190P – Place a weigh bridge and portacabin to support the recycling facility. Approved 04/01/2011

6. Main Planning Considerations

As I have previously mentioned, even though the Bwlch Gwyn Quarry is currently unused, live permissions are linked to the working quarry. If the operator wished to re-start work at the quarry an implementation plan would need to be presented and reviewed in relation to conditions 7 and 8 of the permission.

The North Wales Regional Aggregate Working Group provides information in order to foresee and distribute aggregate that will be needed in future across North Wales and it is necessary for local planning authorities to make provisions for the future in Local Development Plans. Based on this, it is estimated that the hard rock land bank of Anglesey is estimated at 5.69 million tonnes. The working group have estimated that there is a deficit of 1.31 million tonnes in the land bank over the next 25 years in order to satisfy the demand of 7 million tonnes; this is noted in the Joint Local Development Plan. It is estimated that the reserves that exist at Bwlch Gwyn contribute around 3 million tonnes to the land bank of 5.69 million. If no vehicular access could be gained to this quarry, this could create a critical situation for the hard rock land bank locally.

Notwithstanding the background information, this planning application is to vary the planning condition of permission 33C190 so that the site's original entrance can be used by the property recognised as Graig Fawr.

This proposed development has been part of the formal "pre-app" process where the attention of the prospective applicant was drawn to the fact that this entrance had poor vertical and horizontal alignment with the county highway. As the highway was also singular by the location of the entrance, this also gives limited visibility to traffic arriving at and leaving the site. It was noted that there are not enough passing places along the highway where it becomes narrow and turns into a single highway. Also, the applicant's attention was drawn to the fact that a residential property – Graig Fawr, is located near the entrance and that the amenities of the residential property could be affected as a result.

Following the "pre-app" information, as part of the formal planning application the applicant is proposing to widen those sections of Graig Road which need widening to 5 meters as well as updating the current entrance in terms of size, alignment and visibility in order to make it suitable

for quarry traffic purposes. To support the application, the following information has been presented:

- Traffic Management Report
- Declaration from the applicant with the reason for presenting the application
- Site Plan
- Plan showing the land ownership of the site

- Plan of the current entrance and highway
- Plan showing the proposed final plan of the highway and entrance
- Plan showing the proposed travel path to and from the quarry
- Plan showing the proposed alignment of the entrance with the highway
- Plan of the current cross-section of the highway
- Plan of the proposed cross-section alignment of the highway

When dealing with a planning application under Section 73 of the Planning Act, it is noted; the Local Planning Authority should **only** consider those conditions that are subject to the application and it is **not an opportunity to consider the principle of the application or development in its entirety**. Even so, when considering the application under Section 73, flexibility exists to include additional conditions as long as they don't change the original development/planning permission significantly.

An advisory comment was received by the Public Protection Department, noting that the development should not create a nuisance as regards dust, fumes, noise, smell or light and that the work linked to building the entrance should be limited to the hours of 08:00 – 18:00 Monday to Friday and 08:00 – 13:00 on Saturdays. Further advice is given in relation to health and safety under the Quarry and Mining Act 1954 regulations, that the site should be adequately fenced and that an environmental licence is needed to undertake some of the quarry processes.

When considering the Public Protection Department's comments, conditions already exist for managing the environment of the quarry and the environmental management conditions of the quarry could be updated to take consideration of the building of and use of the entrance. Also, the Public Protection department suggests limiting the hours of the entrance construction as noted above. As a result of the consideration to buffer zones in Chapter 14 of Planning Policy Wales, which is linked to quarry developments, residential developments within 200 meters of the (hard rock) development needs to be considered. It is considered that condition 6 of planning permission 33C190 should be amended to the same hours as those for building the entrance, because of the affect the location of the new entrance will have on the amenities of the nearest residential dwelling.

Comments were received by the highways department regarding this application. It was noted that the Traffic Management Plan presented is insufficient. Even so, it is noted that the necessary information can be conditioned as regards splay, visibility and finish of the proposed entrance as well as a condition to exclude surface water from flowing into the public highway. As well as the conditions that are proposed by the highways department, it is considered advisable to ask for a further condition to ensure that the road widening work which needs to be done, happens before the use of the new entrance is implemented.

Comments were received by the Ecological Advisor of the Authority who believed that trees would be cut down as part of the development. Even so, the applicant noted that he owned enough land along the side of the road to enable widening work, without having to cut down any trees.

It is noted that public footpath 3, Llanfihangel Esceifiog runs along the southern boundary of the entrance, comments were received by the Public Rights of Way Officer noting that a planning condition should be placed on any planning permission in order to protect the public footpath.

An objection was received by Llanfihangelceifiog Community Council to this application on the grounds of welfare, health and safety as the junction off the A5 and the road which leads to the quarry entrance are unsuitable. They also note that the entrance that is the subject of this application should be closed as a result of a condition which is linked to the permission for the entrance currently used.

In response to this, note that the Authority have received no objections from the Highways Authority and additionally, the junction between the A5 and Ceint road is not a consideration for this application. No objections have been received by the Council regarding the proposed entrance nor the 200 meter highway which leads from the current entrance to the proposed entrance along Graig Road. It should be noted that another entrance exists to the quarry and it was this entrance which had to be closed as part of planning permission 33C190C.

17 letters of objection have been received in relation to this application. It seems that 13 of them are a copy of the same letter signed by different residents of Pentre Berw. Three similar letters have also been received, I have summarised the objections in the below list:

- Not enough advertising has taken place as part of the consultation process and that the process is denying communities of their democratic rights.
- Council Officers have admitted in the past that the activities on site cannot be managed – working hours and transport specifically.
- The information presented suggests that permission will be granted come what may. The application does not consider traffic levels, weight of loads, drainage of highway and that considerable work will be needed to deal with this work. The application does not consider the effect on walkers along Graig Road, telegraph poles and high hedges and widening the road 5 meters as proposed is totally insufficient.
- The hugely enlarged entrance which is subject of this application was only created in relation to the building of the A55 and wasn't built for receiving quarry traffic.

A further letter of objection was received by Hogan Holding who co-own the site, including the current entrance. They object on the basis of:-

- The plan which shows the Distribution of ownership is incorrect.
- Why doesn't the applicant consider using the current quarry entrance?
- Surface water for the whole site currently drains into a pool on their site.
- Topsoil which has been stripped and put to one side for the purposes of quarry landscaping is currently located on the land of Hogan Holdings. They intend for this soil to be moved off their land to the land which is owned by the applicant.

When making a decision on this application, **only** the conditions which are the subject of the application can be considered, it is not an opportunity to reconsider the principal of the application or the development in full.

With this, I respond to these objections as follows:

The consultation process linked to this application corresponds to the statutory requirements of the act, two notices were placed on site, one near the current entrance and the other near the proposed entrance. Even though there is no requirement under planning regulations to inform the occupiers of nearby houses of planning applications, the houses near the current entrance and proposed entrance were notified. Notwithstanding the objection to the lack of consultation, it should be noted that the application has received a lot of attention from the public – 17 letters.

Note, that modern planning conditions have been agreed for the quarry, something that did not exist when the last deeds existed in the 1980s. If the quarry re-started production and that these planning conditions were broken or any other planning permission requirements were broken, the benefit of taking planning enforcement steps to rectify the situation would have to be considered.

No objections have been received from the statutory advisers; the highways department specifically as regards the proposed width of the highway, flow of the traffic or the weight of the loads as has been voiced by the objectors above. Subject to planning conditions to manage the finish of the entrance, drainage, timing of commissioning the new entrance and the need for a comprehensive Traffic Management Plan, it is considered that the proposed development is acceptable.

It should be noted that what has been proposed is an indicative plan only showing the distribution of land ownership. There is no doubt about the ownership of the land of the site entrance which is the subject of this application and the accuracy of the certificates which form part of these application forms are not being questioned.

The applicant has noted during the "pre-app" stage that he does not have sufficient management of the current entrance. As a result, this application has been submitted so that the applicant can have total control over the quarry entrance.

The matters regarding the topsoil and drainage of surface water are not relevant to this application.

7. Conclusion

Decisions need to be made on planning applications in line with the adopted development plan, unless relevant considerations note differently. The Anglesey Joint Local Development Plan and the Gwynedd Framework Plan are the plans that have currently been adopted and consideration is being given to the Anglesey Stopped Unitary Development Plan. In compliance with paragraph 3.1.3 of Planning Policy Wales, relevant planning consideration should also be given to the Gwynedd and Anglesey Joint Development Plan as it will be formally adopted during July 2017.

Based on the above report, which gives full consideration to the application, it is considered that the application does meet the requirements of the local and national planning policies listed in the policy section of the report. Subject to including the conditions included in the report; as well as the original conditions of planning permission 33C190 updated where required, it is recommended that this application is approved.

The Well-being of Future Generations Act (Wales) 2015 places a duty on the Council to take reasonable steps when performing its functions to achieve the 7 welfare aims that exist within the act. This report has been prepared considering the duty on the Council and the 'sustainable development principle' as is stated in the 2015 Act. When giving a recommendation the Council has attempted to ensure that current needs are satisfied without endangering the ability of future generations to also satisfy their own needs.

8. Recommendation

Permit the development with conditions

(01) No development of the site can begin until a Traffic Management Plan is presented for the approval of the Local Planning Authority. The plan should include measures that manage:

- I. Parking for the vehicles of operators and visitors to the site.**
- II. Loading and unloading of materials and equipment**
- III. Storage for materials and equipment linked to the building of the development**

- IV. **Wheel cleaning facility**
- V. **Days and hours of operation and how building and transport vehicles are to be managed**
- VI. **Full transport management programme**

The Plan should be implemented for the full duration of the development.

Reason: The safety of the highway

(02) The entrance must be completed in full compliance with the plans submitted before the permitted use can begin. After use has begun, it has to be kept free from obstruction and used for entrance purposes only.

Reason: The safety of the highway

(03) The entrance must be completed with a gradient no higher than 1 in 20 for the first 5 meters from the nearest point to the connected highway.

Reason: The safety of the highway

(04) The entrance has to be finished with a bitumen surface for the first 5 meters of the nearest verge to the highway with the water drainage to be completed and implemented correctly before the permitted use begins.

Reason: The safety of the highway

(05) Surface water is not permitted to run into the county highway. No development can begin until details of the design for the drainage of the site have been presented for approval by the Local Planning Committee. The entrance shall not be used until the approved plan is implemented to the satisfaction of the Local Planning Authority.

Reason: The safety of the highway

(06) The entrance has to be built with visibility splays of 2.4 meters by 45 meters. Within the lines of the visibility splays, nothing above 1 meter in height above the level of the nearby road is permitted.

Reason: The safety of the highway

(07) The work of widening the proposed highway will have to be completed to the satisfaction of the Local Planning Authority before use can be made of the new entrance.

Reason: The safety of the highway

(08) The site operation times for building work on the site will be limited to:

- **08.00 – 18.00 Monday to Friday**
- **08.00 – 13.00 Saturday**

There will be no activity on Sundays or during Bank Holidays.

Reason: To avoid doubt and for the benefit of local amenities.

(09) No developments are permitted that would create an obstruction to the Llanfihangel Esceifiog Public Footpath 3 which runs into the development of the site. For information, a plan showing the public footpath is enclosed.

Reason: To protect the public footpath

(10) Unless agreed otherwise with the Planning Authority all the work will have to conform with the following working hours:-

- **QUARRYING AND PROCESSING**
07:00 – 18:00 Monday – Saturday

No work will be done on Sundays or on public holidays.

- **THE ASPHALT EQUIPMENT, MOVEMENT OF DRY STONES AND DAY TO DAY MAINTENANCE WORK**
08:00 – 18:00 Monday to Friday, 08:00 – 13:00 on Saturdays.

No work will be done on Sundays or on public holidays.

Reason: To avoid doubt and in the interest of local amenities.

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: **34LPA1033/CC** Application Number

Ymgeisydd Applicant

Head of Service (Housing)

Cais llawn ar gyfer gosod lifft platform allanol ynghyd â gwaith cynnal a chadw ac ail-fodelu yn / Full application for the installation of an external platform lift together with maintenance and re-modelling works at

6 - 29 Llwr y Dref, Llangefni



Planning Committee: 05/04/2017

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

Recommendation:

Permit

Reason for Reporting to Committee:

The application has been made by the Council and on Council owned land.

1. Proposal and Site

The application is for alterations and extensions to incorporate an external platform lift, other alterations being the additions of Juliet balconies and French doors in lieu of existing windows on the ground floor flats. The application is also involves the erection of a new 1.8m panel and concrete post with gravel boards and planting in the garden area

2. Key Issue(s)

The applications key issues are whether the proposal complies with all relevant plan policies and whether the work fits in with the surrounding area without causing any impact on any adjoining properties.

3. Main Policies

Gwynedd Structure Plan

Policy D3 – Environment
Policy D4 – Environment
Policy D29 – Design
Policy D25 – Environment
Policy D32 - Landscaping

Ynys Mon Local Plan

Policy 1 – General Policy
Policy 31 - Landscape
Policy 42 - Design
Policy 58 - Extensions

Stopped Unitary Development Plan

Policy GP1 – Development Control Guidance
Policy GP2 – Design
Policy EN1 – Landscape Character

Joint Local Development Plan

Policy CYFF 1: Development Criteria
Policy CYFF 2: Design and Place Shaping

4. Response to Consultation and Publicity

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

Local Member (Bob Parry) – No response at the time of writing the report

Local Member (Nicola Roberts) – No response at the time of writing the report

Local Member (Dylan Rees) – No response at the time of writing the report

A site notice was placed near the site, neighbouring properties were notified by letter and the application was advertised in the local newspaper as the development is within the Llangefni Conservation Area. The expiry date for receiving representations was the 29/3/17. 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 erection of an external platform lift in order to gain access to the first floor of Llawr y Dref. Other works involve the insertion of Juliet balconies on the first floor and French doors in lieu of existing windows on the ground floor. The application also involves the erection of a new 1.8m panel and concrete post with gravel boards and planting in the garden area.

It is considered that the proposal complies with relevant policies and it is not considered that the proposal will have a negative impact upon any neighbouring residential properties.

Conservation Area.

The site is within the Llangefni Conservation Area, where the character and appearance should be protected from unsympathetic development. It is not considered that the proposal will have a negative impact upon the area.

7. Conclusion

The scheme complies with all policies listed above and will allow easier access to the building for disabled residents and visitors.

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 under planning application reference 34LPA1033/CC.

Location Plan	LP 1.1	
Proposed Elevations	104.1	
Proposed First Floor Plan	103.0	
Proposed Ground Floor Plan	102.0	
Proposed Lift Position	001.0	
Proposed Elevations	105.0	

Proposed French Doors and Juliet Balconies	106.0	
Block B – Llawr y Dref	24930/ENV/02	

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 9th Edition

12.4

Gweddill y Ceisiadau

Remainder Applications

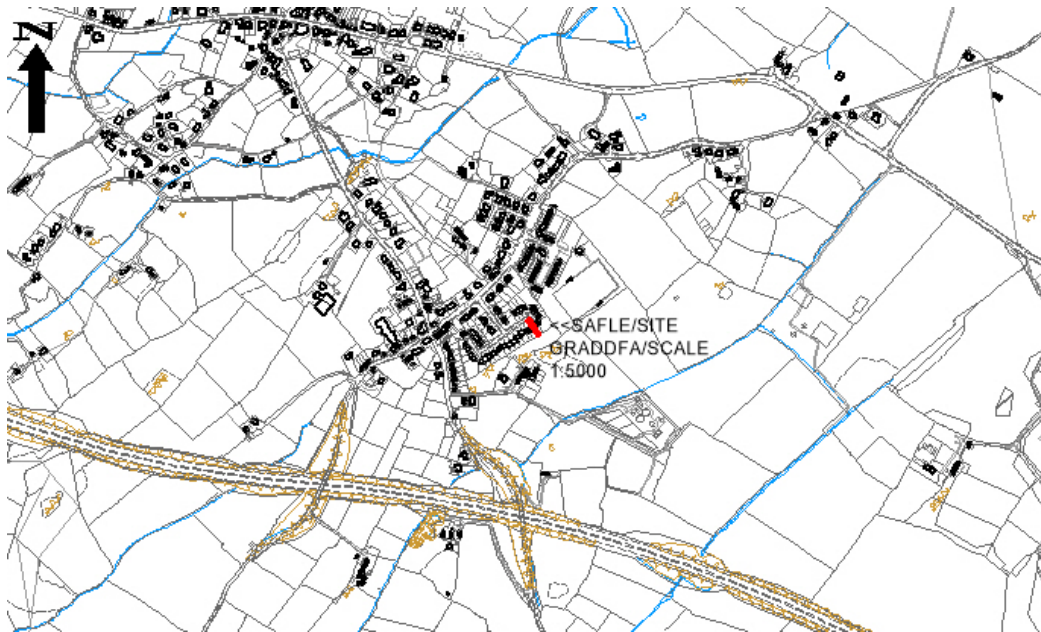
Rhif y Cais: **48C203** Application Number

Ymgeisydd Applicant

Mrs Annwen Williams

Cais ol-weithredol ar gyfer addasu ac ehangu yn / Retrospective application for alterations and extensions at

31 Maes Meurig, Gwalchmai



Planning Committee: 05/04/2017

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

Recommendation:

Permit

Reason for Reporting to Committee:

The extensions footings adjoin land which is owned by the Council to which notice has been served.

1. Proposal and Site

The application lies at Maes Meurig estate in Gwalchmai. The dwelling is a terraced type property.

The proposal entails alterations and extension to the dwelling known as 31 Maes Meurig.

The application is part retrospective as construction on the front extension has begun.

2. Key Issue(s)

The key issue is whether the proposed scheme is acceptable in terms of design and amenity.

3. Main Policies

Ynys Mon Local Plan

Policy 1 – General Policy

Policy 5 – Design

Policy 42 – Design

Policy 58 - Extension

Gwynedd Structure Plan

Policy D4 – Location, Siting and Design

Policy D29 - Design

Stopped Unitary Development Plan

Policy GP1 – General Control Guidance

Policy GP2 – Design

Policy HP 7a – Extension

Anglesey and Gwynedd Joint Local Development Plan

Policy PCYFF 2 – Design and Place Shaping

Planning Policy Wales (9th Edition), November 2016

Technical Advice Note 12 – Design

4. Response to Consultation and Publicity

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

Councillor Dylan Rees - No response received at the time of writing this report

Councillor Bob Parry – No response received at the time of writing this report

Community Council – No response 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 was the 21/03/2017. At the time of writing this report, the department have not received any representations.

5. Relevant Planning History

No site history

6. Main Planning Considerations

The proposed entails alterations and extension to both the rear and front of the dwelling.

The front extension entails the erection of a new porch. The development has already commenced and is nearing completion. The proposed porch design is simple and it is not considered that the porch would impact the character of the dwelling or the surrounding amenities to such a degree to warrant a refusal.

As part of the application a rear extension will be created. On the ground floor, a new dining room, two new bedrooms and a new bathroom will be created. This part of the application incorporates a flat roof which is contrary to policy 58 of the Ynys Môn Local Plan – however given the location of the extension – it is not considered that the creation of a flat roof will form an adverse impact to such a degree to warrant a refusal.

An extension on the first floor will also be created – forming a new bathroom – the extension will only protrude above part of the proposed new dining room extension. This extension will have a pitch roof.

There is sufficient space within the site to accommodate the proposal. All new windows overlook the applicant's garden – therefore it is not considered that the proposal would form an adverse impact of overlooking.

The proposed materials are acceptable.

It is not considered that the proposed extension would form an adverse impact on the surrounding amenities to such a degree to warrant a refusal.

7. Conclusion

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

8. Recommendation

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

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

Drawing number	Date Received	Plan Description
050-001	17/02/2017	Location plan
050-006	17/02/2017	Proposed Site Plan and Elevations Plan

050-007	17/02/2017	Proposed Elevations Plan
050-008	17/02/2017	Proposed Ground Floor Plan
050-009	17/02/2017	Proposed First Floor Plan
050-010	17/02/2017	Proposed Sections

under planning application reference 48C203.

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.