

8.1

Gweddill y Ceisiadau

Remainder Applications

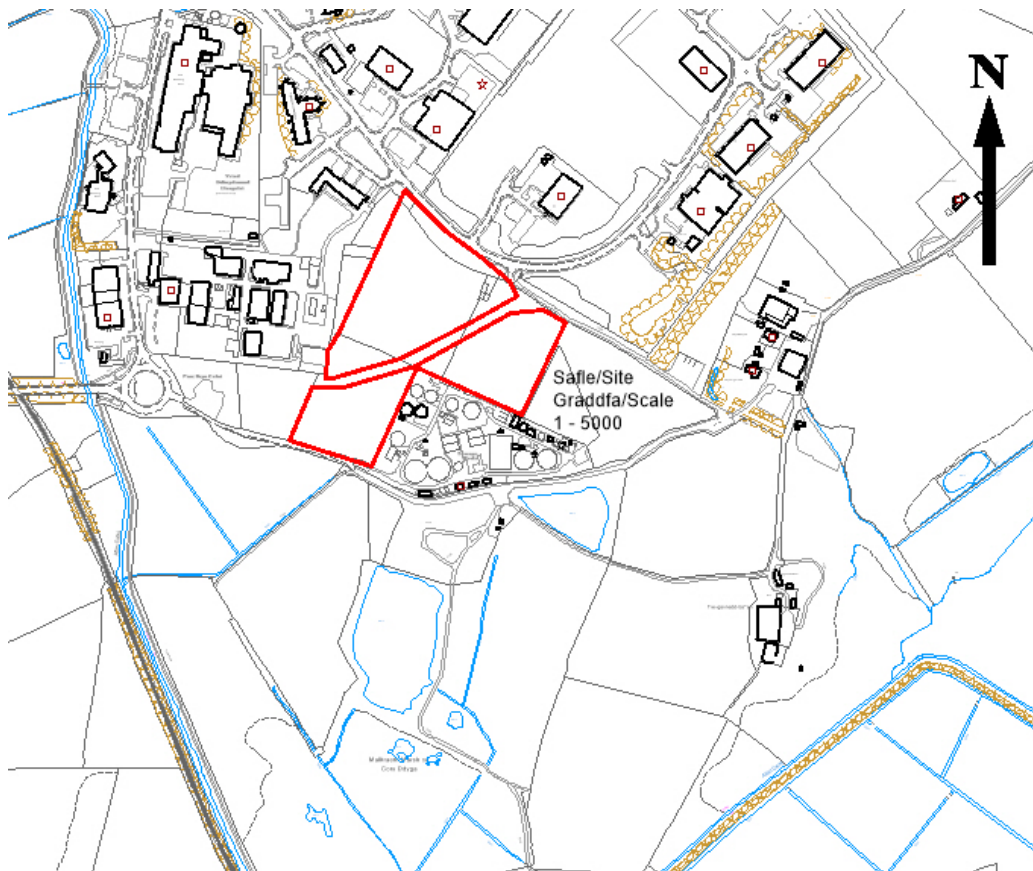
Rhif y Cais: **34LPA1034/CC/ECON** Application Number

Ymgeisydd Applicant

Head of Service - Property

Cais amlinellol gyda'r holl faterion wedi eu cadw'n ôl ar gyfer dau blot, sef defnydd busnes (Dosbarth B1), defnydd diwydiannol cyffredinol (Dosbarth B2) ac i'w defnyddio fel warws ac i ddsbarthu (Dosbarth B8) fel estyniad i'r parc busnes ar dir / Outline application with all matters reserved for two plots for business use (Class B1), general industrial use (Class B2) and warehousing and distribution use (Class B8) as an extension to the existing business park on land at

Stad Diwydiannol Bryn Cefni Industrial Park, Llangefni



Planning Committee: 14/06/2017

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

Recommendation:

Permit

Reason for Reporting to Committee:

This is an application made by the Council.

1. Proposal and Site

The application relates to the development of industrial units for B1, B2 and B8 uses on a site to the South-East of the current Parc Bryn Cefni Site in Llangefni. There will be 7 units contained on 3 parcels of land and which will be crossed by the Llangefni link road.

2. Key Issue(s)

- Are the proposals acceptable in policy terms?
- Highways issues
- Will there be harm to amenities?

3. Main Policies

Ynys Mon Local Plan

Policy 1 General Policy

Policy 2 New Jobs

Policy 26 Car Parking

Policy 31 Landscape

Ynys mon Unitary development plan (Stopped)

Policy GP1 Development Control Guidance

Policy GP2 Design

Policy EP2 Protection of Employment land

Policy EN1 Landscape Character

Emerging Local Development Plan

Policy CYF1 Safeguarding and Allocating land for industrial use

Policy AMG 1 Special Landscape Areas

TAN 12 Design

TAN 18 Transportation

SPG Design Guide for the Urban and Rural Environment

4. Response to Consultation and Publicity

Local Members No comments received

Town Council have chosen to make no comments

Highways Conditions

GAPS Conditions

NRW Comments/no objection

Ecological Officer no objections

Welsh Water conditions

5. Relevant Planning History

None in respect of the sites however, the link road which divides the site was granted planning permission under ref: 34LPA1013/FR/EIA/CC in December 2015.

6. Main Planning Considerations

Are the proposals acceptable in policy terms?

Within the Ynys Mon Local Plan (1996) the site is located outside the development boundary and hasn't been designated for any specific land use. The relevant policy within the Plan to consider in relation to the proposed development is Policy 2 – New Jobs. This policy supports the principle of creating new jobs on suitable sites which lie directly adjacent the development boundary. Furthermore the policy notes the need to prove that there is a locational need for the development and highlight economic benefits which would justify the intention to develop an employment site which is located outside the development boundary.

In accordance with Policy EP1 – Employment Land of the Stopped Unitary Development Plan (2005) the site is included within the development boundary and has been allocated for employment purposes.

The emerging Joint Local Development Plan also affords a similar status to the site, by safeguarding the site for employment purposes in accordance with policy CYF1 – Safeguarding, allocating and reserving land and units for employment use. In accordance with this policy employment /business uses within the B1, B2 and B8 use class are encouraged (please note that this policy is subjects to the Matters Arising Change - Public_Consultation).

Use of Agricultural Land

Whilst the site does at present comprise agricultural land the area is under the threshold that requires referral to the Welsh Government. Furthermore, it is considered that the land is now enclosed by existing road/built development infrastructure and with the development of the link road will be divided making its efficient use for agricultural purposes difficult.

Highways Issues

The highways Authority have been consulted prior to the application stage and the scheme has been developed in accordance with their recommendations.

Will there be harm to amenities?

Given the sites location with a backdrop of an industrial landscape it is not considered that there will be harm to the visual appearance of the location.

Furthermore, the site is not in a residential area and as such there is no harm to any dwellings.

7. Conclusion

Following consideration of the relevant policy framework the principle of the development aligns with the current Development Plan along with the emerging Joint Local Development Plan.

Additionally, the proposals are acceptable in technical terms and there will be no harm to the amenities of the locality.

8. Recommendation

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

(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.

(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.

(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.

(04) No surface water and/or land drainage shall be allowed to connect directly or indirectly with the public sewerage network.

Reason: To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no pollution of or detriment to the environment.

(05) The proposed development site is crossed by a combined public sewer and abandoned combined public sewer with their approximate position being marked on the attached Statutory Public Sewer Record. Their position shall be accurately located and marked out on site before works commence and no operational development shall be carried out within 3 metres either side of the centreline of these public sewers.

Reason: To protect the integrity of the public sewers and avoid damage thereto, to protect the health and safety of existing residents and ensure no pollution of or detriment to the environment

(06) No development (including demolition, site clearance, topsoil strip or other groundworks) 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. The development shall be carried out and all archaeological work completed in strict accordance with the approved details. b) A detailed report on the archaeological work, as required by condition (a), shall be submitted to and approved in writing by the Local Planning Authority within twelve months of the completion of the archaeological fieldwork.

Reasons: 1) 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.

2) To ensure that the work will comply with Management of Archaeological Projects (MAP2) and the Standards and Guidance of the Chartered Institute for Archaeologists (CIfA).

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.

8.2

Gweddill y Ceisiadau

Remainder Applications

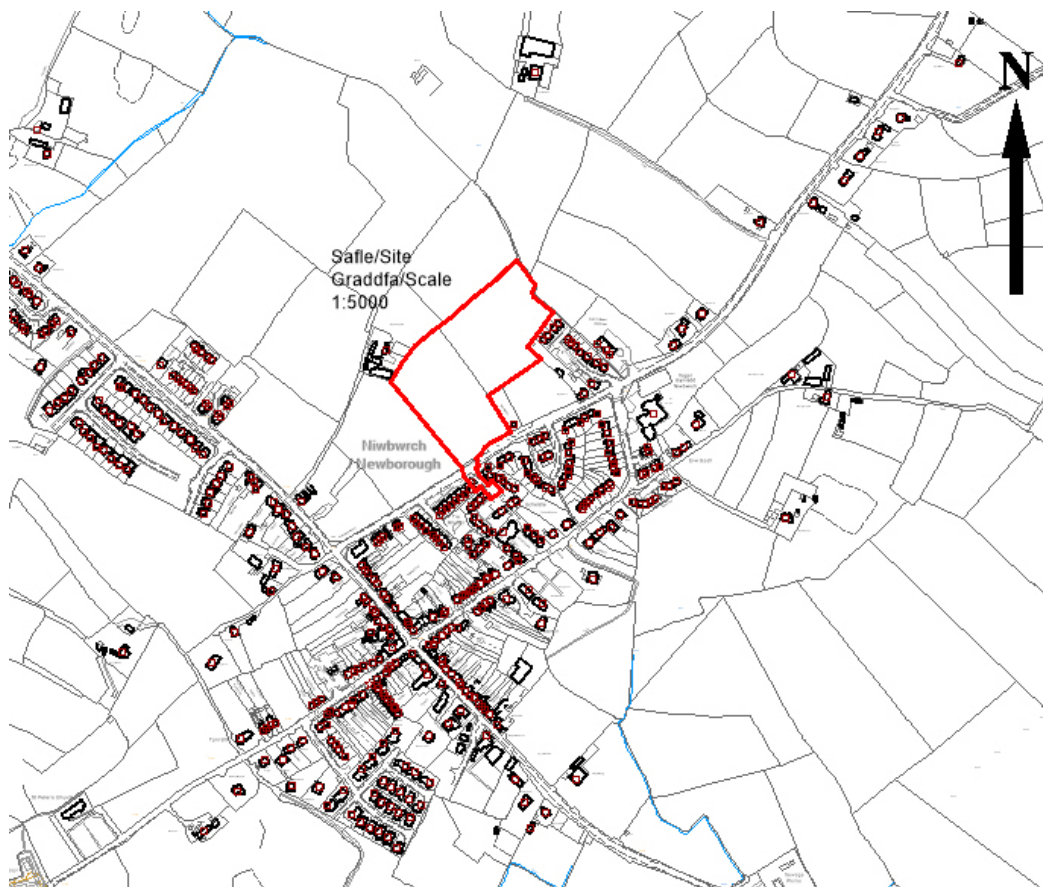
Rhif y Cais: **45LPA1029A/CC/ECON** Application Number

Ymgeisydd Applicant

Head of Learning

Cais llawn ar gyfer codi ysgol gynradd newydd ynghyd a chreu mynedfa newydd i gerbydau ar dir ger / Full application for the erection of a new primary school together with the creation of a new vehicular access on land adjacent to

Morawelon, Niwbwrch/Newborough



Planning Committee: 14/06/2017

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

Recommendation:

Permit

Recommendation:

Permit

Reason for Reporting to Committee:

The application is made by the Council

1. Proposal and Site

The site is located within the village of Newborough and lies opposite the residential estate known as Ucheldre. Access to the site is afforded off Lon Twnti (B4421) and the access will be constructed next to the residential dwelling known as Morawelon. The property known as Bryn Howydd lies to the rear of the site and numbers 9 – 12 Ty'n Lon Bach lies to the front of the proposed playing fields.

The proposed school is located on land outside the development boundary of Newborough as identified under Policy 49 of the Ynys Mon Local Plan and Policy HP3 of the stopped Unitary Development Plan. The site is also located outside the development boundary as defined under Policy TAI16 of the emerging Joint Local Development Plan.

The development proposed is for the erection of a new area primary school to include associated car parking, playing fields and educational areas as well as a community room. The building measures 100m long x 34m at its widest on plan and is orientated with its front facing the B4421. At its highest point the building measures 13.3 metres (the hall) to the ridge however the majority of the building reaches less than 8m to the ridge.

The scheme forms part of the Council's 21st Century Schools modernisation programme and will replace four local schools at Bodorgan, Llangaffo, Dwyran and Newborough.

The application is supported by:

Pre-Planning Consultation Report
Design and Access Statement
Acoustic Report
Residential Amenity Report
Landscaping Design and Access Statement
Ecology Assessment Report
Flood Consequences Assessment
Archaeological Assessment
Archaeological Watching Brief
Transport Assessment
Low or Zero Carbon Technology Feasibility Report

Preliminary Ecological Appraisal
Kier Drainage Strategy
Habitat Management Plan
Ecological Method Statement

2. Key Issue(s)

Impact of the development on the surrounding landscape and archaeology, highways and residential amenity impacts, ecology and drainage.

3. Main Policies

Ynys Mon Local Plan

Policy 1 – General Policy
Policy 14 - Recreation and community facilities
Policy 17 – Recreation and community facilities
Policy 32 – Landscape
Policy 34- Nature conservation
Policy 35 – Nature conservation
Policy 39 – Archaeology
Policy 42 – Design

Gwynedd Structure Plan

Policy D4- Location, siting and design
Policy D10 – Flora and fauna
Policy D15 - Archaeology
Policy D32- Landscaping
Policy F7 – Community use of schools

Stopped Unitary Development Plan

Policy GP1 – Development Control Guidance
Policy GP2 – Design
Policy EN4 – Biodiversity
Policy EN12 – Archaeological sites
Policy SG6 – Surface water run-off

Planning Policy Wales – Edition 9 (2016)

TAN 5 – Nature Conservation and Planning
TAN 6 – Planning for Sustainable Rural Communities
TAN 12 – Design
TAN 18 – Transport
TAN 23 – Economic Development

SPG – Design Guide for the Urban and Rural Environment

4. Response to Consultation and Publicity

Community Council – No objection

Cllr P Rogers – No response to date

Cllr A Griffith– No response to date – consultation process was carried out prior to the elections

Highway Authority – No objection subject to the inclusion of standard highway conditions

Drainage Section – Additional details requested, details received and are acceptable

Gwynedd Archaeological Planning Service – No response to date

Ecological and Environmental Advisor – Awaiting further response following receipt of additional information

Welsh Water – Awaiting further response following receipt of additional information

Natural Resources Wales- Awaiting response following receipt of additional information

Environmental Health Officer – Standard comments for construction stage; confirmed that acoustic fencing was not required and guidance in regards to standards of ventilation to control odours

Response from members of the public - The application was afforded three means of publicity; these were by the posting of site notices near the site, publication of a notice in the local press and the serving of personal notifications on the occupants of the neighbouring properties. The latest date for the receipt of representations was the 19th May 2017 and at the time of writing this report 1 letter of objection had been received at the department. The main issues raised can be summarised as follows;

- i) Situated on green belt
- ii) Lies outside the development boundary of the village
- iii) Proposal would encourage further developments on the green belt
- iv) Applicant states that 9 sites were considered however they have not disclosed the location of the alternative sites.
- v) A private applicant would have to demonstrate that there was no viable alternative and it does not seem appropriate that a public body should be held to any lesser account

In response to these comments I would respond as follows;

- i) The application site is not located on land that has been allocated as a green belt
- ii) Whilst it is acknowledged that the land lies outside the development boundary of the village of Newborough, however the site lies adjoining the built form of the village Policy 17 of the Ynys Mon Local Plan allows community facilities adjoining development boundaries.
- iii) Each application is considered on its own merits in relation to relevant policies and material considerations.
- iv) The Education Service has widely consulted on the proposals before this application was submitted. The Committee must now consider the planning merits of the application as made.
- iv) The Policy Considerations are discussed further in the main planning considerations section of this report.

5. Relevant Planning History

45LPA1029/CC/SCR – Screening opinion for the erection of a new primary school on land to the rear of Morawelon, Newborough – EIA Not Required 02/11/2106

6. Main Planning Considerations

Principle of the development: The site is located outside the settlement boundary of Newborough however the frontage of the site lies immediately opposite the built form of the village. Development plan policies support the creation of community buildings and resources within or on the edge of existing settlements.

Landscape and Visual impacts: The site is currently used as agricultural land. The site levels rises from the highway towards the rear of the site. The design and materials to be used in the construction of the building are considered acceptable and suitable in this location.

Whilst the scale of the building does bear similarity with modern agricultural buildings; the amount of glazing, colours and finishing materials will clearly distinguish it in the landscape. Surrounding surface treatments; parking and games area combine to extend elements of the built form.

In terms of landscape features affected, no internal hedges boundaries would be removed as part of the proposal however some hedgerow has been cut within the site prior to the submission of the application. However as the works did not entail the removal of the hedgerow planning permission was not required. The B4421 boundary is currently a bramble covered stone wall and the wall is to be retained. A predominately native planting scheme is proposed. Concerns have been raised by NRW by the possible planting of invasive species and at the time of writing this report we are awaiting a response from Natural Resource Wales following the receipt of an amended Habitat Management Plan. NRW have requested that a condition be imposed stating that no knowns invasive non-native species are introduced to the site.

Cultural heritage: Archaeological assessment works have already taken place on the site. At the time of writing this report we are still awaiting a response from the Gwynedd Archaeological Planning Service.

Highways impacts: The Highway Authority raises no objection in principle subject to the inclusion of standard conditions. It is considered that a condition can be included to secure agreement to a Traffic Management Plan.

Residential amenities: The scheme will bring about physical and visual change to the site with those properties principally affected being Morawelon which lies to the front of the site and lies next to the proposed vehicular access; the properties known as 9-12 Ty'n Lon Bach which lies immediately to the front of the playing fields and 33-35 Ucheldre and 21, 33 and 34 Tre Rhosyr which lie immediately opposite the site. The plans submitted as part of the application provide details of the proposed fencing, planting and shrub retention, which will safeguard the amenities of the neighbouring properties.

The site lies fronting the B4421 which is a busy thoroughfare and the additional traffic generated by the development will not have a detrimental impact on the amenities of the neighbouring properties to such a degree as to warrant the refusal of the application.

The use of the site will principally be during the school term but the scheme makes provision for wider community use which is likely to extend the duration of use into the evenings and out of term time. Given the benefits of the scheme as a resource for the wider community and the proposed screening and fencing which is to be erected along the boundary between 9-12 Ty'n Lon Bach and the football field it is not considered that undue issues would arise such as to warrant refusal.

Additional information in regards to the proposed external lighting scheme has been submitted and at the time of writing this report we are still awaiting confirmation from the relevant consultees that the lighting scheme is fit for purpose in terms of security considerations but that it does not impact the night sky nor unduly impact neighbouring occupiers or protected species.

Ecology: A Habitat Management Plan, Ecological Method Statement and ecological assessments support the application. At the time of writing this report we are still awaiting a response to the additional information submitted.

Drainage: A Flood Consequences Assessment and additional drainage report and details support the application. The scheme has now been amended and the foul waste will be connected to the mains sewer which is located in the opposite residential estate. At the time of writing this report we are still awaiting the final response from Welsh Water following the receipt of the amended details.

7. Conclusion

The principle of the scheme is acceptable in policy terms. The impacts on the surrounding area and cultural heritage are considered acceptable; conditions are proposed to mitigate visual impacts in relation to landscaping for example. Residential impacts are considered acceptable; however, at the time of writing this report we are awaiting confirmation from the technical consultees and

Natural Resources Wales that they are satisfied with highway and drainage matters and with ecological issues.

8. Recommendation

To **permit** the development subject to the following 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) No development shall commence until design and construction details of the proposed access and its interface with the highway, including full details of all new public footway areas, pedestrian crossing facilities and associated works, including a timetable for the works, have been submitted to and approved in writing by the local planning authority. The works shall thereafter be completed in accordance with the approved details, prior to the school being brought into use.

Reason: In the interests of highway safety and to ensure the implementation of an appropriately designed engineering solution.

(03) No development shall commence until a Construction Traffic Management plan has been submitted to the Local Planning Authority for its written approval. The Plan shall include as a minimum, but not limited to:

- i) The routing to and from the site of construction vehicles, plant and deliveries**
- ii) The parking of vehicles for site operatives and visitors**
- iii) Loading and unloading of plant and materials**
- iv) Storage of plant and materials**
- v) Wheel washing facilities where appropriate**

The applicant shall ensure that the requirements of the approved plan shall be adhered to throughout the construction of the development.

Reason: To ensure reasonable and proper control is exercised over construction activities in the interests of amenity and highway safety.

(04) No development shall commence until an Operational Traffic Management Plan has been submitted to the Local Planning Authority for its written approval detailing the management of traffic when the school is operational. The Operational Traffic Management Plan shall be adhered to for the lifetime of the development.

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.