

12.1

Gweddill y Ceisiadau

Remainder Applications

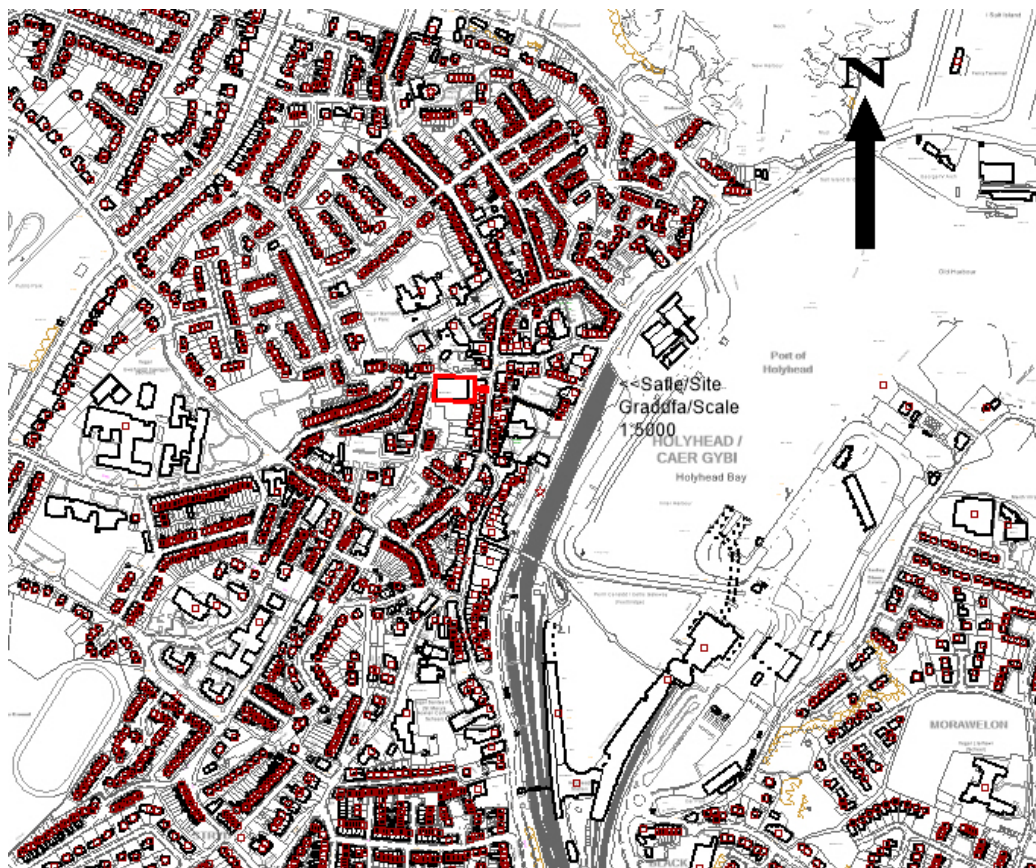
Rhif y Cais: **19LPA1025E/CC/VAR** Application Number

Ymgeisydd Applicant

Head of Service (Highways, Waste & Property)

Cais o dan Adran 73 i ddiwygio amodau (02) (rhestr waith) a (04) (cynllun rheoli traffic) o caniatâd cynllunio rhif 19LPA1025/CC (newid defnydd y cyn neuadd y farchned i lyfrgell, swyddfa a siop goffi ategol) er mwyn gallu cyflwyno'r gwybodaeth mewn camau graddol yn / Application under Section 73 for the variation of conditions (02) (schedule of works) and (04) (traffic management plan) from planning permission reference 19LPA1025/CC (change of use of former market hall into a library, offices and ancillary coffee shop) so as to allow the details to be submitted at agreed phased stages at

Market Hall, Stanley Street, Caergybi/Holyhead



Planning Committee: 14/06/2017

Report of Head of Planning Service (SCR)

Recommendation:

Permit

Reason for Reporting to Committee:

The application is made by the Council.

1. Proposal and Site

The site is the vacant former Market Hall site located just off Stanley Street in Holyhead. The property is a Grade II listed building and a separate application for listed building consent has been submitted under reference 19LPA1025F/LB/CC.

Planning has previously been granted for the change of use of the former Market Hall into a library, offices with an ancillary coffee shop together with the creation of an entrance ramp and the erection of a bicycle store and bin store.

The current application is an application under Section 73 for the variation of conditions (02) regarding submission and approval of a schedule of works and (04) submission and approval of a traffic management plan. Both conditions requested that the details be submitted before any development took place.

2. Key Issue(s)

The application's main issues are whether the submission of the details in two stages will have an adverse effect on the listed building or on highway safety.

3. Main Policies

Ynys Môn Local Plan

Policy 1 – General Policy

Policy 2 – New Jobs

Policy 5 – Design

Policy 14 – Recreation and Community Facilities

Policy 17 – Community Facilities

Policy 34 – Nature Conservation

Policy 40 – Conservation Areas

Policy 41 – Listed Buildings

Policy 42 - Design

Policy 48 – Housing Development Criteria

Policy 49 – Defined Settlements

Gwynedd Structure Plan

B1 – Employment Generating Developments

B8 – Conversion of Buildings

CH1 – Recreation and Tourist Development

D9 – Sensitive Areas

D10 – Flora and Fauna

D21 – Listed Buildings

D22 – Listed Buildings

D24 – Conservation Area

D25 – Conservation Area

D27 – Conversion of Listed Building

D29 – Design

D33 - Local Amenities

Stopped Unitary Development Plan

GP1 – Development Control Guidance
GP2 – Design
CC1 – Community Facilities
EP4 – Other Employment Opportunities
EP6 – Reuse of Buildings
EP8 – Vibrant Town, District and Local Centres
TO13 – Arts and Crafts
EN4 – Biodiversity
EN13 – Conservation of Buildings

Planning Policy Wales Edition 9

TAN 5 – Nature Conservation and Planning

TAN 12 – Design

Circular 61/96 – Planning and the Historic Environment: Historic Buildings and Conservation Areas

Supplementary Planning Guidance: Design in the Urban and Rural Environment

Supplementary Planning Guidance: Holyhead Central Conservation Area Character

Appraisal

Supplementary Planning Guidance: Holyhead Central Conservation Area Management Plan

4. Response to Consultation and Publicity

Local Member – Cllr R Jones - No response to date (consultation process was carried out prior to local elections).

Local Member – Cllr R LI Jones - No response to date (consultation process was carried out prior to local elections).

Local Member – Cllr J A Roberts - No response to date (consultation process was carried out prior to local elections).

Holyhead Town Council – No response to date.

Highway Authority: No response at the time of writing the report.

Built and Natural Environment Section: No response at the time of writing the report.

Response from Members of the Public - Publicity: The application was afforded three means of publicity. These were by the placing of a notice 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 19th May 2017. At the time of writing, this report one letter had been received at the department however the issues raised were not relevant to the current application.

5. Relevant Planning History

19C627: Application for a certificate of appropriate alternative development for (1) retail store; (2) shopping precinct; (3) affordable housing at Market hall, Stanley Street, Holyhead – Planning Permission would be granted 24/11/95

19C627A/LB: Listed building consent for the change of use of the ground floor to create a play area, café/restaurant, change of use of first and second floors into 11 units together with the erection of a detached three storey apartment block to create 11 units at Market Hall, Holyhead – approved 23/5/2011

19C627B: Change of use of the ground floor to create a play area, café/restaurant, change of use of first and second floors into 11 units together with the erection of a detached three storey apartment block to create 11 units at Market Hall, Holyhead – approved 9/11/2012

19LPA1025/CC - Full application for the change of use of former market hall into a library, offices with an ancillary coffee shop together with the creation of a ramp and the erection of a bicycle store at Market Hall, Holyhead. Approved 10/12/15.

19LPA1025A/LB/CC - Application for Listed Building Consent for the change of use of former market hall into a library, offices with an ancillary coffee shop together with the creation of a ramp and the erection of a bicycle store at Market Hall, Holyhead. Approved 02/03/16.

19LPA1025B/DIS/CC - Application to discharge condition (03) being conservation plan for the building to include its future maintenance from planning permission 19LPA1025/CC (Change of use of building into a library, offices with an ancillary coffee shop) at Market Hall, Holyhead. Approved 18/03/16.

19LPA1025C/CC/MIN - Minor amendment to scheme previously approved under planning permission 19LPA1025/CC so as to include a condition that refers to approved plans at Market Hall, Holyhead. Approved 09/02/17.

19LPA1025D/CC/DIS - Application to discharge condition (04) (Traffic management) from planning permission 19LPA1025/CC at Market Hall, Holyhead. Returned to applicant 18/04/17.

19LPA1025F/CC/LB/VAR - Application under Section 73 for the variation of conditions (03) (details of bronze signage panels), (04) (solar panels) and (06) (stone details) from planning permission reference 19LPA1025A/LB/CC (change of use of former market hall into library, offices and ancillary coffee shop) so as to allow the details to be submitted at agreed phased stages at Market Hall, Holyhead. No decision to date.

6. Main Planning Considerations

Principle of the Development: The principle of development has been established with the granting of planning application 19LPA1025/CC for the change of use of the former market hall.

The proposal currently under consideration relates to the variation of condition (02) and (04) of planning permission 19LPA1025/CC in order to submit the Schedule of Works and Traffic Management Plan prior to the commencement of 1st and 2nd phase of the proposed works. Full details in regards to the first phase of the works have been submitted as part of the current application.

The first phase of the works incorporates works to the structure and main fabric of the building and the second phase of the development entails the internal fit out of the building together with the installation of the pv panels.

The submission of the details in two stages is considered acceptable and will not have an impact on the character of the listed building or on highway safety.

As an application under Section 73 is in effect the granting of a wholly new planning permission, consideration should be given as to what other conditions on the original grant of planning permission need to be included in the new permission.

7. Conclusion

The submission of the details in two stages is considered acceptable and will not have a detrimental impact on the character of the listed building or on highway safety.

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) No development relating to the second phase of the proposed works shall take place until details of a schedule of works for the internal and external works to the building to include, but which is not limited to the internal and external finishing materials and architectural detailing has been submitted to and approved in writing by the local planning authority. The development shall be implemented in accordance with the approved details.

Reason: To ensure that the character and appearance of the building are preserved

(03) No development relating to the second phase of the proposed works shall commence until a Traffic Management Plan has been submitted to and approved in writing by the local planning authority detailing the parking facilities for construction site operatives and visitors; arrangements for loading and unloading plant and materials; storage of plant and materials used in constructing the development and the hours and days of operation and the management and operation of construction and delivery vehicles. The development shall proceed in accordance with the details as agreed.

Reason: In the interests of the free flow of traffic and 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.

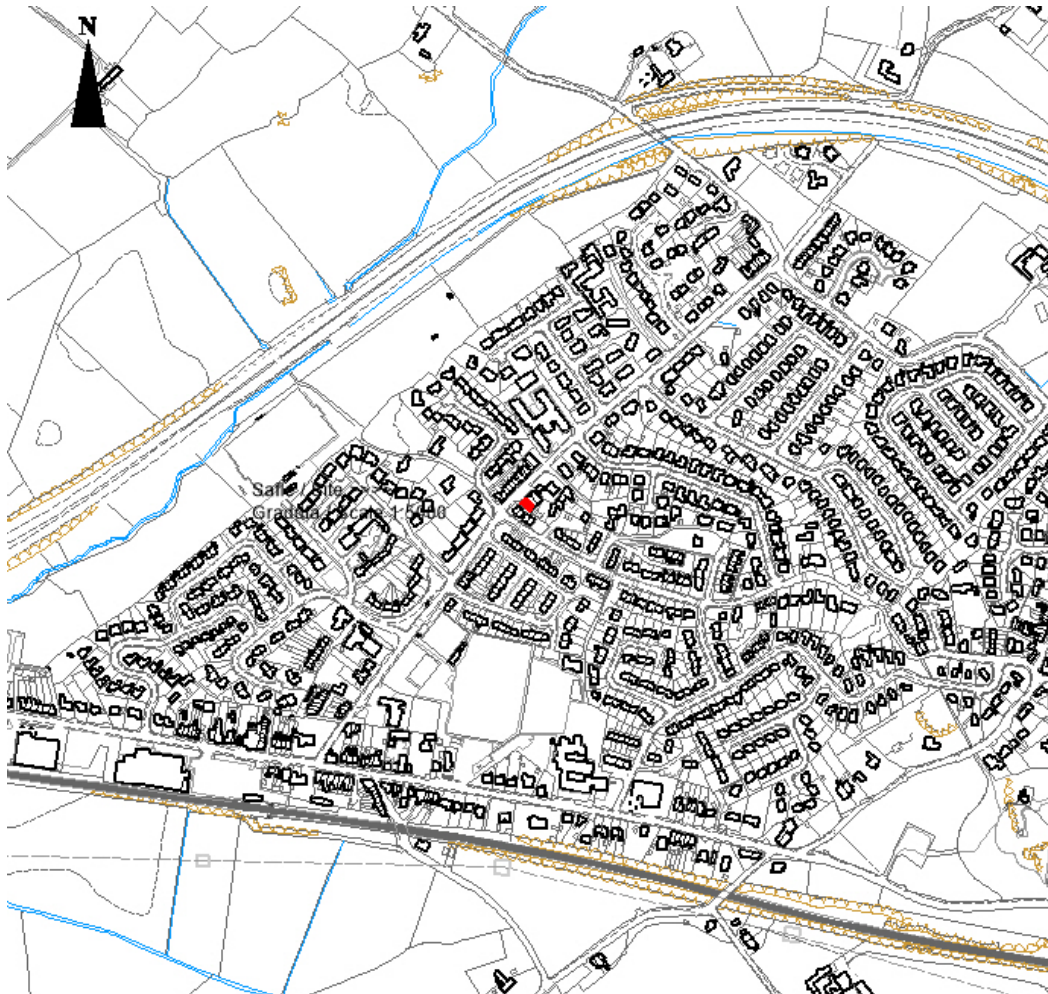
Rhif y Cais: **31C79H** Application Number

Ymgeisydd Applicant

Mr Philip Russell

Cais llawn ar gyfer newid defnydd siop (dosbarth defnydd A1) i siop prydau poeth parod (dosbarth defnydd A3) yn / Full application for change of use of a shop (use class A1) into a hot food takeaway (use class A3) at

3 Mulcair House, Llanfairpwll



Planning Committee: 14/06/2017

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

Recommendation:

Refuse

Reason for Reporting to Committee:

At the request of the Local Member.

1. Proposal and Site

The application is a full application for the change of use of the existing Hairdressers into a Pizza takeaway, at Unit 3 Mulcair House, Lon Penmynydd, Llanfairpwll.

The site lies within the settlement of Llanfairpwll and lies next to the local convenience store known as Spar.

2. Key Issue(s)

The proposal's main issues are whether the proposal will have an impact on the amenities of the surrounding properties and on highway safety.

3. Main Policies

Ynys Mon Local Plan

Policy 1 – General Policy
Policy 2 – New jobs
Policy 5 - Design
Policy 21 – Hot food Takeaways
Policy 26 – Car Parking

Gwynedd Structure Plan

Policy B1- Employment
Policy B9 – Employment
Policy D4 – Location, Siting and Design
Policy FF12 – Parking Provision

Stopped Unitary Development Plan

Policy GP1 – Development Control Guidance
Policy GP2 – Design
Policy EP13 – Hot Food Takeaways
Policy TR10 – Parking Standards

Planning Policy Wales (9th Edition)

Technical Advice Note 12: Design

Supplementary Planning Guidance – Hot Food Take-Away Establishments in Anglesey (1993)

Supplementary Planning Guidance – Parking Standards 2008

4. Response to Consultation and Publicity

Community Council – No response to date

Local Member, Councillor A Mummery – Call-in due to local concerns

Local Member, Councillor M Jones – Support Councillor A Mummery's comments

Local Member, Councillor J Evans – No response to date – consultation process took place prior to the elections

Highway Authority – Refuse

Environmental Health – Standard comments

Response from Members of the Public

The application was afforded two means of publicity; these were by the posting of a notice near the site and the serving of personal notifications on the occupants of the neighbouring properties. The latest date for the receipt of representations was the 19th April 2017 and at the time of writing this report 16 letters of objection and a petition containing 30 signatures had been received at the department. The main issues raised can be summarised as follows;

- i) Highway Safety
- ii) General disturbance – ie noise, odours, litter and anti-social behaviour
- iii) Detrimental to value of properties opposite the site
- iv) Number of hot food takeaways in Menai Bridge and two Chinese and a Fish and Chip shop in the village itself
- v) Sufficient ventilation system should be provided

5. Relevant Planning History

31C79 - Change of use of shop into a Class A2 office at Unit 3 Mulcair House, Penmynydd Road, Llanfairpwll – Approved 10/02/88

31C79A - Application under section 53 for the use of premises to manufacture and retail at Uned 2, Mulcair House, Penmynydd Road, Llanfairpwll – Planning Permission Required – 05/05/88

31C79B - Change of use of shop into shop and manufacturing unit at Uned 2, Mulcair House, Penmynydd Road, Llanfairpwll – Approved 26/05/88

31C79C - Retention of 1.2m satellite dish at Beuno Stores, Mulcair House, Penmynydd Road, Llanfairpwll – Approved 02/08/95

31C79D - Change of use from an office to a flat at Office 3, Mulcair House, Penmynydd Road, Llanfairpwll – Approved 08/12/95

31C79E - Change of use from an office to a hairdressing salon at Office 3, Mulcair House, Penmynydd Road, Llanfairpwll – Approved 13/12/95

31C79F/AD - Erection of one internally illuminated fascia sign and one internally illuminated projecting box sign at Spar Store, Mulcair House, Penmynydd Road, Llanfairpwll – Approved 03/09/03

31C79G – Construction of a disabled ramp at Spar Store, Penmynydd Road, Llanfairpwll – Approved 21/02/05

6. Main Planning Considerations

Effect on surrounding properties – Policy 21 of the Ynys Mon Local Plan and Policy EP13 of the stopped Unitary Development Plan support hot food takeaways provided that the proposal would not cause unacceptable harm to the character and amenities of the area.

A number of concerns have been raised by members of the public stating that the proposal will have a detrimental impact on the surrounding properties by way of noise, anti-social behaviour and litter problems that would be generated by the proposal. The property is located next to the local convenience store (Spar shop) and the current use of the building is a Hairdressers. The Spar shop is open until 11pm. The application forms state that the hours of opening of the establishment will be 4pm – 11pm and this could be conditioned.

The applicant has confirmed that he has control over the pavement that lies to the front of the building and at the time of writing this report an amended plan to include the provision of a litterbin is awaited.

Powers are available to the Police to control disorderly conduct and maintain public order.

As the site lies within the centre of the village and next to a commercial premises it is considered that the proposal is considered acceptable in this location and will not have a detrimental impact on the amenities of the occupants of surrounding properties to such a degree as to warrant the refusal of the application.

Highway Safety – Following receipt of concerns from the Highway Authority the applicant tried to overcome the concerns of the Highway Authority by way of reducing the number of staff employed at the establishment, restricting members of staff from parking at the front of the site and reducing the waiting area available for customers. However the Highway Authority has confirmed that the amendments proposed do not overcome its concerns in regards to highway safety and has recommended that the application be refused. Following receipt of this information, the applicant has reverted to 2 members of staff and has reduced the waiting area slightly.

In its e-mail, dated 18th April the Highway Authority has confirmed that the application should be refused as the proposal would generate additional loading which would result in vehicles being forced to park on the public highway to the detriment of highway and pedestrian safety.

7. Conclusion

The site is located within the centre of the village and due to the existing commercial use of the building and adjoining building it is not considered that the development will detrimentally affect the amenities of the surrounding properties to such a degree as to warrant the refusal of the application. However the proposal would have a detrimental impact on highway and pedestrian safety.

Having considered the above and all other material considerations my recommendation is one of refusal.

8. Recommendation

Refuse

(01) The local planning authority considers that there is insufficient parking spaces available and the additional traffic generated by the development would lead to vehicles parking on the highway, which would have a detrimental impact on highway and pedestrian safety. The proposal is therefore contrary to Policy 1, 21 and 26 of the Ynys Mon Local Plan, Policy GP1, GP2, EP13 and TR10 of the stopped Unitary Development Plan and Policy FF12 of the Gwynedd Structure Plan and the advice contained within Supplementary Planning Guidance – Parking Standards 2008 and Planning Policy Wales (9th Edition, 2016).

12.3

Gweddill y Ceisiadau

Remainder Applications

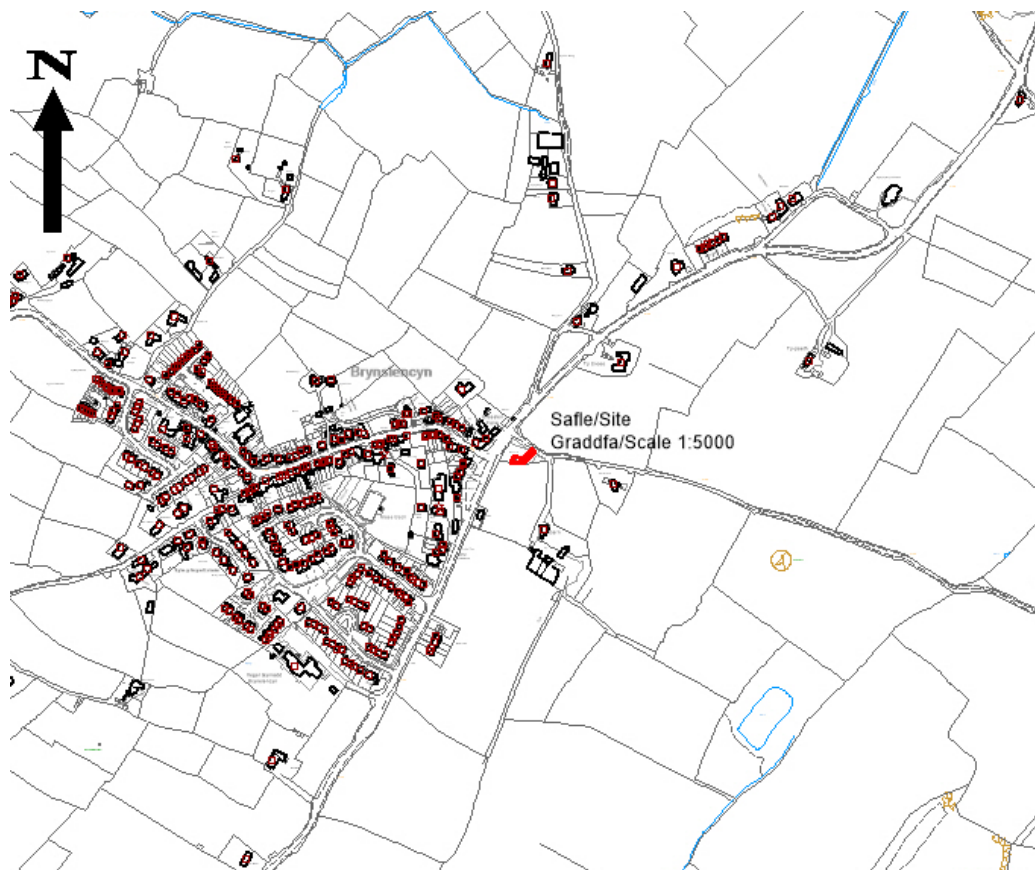
Rhif y Cais: **37C197B** Application Number

Ymgeisydd Applicant

Mrs Samantha Newsome

Cais llawn ar gyfer newid defnydd y cyfleusterau cyhoeddus i gaffi yn / Full application for conversion of the public conveniences into a cafe at

Cyfleusterau Cyhoeddus/Public Conveniences, Brynsiencyn



Planning Committee: 14/06/2017

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

Recommendation:

Permit.

Reason for Reporting to Committee:

The application site is on land owned by the Local Authority.

1. Proposal and Site

The application lies at Public Conveniences, Brynsiencyn and is within the AONB. The application is for the change of use of the building from public conveniences to a café.

2. Key Issue(s)

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

3. Main Policies

Ynys Mon Local Plan

Policy 1 – General Policy
Policy 7 Rural Buildings
Policy 30 - Landscape
Policy 42 – Design

Gwynedd Structure Plan

Policy D1 - Environment
Policy D4 – Location, Siting and Design
Policy D29 - Design

Stopped Unitary Development Plan

Policy GP1 – General Control Guidance
Policy GP2 – Design
Policy EN2 - AONB

Planning Policy Wales (9th Edition), January 2016

Technical Advice Note 12 – Design

4. Response to Consultation and Publicity

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

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

Community Council – Support the application

Built Environment – No objection

Ecological Advisor – comments for construction phase

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 06/04/2017. At the time of writing this report, no letters of representations have been received.

5. Relevant Planning History

37C197 – Conversion into café. Returned to agent 24/06/2016.

6. Main Planning Considerations

The proposal entails the conversion of the former public convenience into a café with a small extension to the side to accommodate a WC and external and internal alterations to the building. It is considered that there is ample space on the site to accommodate a small café as the building is situated in a current car park. There is adequate vehicular access and parking to accommodate visiting traffic and suitable pedestrian access through the village. The proposed materials for the proposal are considered acceptable. As the proposal is a fair distance from neighbouring properties, it is not considered that the proposed scheme will impact the surrounding amenities or any neighbouring properties to a degree that it should warrant a refusal. Given the minor changes to the external fabric of the building, no unacceptable impacts are likely with regard to the designated landscape.

7. Conclusion

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

8. Recommendation

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

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

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

(02) The development permitted by this consent shall be carried out strictly in accordance with the plan(s) submitted on the 21/02/2017 under planning application reference 37C197B.

Drawing number	Date Received	Plan Description
Layout 002	21/02/2017	Proposed plans

Reason: For the avoidance of doubt.

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

12.4

Gweddill y Ceisiadau

Remainder Applications

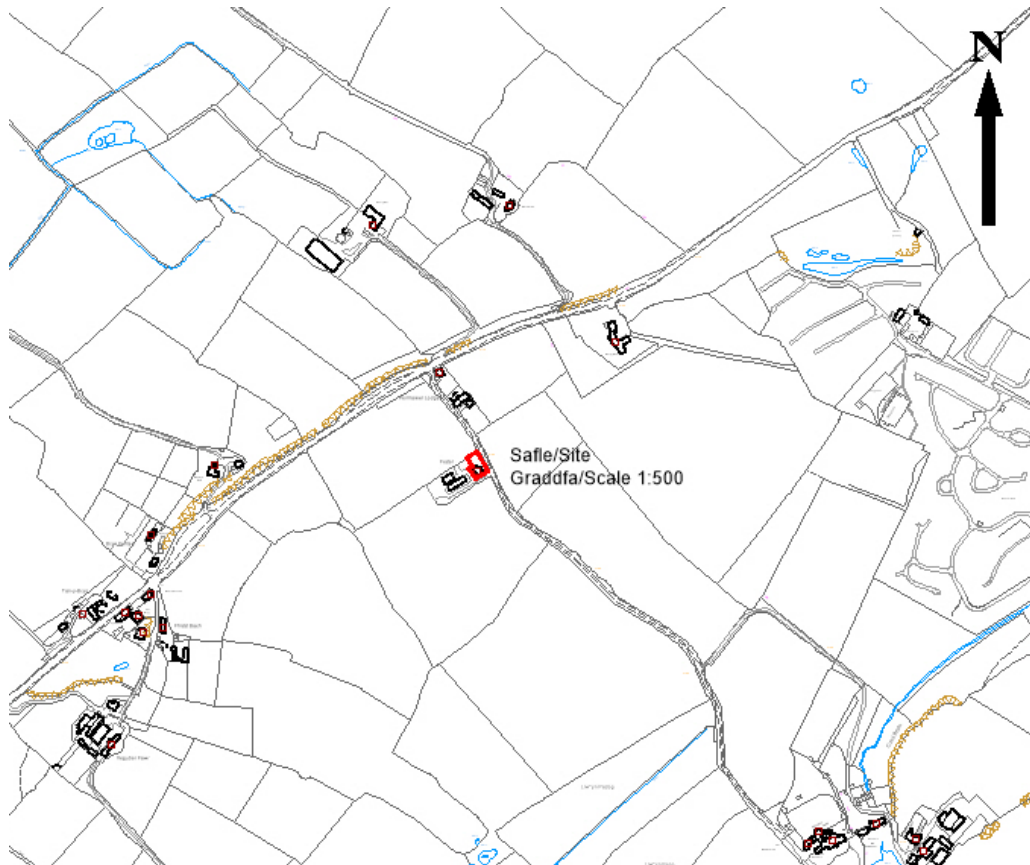
Rhif y Cais: **37C198** Application Number

Ymgeisydd Applicant

Mr and Mrs Roberts

Cais llawn ar gyfer addasu ac ehangu yn / Full application for alterations and extensions at

Fodol, Llanedwen



Planning Committee: 14/06/2017

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

Recommendation:

Permit.

Reason for Reporting to Committee:

The application is on land owned by the Local Authority

1. Proposal and Site

The application site lies within the Anglesey AONB at Fodol, Llanedwen. The application is for the demolition of an existing sun room extension to the side of the dwelling and its replacement with a slightly larger sun room extension.

2. Key Issue(s)

The key issue is whether the proposed scheme is acceptable in terms of design and impacts on the AONB.

3. Main Policies

Ynys Mon Local Plan

Policy 1 – General Policy

Policy 30 - Landscape

Policy 42 – Design

Gwynedd Structure Plan

Policy D1 - Environment

Policy D4 – Location, Siting and Design

Policy D29 - Design

Stopped Unitary Development Plan

Policy GP1 – General Control Guidance

Policy GP2 – Design

Policy EN2 - AONB

Planning Policy Wales (9th Edition), January 2016

Technical Advice Note 12 – Design

4. Response to Consultation and Publicity

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

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

Community Council – Support the application

Public Consultation – The application was afforded two means of publicity. These were by the placing of a notice near the site and serving of personal notifications on the owners of neighbouring properties. The latest date for the receipt of representations is the 06/04/2017. At the time of writing this report, no letters of representations had been received.

5. Relevant Planning History

No planning history.

6. Main Planning Considerations

The proposal entails the removal of the existing conservatory and the erection of a single storey extension to form a sunroom. The proposed materials for the proposal are considered acceptable and the design is appropriate in relation to the dwelling and the setting within the designated landscape. It is not considered that the proposed scheme will impact the surrounding amenities or any neighbouring properties to a degree that it should warrant a refusal.

7. Conclusion

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

8. Recommendation

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

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

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

(02) The development permitted by this consent shall be carried out strictly in accordance with the plan(s) submitted on the 21/02/2017 under planning application reference 37C198.

Drawing number	Date Received	Plan Description
Proposed plans	06/03/2017	Proposed plans

Reason: For the avoidance of doubt.

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

12.5

Gweddill y Ceisiadau

Remainder Applications

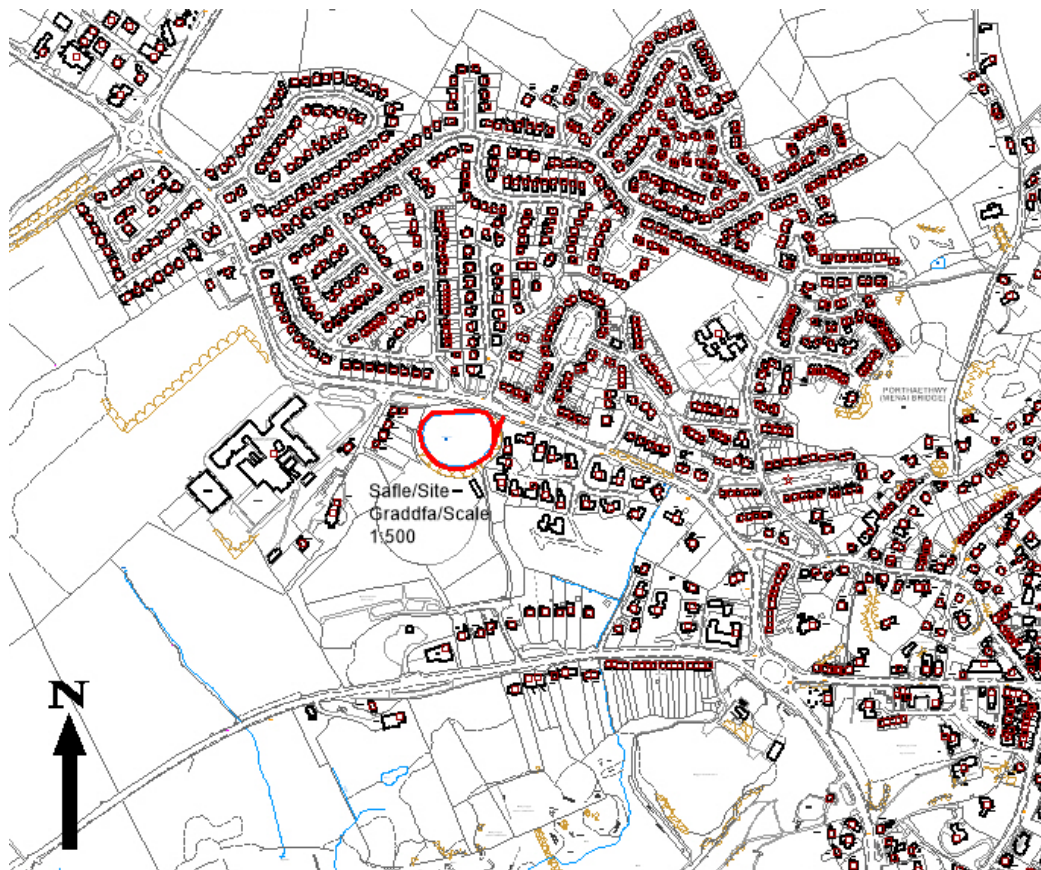
Rhif y Cais: **39LPA1036/CC** Application Number

Ymgeisydd Applicant

Head of Service (Highways, Waste & Property)

Cais llawn i gael gwared ar y ffens bresennol, codi ffens newydd diogelwch 2.1m o uchder ynghyd a torri a cario allan gwaith i goed sydd wedi ei ddiogelu gan Orchymyn Diogelu Coed yn / Full application to remove the existing fence, erection of a new 2.1m high security fence together with felling and works to trees protected by a Tree Preservation Order at

Cronfa Dwr Porthaethwy/Menai Bridge Reservoir, Porthaethwy/Menai Bridge



Planning Committee: 14/06/2017

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

Recommendation:

Permit

Reason for Reporting to Committee:

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

1. Proposal and Site

The application is a full application for the removal of existing fence, erection of a 2.1 meter high fence together with works to and felling of trees at Menai Bridge Reservoir, Menai Bridge.

2. Key Issue(s)

The key issue is the whether the fence would have a negative impact upon the area, and or adjoining properties and the amenity impacts of the proposed works to the trees.

3. Main Policies

Ynys Mon Local Plan

Policy 1 – General Policy

Policy 31 - Landscape

Policy 42 – Design

Gwynedd Structure Plan

Policy D4 – Siting and Design

Policy D29 - Design

Stopped Unitary Development Plan

Policy GP1 – Development Control Guidance

Policy GP2 – Design

Policy EN1 – Landscape Character

Policy EN14 – Tree Preservation Orders and Hedgerows

4. Response to Consultation and Publicity

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

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

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

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

Site notices were placed near the site. The expiry date for receiving representations was the 26/05/2017. At the time of writing the report, no letters were received.

5. Relevant Planning History

None.

6. Main Planning Considerations

The application is a full application for the removal of existing fence, erection of a 2.1m high security fence together with works to and felling of trees at Menai Bridge Reservoir, Menai Bridge.

The security fence is required due to a health and safety report from the council's Health and Safety Officer. The report states that the current fence does not provide a sufficient barrier to prevent access to the reservoir and a recommendation has been made that a more solid structured fence be installed to prevent access to the site.

A 2.1m high restricted mesh width panel security fence of a welded type will be installed around the reservoir.

Tree Preservation Order

The trees within the application site are protected by a Tree Preservation Order. Three trees are to be felled and trees within 2 metres of the fence will be crown lifted to a height of 2.5m above ground level.

The felling of the trees outlined within the application and the crown lifting to the trees within 2 metres of the fence is considered acceptable.

Effect on adjoining properties

It is not considered that the fence will have a negative impact upon the amenities currently enjoyed by adjoining property owners.

Effect on the landscape

The fence will be screened by existing mature trees and it is not considered that it will have a negative impact on the area.

The proposal will replace the existing chain link fence. The fence will be screened by mature trees and will be of a green colour to blend in with its surroundings.

7. Conclusion

The proposal is acceptable in policy terms, will not have a negative impact on the area existing building without harming the amenities of nearby residential properties.

8. Recommendation

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

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

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

(02) The development hereby permitted shall be carried out in strict conformity with the details received under application reference 39LPA1036/CC.

Location Plan	AL/15083/01	
Block Plan	AL/15083/02	

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

9. Other Relevant Policies

Technical Advice Note 12 – Design

Technical Advice Note 10 – Tree Preservation Order

Planning Policy Wales 9th Edition

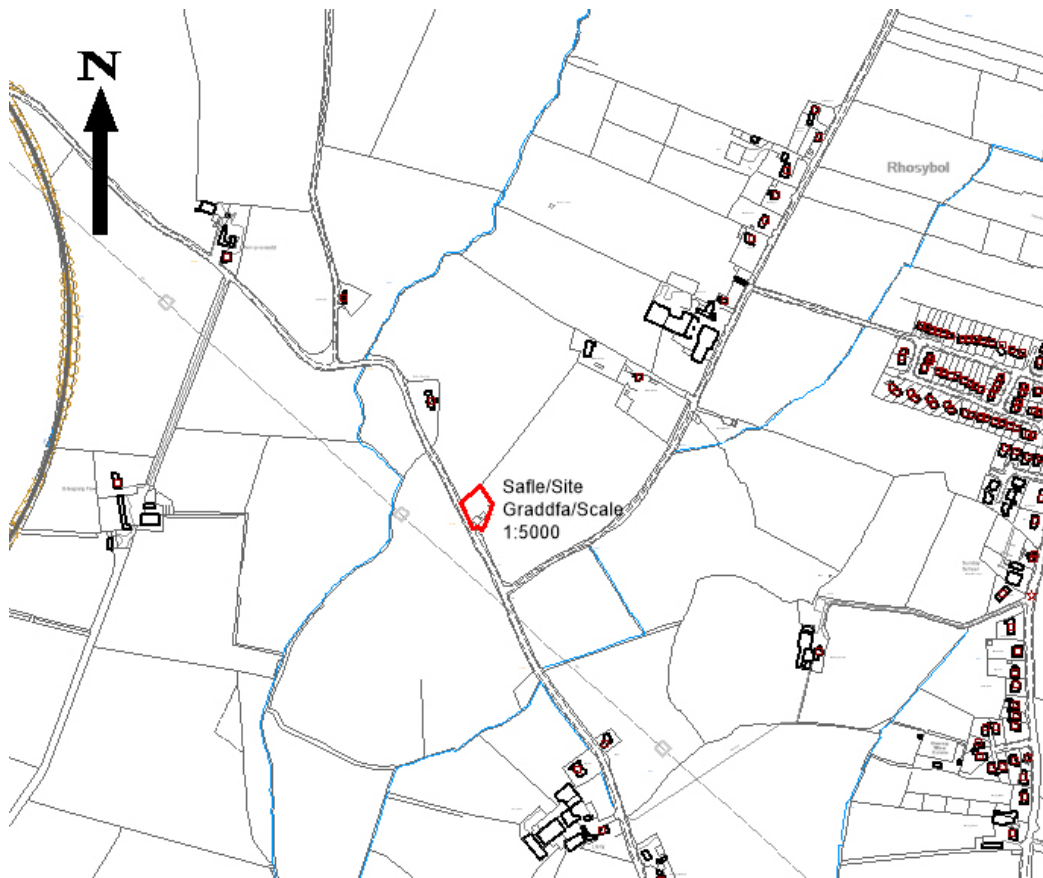
Rhif y Cais: **44C340** Application Number

Ymgeisydd Applicant

Mr Robert Jones

Cais llawn i ddymchwel yr annedd presennol ynghyd a chodi annedd newydd yn / Full application for demolition of the existing dwelling together with the erection of a new dwelling at

Plas Main, Rhosybol



Planning Committee: 14/06/2017

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

Recommendation:

Permit

Reason for Reporting to Committee:

The application has been called to the planning committee by the local member.

1. Proposal and Site

The application is made for a replacement dwelling.

The application site is located in the countryside. The submitted details indicate that the former farmhouse subject to the planning application was last occupied 50 years ago. The property subject to the planning application is in a poor physical condition, the roof, windows and doors are missing and there is mature vegetation growing within the structure.

The proposed replacement dwelling is of two storeys and incorporates single storey elements. Externally the proposed dwelling would have a render finished roofed with grey tiles.

2. Key Issue(s)

The acceptability of the development in relation to development plan and other material policy considerations in respect of replacement dwellings in the countryside.

3. Main Policies

Ynys Mon Local Plan

53 (Housing in the Countryside)

54 (Replacement Dwellings)

Gwynedd Structure Plan

A6 (New Dwellings in the Countryside)

Stopped Anglesey Unitary Development Plan "Stopped UDP"

HP 6 (Dwellings in the Open Countryside)

HP 9 (Replacement Dwellings)

Emerging Anglesey and Gwynedd Joint Local Development Plan (2017) "Emerging LDP"

TAI 7: Replacement Dwellings

Planning Policy Wales (Edition 9, November 2016)

4. Response to Consultation and Publicity

Councillor Aled M. Jones – Called the application to committee on the grounds of design.

Community Council Support the demolition of the existing building and the erection of a replacement dwelling.

5. Relevant Planning History

No material planning history.

6. Main Planning Considerations

Context

The application site is located in the countryside under the development plan and the Stopped UDP.

It is not considered that the former farmhouse subject to the planning application retains its lawful residential use for the following reasons:

- The applicant has confirmed that the farmhouse has been unoccupied for around 50 years.
- The former farmhouse is derelict and in very poor physical condition with the substantial part of the roof and supporting rafters missing. Sections of external walls are dilapidated and collapsed. Vegetation is also growing within the former farmhouse and though access is difficult little or nothing appears to remain of the first floor or internal fabric. There are no doors or windows present in the former farmhouse.
- There is no evidence presented with the application or apparent in the site visit that the owners have sought to protect or maintain the building.
- There is no evidence submitted in terms of whether there have been any intervening uses.

Policy Considerations in relation to Replacement Dwellings in the Countryside

Policy 54 of the YMLP which forms part of the development plan permits the replacement of existing permanent dwellings. The supporting text of the policy explains that the existing dwelling must have an established use right as a permanent dwelling. Policy HP9 of the Stopped UDP similarly requires the existing dwelling to have use rights as a permanent dwelling.

In countryside locations the Emerging LDP also requires amongst other criterion that the present dwelling has a lawful residential use. Certainty regarding the content of the Emerging LDP will only be achieved on receipt of the Inspectors binding report and in this instance little weight can be attributed to the provisions of this plan.

As the proposed development is located in the countryside and it is your officer's assessment that the lawful use of the former farmhouse has been abandoned the proposal cannot be considered acceptable under the provisions of the above policies which require there to be lawful residential use.

7. Conclusion

The proposal is not considered acceptable in relation to the provisions of policy 54 of the "YMLP" and HP9 of the Stopped UDP as it appears that the residential use has been abandoned.

8. Recommendation

That planning permission is **refused** for the following reasons:

(01) It is considered that the residential use of the former farmhouse has been abandoned. The proposed replacement dwelling cannot therefore be considered acceptable in relation to the provisions of policy 54 of the Ynys Mon Local Plan (1996) and HP9 of the Stopped Ynys Mon Unitary Development Plan (2005) as it would result in a new dwelling in the countryside in contravention of policies which seek to restrict development in the countryside to those for which a rural location is necessary and where the listed criteria have been met.