

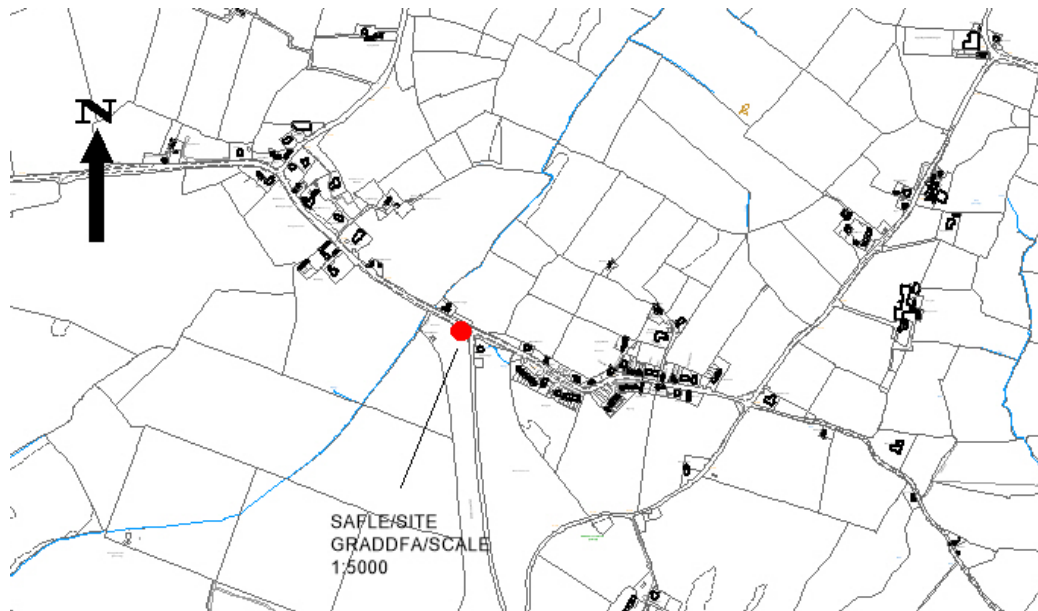
Rhif y Cais: **15C224/AD** Application Number

Ymgeisydd Applicant

Bodorgan Community Council

Cais i lleoli arwydd heb ei oleuo ar dir tu cefn i gilfaen yn / Application for the siting of a non-illuminated sign to the rear of the lay-by at

Hermon



Planning Committee: 06/09/2017

Report of Head of Planning Service (OWH)

Recommendation:

Permit

Reason for Reporting to Committee:

The proposed community display board is within the land which is owned by the Council to which notice has been served.

The application was approved by the Committee at its meeting held on 5th July 2017. However prior to issuing a decision the Department was notified that the land on which the display board was to be situated belongs to a third party and not to the Council as originally indicated. The proposed display board has been relocated away from third party land and onto land owned by the Council.

1. Proposal and Site

The application lies south of Hermon village towards Llangadwaladr.

The proposed community display board will be located adjacent to the existing lay-by.

2. Key Issue(s)

The key issue is whether the proposed scheme is acceptable in terms of amenity, highway and Welsh Language consideration.

3. Main Policies

Anglesey and Gwynedd Joint Local Development Plan

Policy PS1 – Welsh Language

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 Bryan Owen – No response received at the time of writing this report.

Councillor Peter Rogers - No response received at the time of writing this report

Community Council – No response received at the time of writing this report

Highways - No comments

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 21/08/2017. 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 proposal is for the siting of a non-illuminated display board which will display art produced by the local community as part of a wider community project. The proposed board measures 2.4 metre high and 1.65 metres wide. The board will be bi-lingual being both Welsh and English. The proposed materials are acceptable being wooden. Given the scale of the proposal and its location, it is not considered that the proposal would impact the surrounding amenities or any neighbouring properties to such a degree to warrant a refusal.

The proposed materials are acceptable.

It is not considered that the proposed display board 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) Any advertisement displayed, and any site used for the display of advertisements, shall be maintained in a clean and tidy condition to the reasonable satisfaction of the local planning authority.

Reason: In the interests of visual amenity.

(02) Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a safe condition.

Reason: In the interests of amenity.

(03) Where an advertisement is required under these Regulations to be removed, the removal shall be carried out to the reasonable satisfaction of the local planning authority.

Reason: In the interests of amenity.

(04) No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.

Reason: In the interests of amenity.

(05) No advertisement shall be sited or displayed so as to obscure, or hinder the ready interpretation of, any road traffic sign, railway signal or aid to navigation by water or air, or so as otherwise to render hazardous the use of any highway, railway, waterway or aerodrome (civil or military).

Reason: To ensure that the siting and design of the sign will be satisfactory from an amenity point of view and to comply with the requirements of the Highway Authority in the interests of the safety of vehicular and pedestrian traffic

(06) 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
5-6	10/07/2017	Location Plan and Proposed Site Plan

4	05/06/2017	Proposed Sign Details
8	05/06/2017	Proposed Sign Details
2	05/06/2017	Additional Information

under planning application reference 15C224/AD.

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.

12.2 Gweddill y Ceisiadau

Remainder Applications

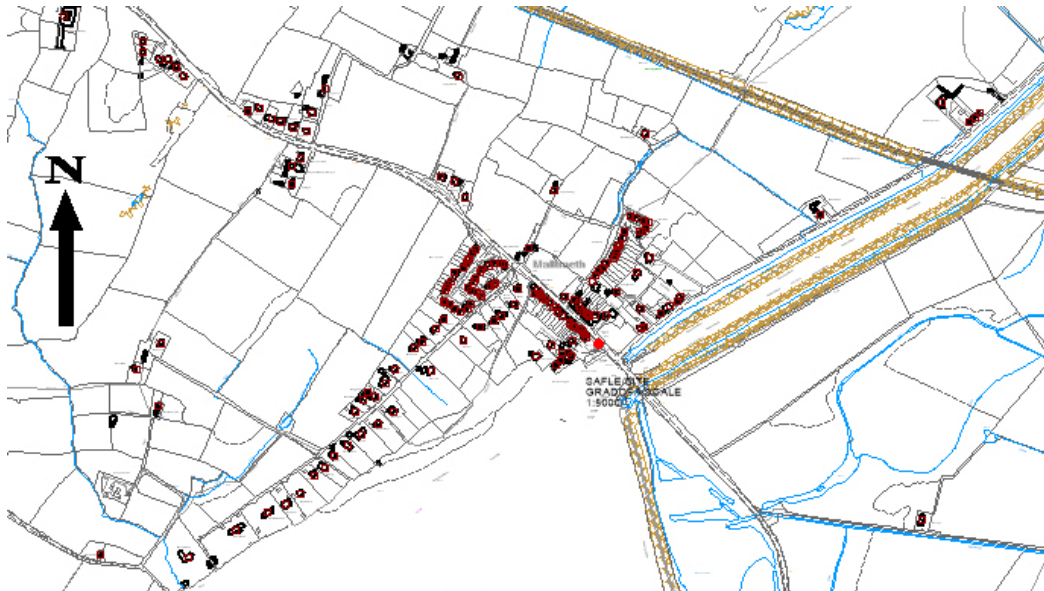
Rhif y Cais: **15C225/AD** Application Number

Ymgeisydd Applicant

Bodorgan Community Council

Cais i lleoli arwydd heb ei oleuo ar dir yn / Application for the siting of a non-illuminated sign on land at

Maes Parcio Malltraeth Car Park, Malltraeth



Planning Committee: 06/09/2017

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

Recommendation:

Permit

Reason for Reporting to Committee:

The proposed community display board is on land which is owned by the Council.

1. Proposal and Site

The application site lies within Malltraeth car park.

The proposed community display board will be located behind the existing signage near the car park entrance.

2. Key Issue(s)

The key issue is whether the proposed scheme is acceptable in terms of amenity, highway and Welsh Language consideration

3. Main Policies

Anglesey and Gwynedd Joint Local Development Plan

Policy PS1 – Welsh Language

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 Bryan Owen – No response received at the time of writing this report.

Councillor Peter Rogers - No response received at the time of writing this report

Community Council – No response received at the time of writing this report

Highways - No comments

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 25/08/2017. 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 proposal is for the siting of a non-illuminated display board which will display art produced by the local community as part of a wider community project. The proposed board measures 2.4 metre high and 1.65 metres wide. The board will be bi-lingual being both Welsh and English. The proposed materials are acceptable being wooden. Given the scale of the proposal and its location,

it is not considered that the proposal would impact the surrounding amenities or any neighbouring properties to such a degree to warrant a refusal.

The proposed materials are acceptable.

It is not considered that the proposed display board 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

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Reason: In the interests of amenity.

(05) No advertisement shall be sited or displayed so as to obscure, or hinder the ready interpretation of, any road traffic sign, railway signal or aid to navigation by water or air, or so as otherwise to render hazardous the use of any highway, railway, waterway or aerodrome (civil or military).

Reason: To ensure that the siting and design of the sign will be satisfactory from an amenity point of view and to comply with the requirements of the Highway Authority in the interests of the safety of vehicular and pedestrian traffic

(06) 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
5-6	05/06/2017	Location Plan and Proposed Site Plan
4	05/06/2017	Proposed Sign Details
8	05/06/2017	Proposed Sign Details
2	05/06/2017	Additional Information

under planning application reference 15C225/AD.

Reason: For the avoidance of doubt.

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

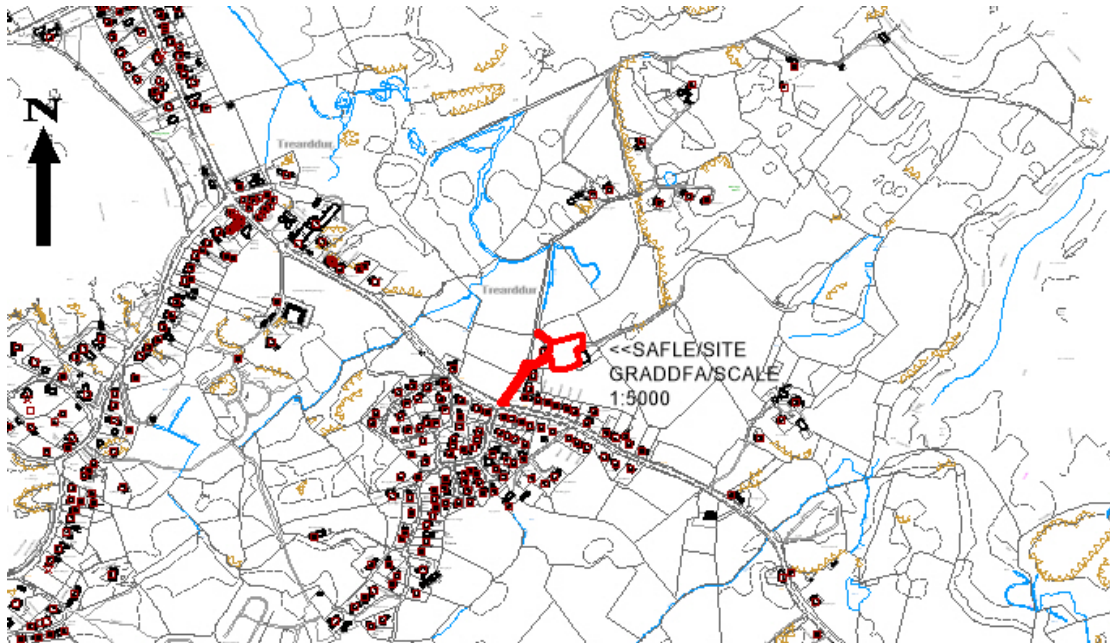
Rhif y Cais: **46C572** Application Number

Ymgeisydd Applicant

Mr Michael Cuddy

Cais llawn i newid adeiladau allanol i dri annedd, gosod paced trin carthffosiaeth ynghyd a gwellianau i'r fynedfa yn / Full application for conversion of outbuildings into three dwellings, the installation of a package treatment plant together with improvements to the access at

Glan Traeth, Bae Trearddur Bay



Planning Committee: 06/09/2017

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

Recommendation:

Refused

Reason for Reporting to Committee:

The application was called in to Committee by Cllr Trefor Lloyd Hughes due to concerns regarding flooding. At its meeting held on 2nd November 2016 the Planning and Orders committee resolved to approve the application subject to resolution of drainage issues.

Those issues remain unresolved and in the interim, the Joint Local Development Plan has been adopted which changes policies in relation to the conversion of outbuildings. The application must therefore be reassessed in light of these circumstances.

1. Proposal and Site

The site is located in the designated AONB and comprises a range of traditional buildings adjoining an existing dwelling. The site is set in a large yard between the original farmhouse and dwellings fronting Lon St Ffraid to the south. Access is taken off Stanley Mill Lane. The proposal is to convert buildings to create three dwellings and to undertake improvement works to increase visibility on the junction of Stanley Mill Lane and Lon St Ffraid. Drainage is specified as a treatment plant although discussions were ongoing at the time of writing regarding connection to the public sewerage system.

2. Key Issue(s)

Principle of the development and its impacts on residential and local amenities including impacts on the AONB.

3. Main Policies

Ynys Mon and Gwynedd Joint Local Development Plan

Policy PCYFF 2 : Development Criteria

Policy TAI 7: Conversion of traditional buildings in the open countryside to residential use

Supplementary Planning Guidance- Design in the Urban and Rural Built Environment

Planning Policy Wales – Edition 9

TAN 5 – Nature Conservation and Planning

TAN 6 – Planning for Sustainable Rural Communities

TAN 12 – Design

TAN 18 – Transport

Circular 10/99: Planning requirements in respect of the use of non-mains sewerage incorporating septic tanks in new development.

4. Response to Consultation and Publicity

Community Council – no response at the time of writing

Cllr T LI Hughes – requests that the application be determined by the Planning and Orders Committee as there is already flooding where the new type of septic tank is to be located. With the field sloping down to the houses, the development will make the area at risk of flooding.

Cllr D R Thomas – no response at the time of writing

Cllr J Evans – no response at the time of writing

Highways – a 2.4m by 73m visibility splay is shown on the submitted drawings and no response has been received from the Highway Authority to indicate that this is unacceptable.

Natural Resources Wales – significant concerns as the site is near a public sewerage system but proposals indicate the use of a private package treatment plant. Despite further discussion, it appears the applicant had not acted on NRW requirements up to the 29th June 2017 when the latest response was received. Protected species report is acceptable.

Drainage – details are satisfactory in principle

Built Environment and Landscape Section – compliant with Policy 55

Ecological and Environmental Advisor – recommendations in protected species report should be followed

Dwr Cymru – Welsh Water - comments

Gwynedd Archaeological Planning Service – condition requiring photographic record of the building suggested

The application was publicised by site notice and neighbour notification. No representations were received as a result of the publicity undertaken.

5. Relevant Planning History

46C572A/SCR: Screening opinion for the conversion of the existing outbuildings into three dwellings – EIA not required 19-9-16

6. Main Planning Considerations

Principle of the Development – In making the previous recommendation of approval in relation to this development, policies contained in the development plan and in the stopped UDP supporting conversion schemes for rural buildings subject to criteria were taken into account. The proposal seeks the conversion of a range of outbuildings in order to create 3 residential units.

On 31st July 2017 the Council adopted the Ynys Mon and Gwynedd Joint Local Development Plan and this became the development plan for the purposes of planning decisions. Policy TAI 7 states as follows:

POLICY TAI 7: CONVERSION OF TRADITIONAL BUILDINGS IN THE OPEN COUNTRYSIDE TO RESIDENTIAL USE

In the open countryside the conversion of traditional buildings for residential use will be permitted when all the following criteria are met:

1. There is evidence that employment use of the building is not viable;
2. The development provides an affordable unit for the community's local need for an affordable dwelling or the residential use is a subordinate element associated with a wider scheme for business re-use;
3. The structure is structurally sound;
4. No extensive alterations are required to enable the development;
5. Any architectural characteristics of merit and traditional materials are retained and that the proposal does not lead to the loss of the original structure's character.

The policy explains that the priority for traditional buildings in the open countryside is for employment use.

Residential conversion of the building could be acceptable under the Policy TAI 7 of the JLDP, but only when the criteria of the policy are met. The applicant has been given an opportunity to respond to the changes in policy requirements and to provide evidence of compliance with TAI 7, but no response has been received to date. The development is therefore contrary to Policy TAI 7 of the JLDP.

Drainage: The application details include provision of a private treatment plant to serve the development and the scheme is supported by a drainage report prepared by consulting engineers. Circular 10/99 advises that where mains sewerage is available, connection should be made to it where possible.

Policy PCYFF2 of the JLDP states that:

POLICY PCYFF 2: DEVELOPMENT CRITERIA

A proposal should demonstrate its compliance with:

1. Relevant policies in the Plan;
2. National planning policy and guidance

An objection to the application was received from NRW on the basis that a treatment plant is proposed rather than foul sewer connection. The agent has responded to the effect that the drainage report submitted in support of the application concluded that, given the distance involved, and the difference in level, the cost of pumping the discharge to the sewer was significant and justified the use of a treatment plant. Further justification has been sought but it is clear from NRW's consultation response dated 29th June 2017 that the requests made at the outset to address justification for not connecting to the public sewerage system had still not been actioned by the developer. The proposal is therefore contrary to Policy PCYFF2 of the JLDP and the advice contained within Circular 10/99.

In relation to flood risk, none of the consultees raise concerns. The proposals as submitted show an outlet from the proposed treatment plant to an existing drainage ditch which runs in a northerly direction away from the site and surrounding housing. It is not considered that the scheme would lead to flooding to adjoining properties.

AONB: The application site is located within an Area of Outstanding Natural Beauty (AONB). It is a statutory designation that recognises its importance in landscape quality and nature conservation terms. The primary objective for an AONB designation is the conservation and enhancement of its natural beauty. Local authorities have a statutory duty to have regard to AONB purposes and development control decisions affecting AONBs should in the first instance favour conservation of natural beauty. PPW advice is that

“Development plan policies and development control decisions affecting AONBs should favour conservation of natural beauty, although it will also be appropriate to have regard to the economic and social well-being of the areas.”

The scheme in design terms reflects existing built development. The site is an enclosed farmyard and its redevelopment will not have significant landscape impacts. PPW advises that

“Statutory designation does not necessarily prohibit development, but proposals for development must be carefully assessed for their effect on those natural heritage interests which the designation is intended to protect”

And further that

“The effect of a development proposal on the wildlife or landscape of any area can be a material consideration. In such instances and in the interests of achieving sustainable development it is important to balance conservation objectives with the wider economic needs of local businesses and communities.”

Traffic Impacts: Access to the site is taken off Stanley Mill Lane which serves a scattering of dwellings between Lon St Ffraid and the Inland Sea. Improvements are proposed to the junction of the lane with Lon St Ffraid in order to improve visibility.

Ecology: The application is supported by appropriate reports and surveys which are considered acceptable.

Residential and Amenity Impacts: The scheme sits behind existing dwellings on Stanley Mill Lane and Lon St Ffraid but is well separated from those dwellings such that it is not considered that adverse amenity impacts will occur though loss of privacy or overlooking.

7. Conclusion

Traffic, flood risk, ecological and landscape impacts have been considered as part of the determination and do not give rise to unacceptable risks. However, due to the material change in policy, the scheme is no longer acceptable as a residential conversion of the buildings as the criteria within Policy TAI 7 have not been met. It remains the case that the applicant has not demonstrated why connection to the public foul sewerage system cannot be achieved and the application is contrary to Policy PCYFF2 and the advice contained within Circular 10/99: Planning requirements in respect of the use of non-mains sewerage incorporating septic tanks in new development.

8. Recommendation

To refuse the application for the following reasons:

(01) The application has not demonstrated that the buildings cannot be put to employment use, or failing a business use, to affordable housing use, and it is therefore contrary to Policy TAI 7 of the Ynys Mon and Gwynedd Joint Local Development Plan (July 2017).

(02) The application has not demonstrated that connection to the public foul sewerage network is not feasible and the application is therefore contrary to Policy PCYFF 2 of the Ynys Mon and Gwynedd Joint Local Development Plan (July 2017) and the advice contained within Circular 10/99: Planning requirements in respect of the use of non-mains sewerage incorporating septic tanks in new development.