

12.1

Gweddill y Ceisiadau

Remainder Applications

Rhif y Cais: **14C47R/ENF** Application Number

Ymgeisydd Applicant

Mr Richard Burns

Cais ôl-weithredol ar gyfer codi porth car yn / Retrospective application for the erection of a carport at

19 Cae Bach Aur, Bodffordd



Planning Committee: 04/04/2018

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

Recommendation:

Permit.

Reason for Reporting to Committee:

At the request of the Local Member – Councillor Dylan Rees due to its design and that it appears out of character with the rest of the estate.

1. Proposal and Site

The application is for retrospective planning permission for the erection of a car port constructed at the front of the bungalow.

The application site is located within the development boundary of the village of Bodffordd on the Cae Bach Aur estate.

2. Key Issue(s)

The key issues are whether the development is in compliance with local and national planning policies, and whether it is acceptable in terms of siting and design and impact upon the character and appearance of the area and amenities of neighbouring properties.

3. Main Policies

Joint Local Development Plan

PCYFF1 – Development Boundaries

PCYFF3 – Design and Place Shaping

4. Response to Consultation and Publicity

Local Member (Cllr Dylan Rees) – Request that the application be referred to the Planning and Orders Committee for determination due to its design and that it appears out of character with the rest of the estate.

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

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

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

Highways – No objection, car port does not have any adverse effect on the public highway.

Response to Publicity

The application was afforded two means of publicity. These were by the posting of notices near the site and serving of personal notification letters on the occupiers of the neighbouring properties. The latest date for the receipt of representations was the 07/02/2018 and at the time of writing this report, two letters had been received and the main points raised are summarised below:

- That the structure is not in keeping with the surrounding dwellings by virtue of its height and appearance.
- The structure is located to the front of the property and close to the estate road
- Concern regarding the impact of the structure on property values.

5. Relevant Planning History

14C47G – Alterations and extensions to 19 Cae Bach Aur, Bodffordd – Granted 05/03/1997

14C47N – Erection of a conservatory together with the retention of a car port at 19 Cae Bach Aur, Bodffordd – Granted 29/07/2010

6. Main Planning Considerations

The application is submitted following an enforcement investigation, for retrospective planning permission for the retention of a car port.

The fact that the application is made retrospectively is irrelevant in its determination. It is not a criminal offence to carry out development without first obtaining any necessary planning permission. There are provisions within the Planning Act to allow for planning permission to be applied for retrospectively.

Paragraph 14.2.3 of the Development Management Manual states that when considering enforcement action, the decisive issue for the local planning authority should be whether the breach of planning control would unacceptably affect public amenity or the existing use of land and building meriting protection in the public interest. Enforcement action should be commensurate with the breach of planning control to which it relates; it is usually inappropriate to take formal enforcement action against a trivial or technical breach of control which causes no harm to public amenity. The intention should be to remedy the effects of the breach of planning control, not to punish the person(s) carrying out the breach. Nor should enforcement action be taken simply to regularise development for which permission had not been sought but is otherwise acceptable.

Policy PCYFF1 of the JLDP states that proposals within development boundaries will be approved in accordance with other policies and proposals of the plan, national planning policies and other material planning considerations.

On the basis that the site is located within the development boundary it is therefore in compliance with the principle of policy PCYFF1 subject to compliance with other relevant policies.

The most relevant policy applicable to the development under consideration is policy PCYFF 3: Design and Place Shaping.

It requires that developments demonstrate a high quality design which fully takes into account the natural, historic and built environmental context and contributes to the creation of attractive, sustainable places. Developments are required to conform with the listed criteria where relevant and which include that developments complement and enhance the character and appearance of the site, building or area in terms of siting, appearance, scale, height, massing and elevation treatment.

The car port is located to the front of the bungalow constructed primarily of timber with brick built pillars on one side and roofed with box profile sheets and is constructed to a high standard.

As the property is located on a cul-de-sac the impact of the car port on the character and appearance of the area is therefore limited to its immediate vicinity, its function is to provide a covered parking area for the occupant's vehicles and does not therefore impact upon the amenities of neighbouring properties.

Although it may be the case that the structure neither complements nor enhances the character and appearance of the area, on balance, neither is it considered that its impact gives rise to such significant detriment that refusal of the application can be warranted.

7. Conclusion

The development is considered to be acceptable and it is not considered that the development gives rise to a significant detrimental impact upon the character and amenities of the area or nearby residential occupiers.

The recommendation considers the duty to improve the economic, social, environmental and cultural well-being of Wales, in accordance with the sustainable development principle, under section 3 of the Well-Being of Future Generations (Wales) Act 2015 (the WBFG Act). The recommendation takes into account the ways of working set out at section 5 of the WBFG Act and it is considered that this decision is in accordance with the sustainable development principle through its contribution towards one or more of the Welsh Ministers' well-being objectives set out in section 8 of the WBFG Act.

8. Recommendation

Permit

(01) The development permitted by this consent shall be carried out strictly in accordance with the plan(s) submitted under planning application reference 14C47R/ENF and listed below:

Drawing number	Date Received	Plan Description
	10/01/2018	Location Plan (1:2500)
	10/01/2018	Location Plan (1:1250)
	10/01/2018	10 x various photographs denoting dimensions

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

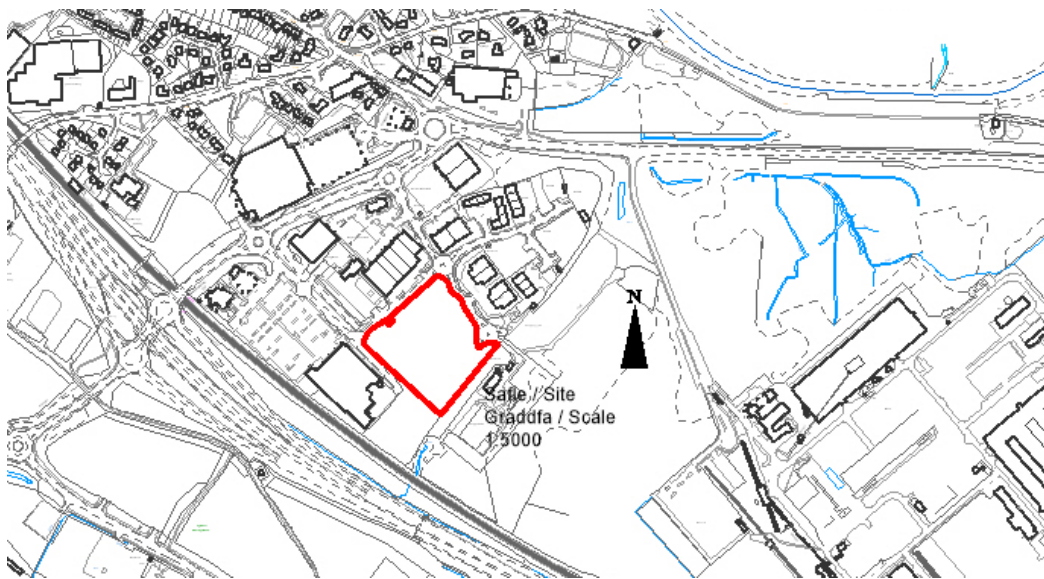
Rhif y Cais: **19LPA1023B/CC** Application Number

Ymgeisydd Applicant

Cyngor Sir Ynys Môn

Cais llawn ar gyfer codi 10 uned busnes (Dosbarth B1, B2 a B8) ar dir yn yr hen / Full application for the erection of 10 business units (Class B1, B2 and B8) on land at the former

Safle Heliport Site, Stad Diwydiannol Penrhos Industrial Estate, Caergybi/Holyhead



Planning Committee: 04/04/2018

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

Recommendation:

Permit

Reason for Reporting to Committee:

The Isle of Anglesey Council is the applicant.

1. Proposal and Site

The application site comprises previously developed land located on the Penrhos Industrial Estate. The application site amounts to an area of 1.70 hectares.

The application sites is bounded by existing retail properties to the west (Morrison's) and north west. To the east there are existing industrial units forming part of the Penrhos Industrial Estate. To the south east there is the Welsh Water waste water treatment plant.

This is a full planning application is made for 10 business units for B1, B2 and B8 industrial purposes with floor area measured externally of 2, 766m². Access is from a mini roundabout off the Penrhos Industrial Estate. The proposals include car parking spaces for 61 vehicles, cycle stores, bin stores and landscaping.

This is a major planning application which has been subject to statutory pre-applications requirements.

2. Key Issue(s)

Principle of Development on an Industrial Allocation
Locational Sustainability Considerations
Impact on the AONB
Economic Considerations
Welsh Language Considerations

3. Main Policies

Development Plan (2017)

PS 1: Welsh Language and Culture
ISA 1: Infrastructure Provision
PS 4: Sustainable Transport, Development and Accessibility
TRA 2 Parking Standards
TRA 4: Managing Transport Impacts
PS 5: Sustainable Development
PS 6: Alleviating and Adapting to the Effects OF Climate Change
PCYFF 1: Development Boundaries
PCYFF 2: Development Criteria
PCYFF 3: Design and Place Shaping
PCYFF 4: Design and Landscaping
PCYFF 5: Carbon Management
PCYFF 6: Water Conservation
PS 7: Renewable Energy Technology
PS 13: Providing Opportunity for a Flourishing Economy
CYF 1: Safeguarding, Allocating and Reserving Land and Units for Employment Use
PS 19: Conserving and Where Appropriate Enhancing the Natural Environment
AMG1: Area of Outstanding Natural Beauty Management Plans

AMG 3: Protecting and Enhancing Features and Qualities that are Distinctive to the Local Landscape Character
AMG 5: Local Biodiversity Conservation

Planning Policy Wales Edition 9 (2016) “PPW”

Technical Advice Note 5 Nature Conservation and Planning (2009) “TAN 5”

Technical Advice Note (TAN) 12: Design (2016) “TAN 12”

Technical Advice Note (TAN) 18: Transport (2007) “TAN 18”

Technical Advice Note (TAN) 20: Planning and the Welsh Language (2017) “TAN 20”

Technical Advice Note (TAN) 23: Economic Development (2014)

4. Response to Consultation and Publicity

Holyhead Town Council – No objections.

Local Members - No response received.

Highways – Conditional permission.

Drainage – Conditional permission requiring the drainage information.

Environmental Services – Matters set out in relation to environmental protection, Holyhead Waste Water Treatment and Health and Safety considerations.

Ecological and Environmental Adviser – No objections on the basis of the updated ecological information provided; the mitigation measures in submitted ecological report should be adhered to.

Landscape Adviser – The application site is adjacent to the AONB boundary and within Landscape Character Area 2: Holy Island. It is not considered that landscape effects are likely and the proposal should conform with AMG 3 (Protecting and Enhancing Features and Qualities that are distinctive to the local Landscape Character). There are no details regarding landscaping with the proposal and in order to comply with Policy PCYFF4 they should be a condition of consent. In order to reduce visual effects from the A55 (the AONB boundary), the area for landscaping could include an area indicated and require details of material colour.

Having assessed NRW's comments recommends a more detailed landscaping/building colours condition is attached as advised by NRW.

Gwynedd Archaeological Planning Service “GAPS” - No significant archaeological implications in this case.

Welsh Language Officer –

- The Welsh Language Statement includes a response to a soft market testing exercise to establish local need for additional business units. The response rate (5 companies) is low and it should be asked whether it is adequate to reach a definitive conclusion on the level of need locally.
- The current business park current occupancy level is a factor that should be considered.
- It appears to be an assumption that the business units will meet local demand and therefore that they will be sourced locally. If this is not the case then incomers will place a demand on housing, schools and local services. This scenario should be addressed.
- Marketing should be targeted towards potential local occupancy. Promotional material and signage should be bilingual.

Natural Resources Wales “NRW” – Does not object but provides the following comments:

Protected Landscapes - The proposed development would be located within an open elevated position above the A55 and would extend and intensify the influence of existing development in a very visible location. Techniques for landscape integration are therefore important to imbed within the proposal and NRW consider that this aspect has not been addressed within the current proposal. NRW recommend that the LPA undertake a landscape and visual analysis of the development and its context, to develop recommendations for landscape framework planting and colour design of the building, but adjustment to the planning layout might be necessary to include trees/woodland planting along the site’s south western boundary. In addition viewpoint analysis from the AONB and A55 gateway to Holyhead/Wales would be recommended to be undertaken by a landscape professional.

Protected Species – On the basis of the protected species survey protected species are not likely to be affected.

Geoscience – NRW consider that the controlled waters at this site are not of the highest environmental sensitivity, therefore we will not be providing detailed site-specific advice or comments with regards to land contamination issues for this site. It is recommended that the requirements of Planning Policy Wales and the Guiding Principles for Land Contamination (GPLC) should be followed.

Network Rail – No objections subject to a drainage conditions requiring a catchment survey as part of its provisions and other considerations listed.

Fire Authority – Will comment on the Building Regulations stage.

Welsh Government (Highways) – No objection.

Response from members of the public

The proposal was advertised through the posting of a notice on site together with the distribution of personal letters of notification to the occupiers of neighbouring properties. The publicity period expired on 25.01.18. At the time of writing no observations have been received.

5. Relevant Planning History

46LPA910/CC Demolition of heliport buildings, the change of use of land to a civic amenity site and waste transfer station together with the siting of two portable buildings and the installation of a weighbridge, conditionally approved 04.08.09.

19LPA1023/SCR/CC – Screening opinion for the erection of business units, EIA not required 30.09.15.

19LPA1023A/CC Full application for the erection of 10 flexible business units together with associated parking and service yard, landscaping, electrical vehicle charging point, solar panels and two bin/recycling and cycling stores, conditionally approved 07.12.15.

6. Main Planning Considerations

Planning History - As indicated in the planning history section of the report above the principle of residential development on the application site has been established by planning permission 19LPA1023A/CC.

Principle of Industrial Development on the Application Site – The application site is located within the settlement boundary of Holyhead under the provisions of PCYFF 1 of the JLDP. Strategic policy PS 13 of the JLDP states that the council will facilitate economic growth by safeguarding and allocating sites and land for employment /business purposes under the provisions of CYF 1. The application site is allocated as proposal C10 under the provisions of CYF 1 which safeguards land for employment industrial purposes.

The application site also comprises previously developed land and it government policy in section 4.9 of PPW on the grounds of sustainability to re-use such sites in existing settlements where there is vacant or under-used land for suitable uses such as that being applied for.

Given the considerations described above and that planning permission has previously been granted for industrial development the principle is clearly acceptable.

Impact of the development on the Character and Appearance of the Area and the Area of Outstanding Natural Beauty – The application site is essentially surrounded by existing commercial/industrial and developments and a waste water treatment plant. The boundary of the AONB at the nearest point runs along the railway line to the south west, and views from the AONB are available through the area to the rear of the Morrison's store. The AONB also borders the northern boundary of the Penrhos Industrial Estate near Penrhos Beach.

Whilst the application site is not within the AONB given the proximity of the AONB to the south west the impact on the setting of this landscape designation is a material consideration. Paragraph 5.3.5 of PPW explains that the primary objective of designating AONB's is the conservation and enhancement of their natural beauty. Development Management decisions affecting AONB's should favour conservation of natural beauty, although it will be appropriate to have regard to the economic and social well-being of the areas.

As previously explained the application comprises previously developed land on an existing industrial estate where the principle of development has clearly been established as explained in the planning history and the allocation under CYF 1 of the JLDP means that there is an expectation that the application site will come forward for industrial development. These are significant material considerations which not only establish the principle of development in proximity to the AONB but are also significant economic and social well-being considerations which are appropriate for the LPA to assess under the provisions of PPW as described in the preceding paragraph.

In terms of the objectives of enhancing and conserving the AONB the following considerations are material that the proposal will enhance previously developed land, as will the landscaping and external appearance subject to the considerations described below.

NRW indicate that the application site is prominent and that the development needs to be integrated into the landscape via consideration of colour, landscaping but may require amendments to the proposal, and this should be assessed by a landscape professional. These comments have been considered by the council's Landscape Adviser who considers that in order to comply with the listed policies a planning condition requiring details of the colour of the development and of landscaping which will be required. This condition has been worded to require tree planting on land within the applicant's control nearest the railway line at the rear of the Morrison's store to mitigate impacts on the AONB.

There is a statutory requirement for the LPA to have regard to the AONB purposes. Regard has been taken of these statutory requirements in terms of the use of appropriate external materials, enhancing the application site via landscaping.

Welsh Language – The planning application is accompanied by a Welsh Language Statement which states that the business units will draw on the local employment market in both construction and operation and that overall minor beneficial effects on the Welsh language are likely and as well as providing enhancements via bi lingual signage and utilising the council's Economic Development Unit to support the local supply chain. The final comments of the councils Strategy and Policy Manger on the Welsh Language Statement are awaited at the time of writing.

Other Material Considerations – In terms of ecology no objections are raised by the council's Ecological and Environmental Officer or NRW subject to the mitigation measures in submitted ecological report (which include an ecological enhancement area along the south eastern boundary) being adhered to and this has been regulated via a planning condition.

The proposed development is over 1000m²; in accord with policies PCYFF 5: (Carbon Management an Energy Conservation Statement) and PCYFF 6 (Water Conservation) an Energy Assessment and a Water Conservation Statement is required. These details are awaited at the time of writing.

Subject to the conditions recommended by the council's Highways Section the proposal is considered acceptable. WG Highways make no observations on the proposal in terms of considerations relating to the A55 Expressway adjacent.

7. Conclusion

The principle of industrial development is clearly acceptable. The proposed development is in close proximity to the AONB and it is considered that the proposed development conserves and enhances this statutorily designated landscape subject to the planning conditions described. Outstanding matters remain in terms of the Welsh Language, Energy Assessment and a Water Conservation Statement and an update will be provided at the planning committee.

The recommendation considers the duty to improve the economic, social, environmental and cultural well-being of Wales, in accordance with the sustainable development principle, under section 3 of the Well-Being of Future Generations (Wales) Act 2015 (the WCFG Act). The recommendation takes into account the ways of working set out at section 5 of the WCFG Act and it is considered that this decision is in accordance with the sustainable development principle through its contribution towards one or more of the Welsh Ministers' well-being objectives set out in section 8 of the WCFG Act.

8. Recommendation

That planning permission is **permitted** subject to the planning conditions listed below:

(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 approved plans, and contained in the form of application and in any other documents accompanying such application as listed below, unless specified otherwise in any conditions of this planning permission:

Drawing / Report	Reference / Revision	Date
Location Plan	39695-XX-DR-A-0001	
Existing Site Plan	39696-XX-DR-A-0001	
Site Plan	39696-XX-DR-A-1001	
GA Plans Block A	39696-XX-DR-A-2001 Rev P01	
GA Plans Block B	39696-XX-DR-A-2003 Rev P01	
GA Elevation Block A	39696-XX-DR-A-3001 Rev P01	
GA Elevation Block B	39696-XX-DR-A-3002 Rev P01	
Reptile and Badger Survey (Green Man Ecology)		15.08.15
Technical Note (Amec Foster Wheeler)		February 2018

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

(03) No development shall commence until a catchment survey and a drainage scheme for the application site have been submitted to and approved in writing by the local planning authority "Drainage Scheme". The Drainage Scheme shall provide for the disposal of foul, surface and land water, include an assessment of the potential to dispose of surface and land water by sustainable means. Thereafter the scheme shall be implemented in accordance with the approved details prior to the occupation of the development and no further foul water, surface water and land drainage shall be allowed to connect directly or indirectly with the public sewerage system.

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. Also for the safe operation of the railway.

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

Reason: To ensure a safe and convenient access to/from the highway in the interests of highway safety.

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

Reason: To ensure a safe and convenient access to/from the highway in the interests of highway safety.

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

Reason: To provide adequate inter-visibility between the access and the existing public highway for the safety and convenience of users of the highway and of the access.

(07) The access shall be completed with a bitumen surface for the first 5 meters from the nearside edge of the County Highway with the surface water drainage system completed and fully operational before the use hereby permitted is commenced.

Reason: To ensure a safe and convenient access to/from the highway in the interests of highway safety.

(08) Before any development commences, plans shall be submitted and approved in writing by the Local Planning Authority of the following details:

- The surface water drainage and means of disposal including the position of gullies, pipe diameters, design data and outfall.
- The location and the type of street lighting furniture.

The development shall thereafter proceed in accordance with the details to be approved in writing under the provisions of this condition.

Reason: To ensure a safe and convenient access to/from the highway in the interests of highway safety.

(09) The estate road(s) and its access shall be designed and constructed in accordance with 'Industrial Estate Road Adoption Specification Requirements, Anglesey'.

Reason: To ensure a safe and convenient access to/from the highway in the interests of highway safety.

(10) The estate road(s) shall be kerbed and the carriageway and footways finally surfaces and lighted before the last dwelling on the estate is occupied or within 2 years of the commencement of the work on the site or such any other period as may be agreed in writing with the Local Planning Authority whichever is the sooner.

Reason: To ensure a safe and convenient access to/from the highway in the interests of highway safety.

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

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

(12) No surface water from the within the curtilage of the application site shall discharge onto the public highway.

Reason: To ensure no direct adverse effect on the adjoining highway in the interests of amenity and highway safety.

(13) All construction, maintenance, repair work(s) in connection with the development hereby approved shall proceed strictly and entirely in accord with the Reptile and Badger Survey report, v2.0 (15/08/15) by Green Man Ecology.

Reason: To safeguard any protected species present.

(14) No development shall take place until details of the proposed slab levels of the building(s) in relation to the existing and proposed levels of the site and surrounding land have been submitted to an approved in writing by the Local Planning Authority. The development shall be constructed in accord with the slab and proposed levels approved under the provisions of this condition.

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

(15) No development shall commence until full details of a lighting scheme for the development has been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the scheme approved under the provisions of this condition and shall be operational before the use hereby permitted is commenced and then operated and maintained in accordance with the approved scheme for the lifetime of the development.

Reason: To conserve the Area of Outstanding Natural Beauty and safeguard ecology, highway safety and prevention of light pollution.

(16) No development shall commence until full details of all external materials and finishes (which shall include such details for all building(s)), Hard Landscaped Areas, engineering operations, fencing and works associated with the development) which shall include colours, construction details (where appropriate) has been submitted to and approved in writing by the Local Planning Authority. The details approved under this condition shall be implemented in full and adhered to in the completion of the development hereby approved.

Reason: In the interests of visual amenities of the locality also to ensure that the development conserves and enhances the Area of Outstanding Natural Beauty.

(17) Any tree 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 interest of the visual amenities of the locality, the Area of Outstanding Natural Beauty and to secure an ecological enhancement.

(18) No development shall take place until a scheme of landscaping and tree planting for the application site (outlined in red) and land within the applicant's control (outlined in blue on the plans hereby approved has been submitted to and approved in writing by the Local Planning Authority "Approved Scheme". The Approved Scheme shall be implemented not later than the first planting season after the occupation of the buildings or completion of the development, whichever is the sooner.

Reason: In the interest of the visual amenities of the locality, the Area of Outstanding Natural Beauty and to secure an ecological enhancement.

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

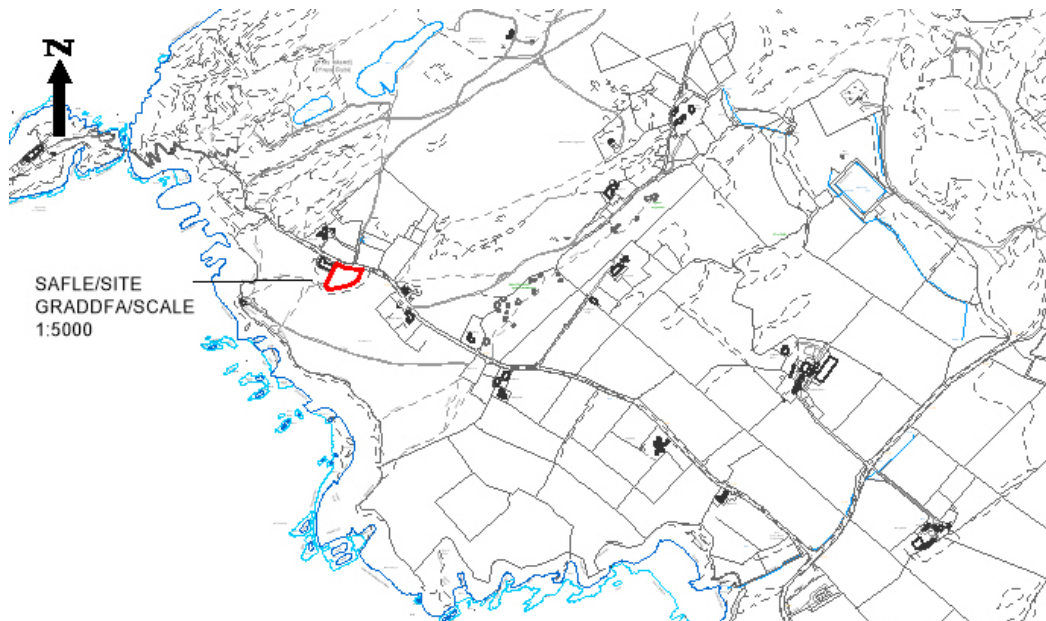
Rhif y Cais: **46C88K/AD** Application Number

Ymgeisydd Applicant

Ms Tove Hubbard

Cais i leoli dau arwydd heb eu goleuo ynghyd a gosod dau fesurydd parcio yn / Application for the siting of two non-illuminated signs together with the installation of two car parking meters at

Canolfan Ymwelwyr RSPB Visitor Centre, Ffordd South Stack Road, Caergybi/Holyhead



Planning Committee: 04/04/2018

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

Recommendation:

Permit

Reason for Reporting to Committee:

The application has been called into the planning committee by two local members, Cllr Trefor Lloyd Hughes and Cllr Dafydd Rhys Thomas due to concerns that motorists will park on the highway and that there is no pedestrian walkway available on the road.

1. Proposal and Site

This is a full application for the siting of 2 non-illuminated signs and 2 car parking meters at RSPB Visitor Centre, South Stack Road, Holyhead.

2. Key Issue(s)

The applications key issue is whether the signs and parking meters comply with relevant planning policies and whether the proposal would preserve or enhance the Area of Outstanding Natural Beauty.

3. Main Policies

PCYFF2 – Development Criteria
PCYFF3 – Design and Place Shaping
PS20 - Preserving and Where Appropriate Enhancing Heritage Assets
AMG1 - Area of Outstanding Natural Beauty
PS1 – Welsh Language and Culture

Planning Policy Wales (9th Edition)

Technical Advice Note 12: Design

4. Response to Consultation and Publicity

Community Council – No response

Local Member (Cllr Trefor Lloyd Hughes) -

Call in to the planning committee, concerns motorists will park on the road

Local Member (Cllr Dafydd Rhys Thomas) – Call in to the planning committee, concerns motorists will park on the road. No pedestrian walkway available on the road.

Local Member (Cllr John Arwel Roberts) – No response.

Highways – The Highway Authority raises no objection to the application but has indicated that they will look into the current parking situation on South Stack Road.

Response to Publicity

The application was afforded two means of publicity. These were by the posting of a notice near the site and serving of personal notification letters on the occupiers of the neighbouring properties. The latest date for the receipt of representations was the 16th February, 2018 and at the time of writing this report, one letter of objection had been received.

The main reasons for objection being as follows:-

The proposed application will cause people to park on the narrow road and cause danger to walkers and cyclists. Parking on the roadside makes access to residential properties a struggle.

In response to the objection raised:

The decision as to whether to charge customers to park in the existing car park is not a planning matter. The development in this instance is the erection of parking meters and signage. The result of the decision to charge for parking may consequently lead to on-street parking but this is a matter for the Highway Authority to consider under The Highway Act.

5. Relevant Planning History

46C88 -Conversion of dwelling into two self-contained flats, the ground floor flat to form a granny flat at Southstack Kitchens, Southstack, Holyhead – Refused 04/02/1987

46C88A - Conversion of dwelling into first floor flat with new stairway and ground floor "granny flat" at ~ Southstack Kitchens, Southstack, Holyhead – Approved 16/04/1987

46C88B - Alterations and extensions to create a ticket office and an extension to the restaurant at Southstack Kitchens, Southstack, Holyhead – Approved 08/10/1996

46C88C/SCR - Screening opinion for demolition of the existing buildings, erection of a visitor centre, cafe, retail area on the ground floor, 10 holiday apartments on the first & second floor, changes to the parking facilities and installation of a private treatment plant at South Stack Café, Southstack, Holyhead - EIA not required - 17/09/2008

46C88D -Full application for demolition of the existing buildings, erection of a visitor centre, café and retail area on the ground floor, 10 holiday apartments on the first & second floors, changes to the parking facilities and installation of a private treatment plant at South Stack Café, Southstack, Holyhead – Withdrawn 17/06/2010

46C88E – Full application for the installation of solar photovoltaic panels on the roof of RSPB Reserve, South Stack, Holyhead. Approved on 15/08/2012.

46C88F - Full application for the creation of a playground and nature pond at RSPB, Ynys Lawd/South Stack, Caergybi/Holyhead. Approved 9/9/2016.

46C88G - Full application for the provision of temporary accommodation for staff welfare facilities and storage for the existing cafe and shop for an 18 month period - Granted 20/12/2017.

46C88H/SCR - Screening opinion for the provision of temporary accommodation for staff welfare facilities and storage for the existing cafe and shop for an 18 month period at RSPB, South Stack Road, Caergybi/Holyhead. EIA is not required 05/12/2017.

6. Main Planning Considerations

The proposal entails the installation of 2 non-illuminated signs and 2 parking meters at the RSPB car park, South Stack Road, Holyhead.

The proposed signs are non-illuminated and measure 420mm x 594mm placed on a 1.7m high pole. The signs are bilingual and provide details of parking charges.

The parking meter measures 1.8m high x 325mm wide x 400mm long.

Area of Outstanding Natural Beauty

The site is located within the Anglesey Area of Outstanding Natural Beauty (AONB). Policy AMG1 of the Joint Local Development Plan states that proposals within or affecting the setting of the AONB shall have regard to the AONB Management Plan.

The AONB Management Plan states 'The management of AONB's requires an understanding of the different components that combine to make each AONB distinctive and nationally important. Resources are the distinctive features and special qualities of the area, which define the AONB's character. The maintenance of these resources is central to the sustainability of the AONB.'

The development will need to conserve or enhance the AONB, and proposals that have a significant effect on them will be refused unless the need for and benefits of the development in that location clearly outweighs the value of the site or area and national policy protection for that site and area.

It is not considered that the erection of 2 non-illuminated signs and 2 parking meters will have a negative impact upon the AONB and will comply with policy AMG1 and the AONB's Management Plan.

Highways

Concerns have been raised that the proposal will cause further parking on the narrow South Stack Road to avoid parking charges. The Highway Authority raises no objection to the application but has indicated that they will look into the current parking situation on South Stack Road.

Affect on nearby residential properties

It is not considered that the proposal will have a negative impact upon nearby residential properties due to its location. Objections have been raised by residential properties that the installation of the parking meter will encourage people to park on South Stack road. This is not a planning matter and consideration will have to be made by the Highway Authority on its powers under the Highway Act to prevent parking on South Stack road.

7. Conclusion

The proposed development is considered acceptable to the Local Planning Authority. Consequently, the recommendation is one of approval subject to conditions.

8. Recommendation

Permit

(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: For the avoidance of doubt

(02) The sign shall not be illuminated by intermittent or flashing lights.

Reason: In the interest of amenity and highway safety.

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

Date Received	Plan Description	Plan Reference
20/2/18	Location Plan	A-03-03 Rev 01
20/2/18	Main car park meter locations	A-03-05 Rev 01
15/1/18	Proposed Car Park Charge fees and info	A-03-09
15/1/18	Main Visitor Centre Topo Survey	A-03-01

under planning application reference 46C88K/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.

12.4

Gweddill y Ceisiadau

Remainder Applications

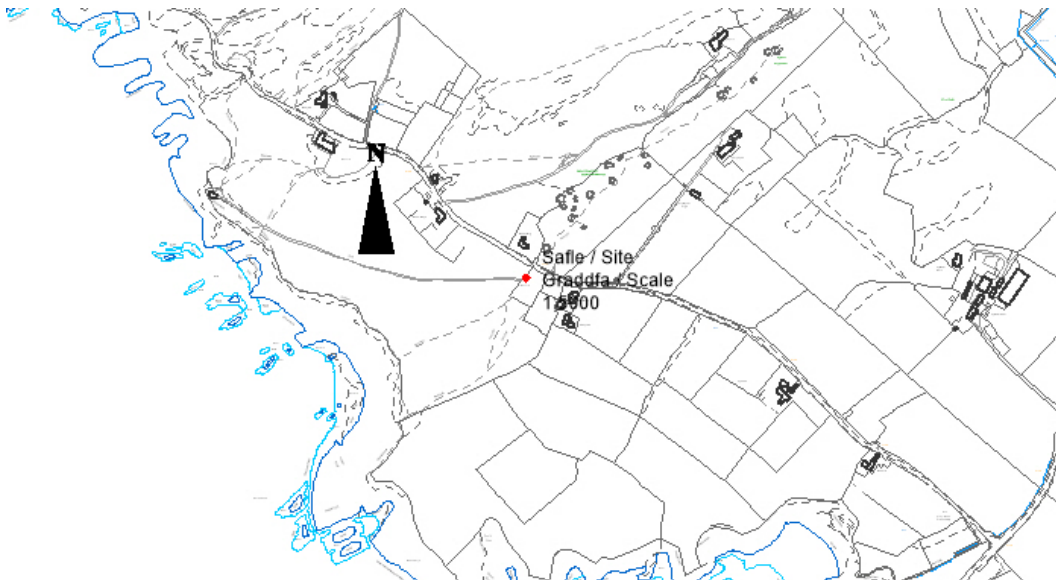
Rhif y Cais: **46C612A/AD** Application Number

Ymgeisydd Applicant

Ms Tove Hubbard

**Cais i leoli arwydd heb ei oleuo ynghyd â gosod mesurydd parcio ym maes parcio /
Application for the siting of a non-illuminated sign together with the installation of a car
parking meter at cark park**

Ellin's Tower, Ynys Lawd/South Stack



Planning Committee: 04/04/2018

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

Recommendation:

Permit

Reason for Reporting to Committee:

The application has been called into the planning committee by local member, Cllr Trefor Lloyd Hughes due to parking concerns.

1. Proposal and Site

This is a full application for the siting of a non-illuminated signs and a car parking meters at RSPB car park (Ellin's Tower) along South Stack Road, Holyhead.

2. Key Issue(s)

The applications key issue is whether the signs and parking meters comply with relevant planning policies and whether the proposal would preserve or enhance the Area of Outstanding Natural Beauty.

3. Main Policies

PCYFF2 – Development Criteria

PCYFF3 – Design and Place Shaping

PS20 - Preserving and Where Appropriate Enhancing Heritage Assets

AMG1 - Area of Outstanding Natural Beauty

PS1 – Welsh Language and Culture

Planning Policy Wales (9th Edition)

Technical Advice Note 12: Design

4. Response to Consultation and Publicity

Community Council – Objection

Local Member (Cllr Trefor Lloyd Hughes)

Call in to the planning committee, parking concerns

Local Member (Cllr Dafydd Rhys Thomas) – No response

Local Member (Cllr John Arwel Roberts) – No response.

Highways – The Highway Authority raises no objection to the application but has indicated that they will look into the current parking situation on south Stack Road.

Response to Publicity

The application was afforded two means of publicity. These were by the posting of a notice near the site and serving of personal notification letters on the occupiers of the neighbouring properties. The latest date for the receipt of representations was the 22nd March, 2018 and at the time of writing this report, no letters of objection had been received.

5. Relevant Planning History

46C612/AD - Application for the siting of a non-illuminated sign together with the installation of car parking meter at Ellin's Tower car park, South Stack Road, Holyhead Withdrawn 16/01/2018

6. Main Planning Considerations

The proposal entails the installation of a non-illuminated signs and a parking meter at the Ellin's Tower car park, South Stack Road, Holyhead.

The proposed sign are non-illuminated and measure 420mm x 594mm placed on a 1.7m high pole. The signs are bilingual and provide details of parking charges.

The parking meter measures 1.8m high x 325mm wide x 400mm long.

Area of Outstanding Natural Beauty

The site is located within the Anglesey Area of Outstanding Natural Beauty (AONB). Policy AMG1 of the Joint Local Development Plan states that proposals within or affecting the setting of the AONB shall have regard to the AONB Management Plan.

The AONB Management Plan states 'The management of AONB's requires an understanding of the different components that combine to make each AONB distinctive and nationally important. Resources are the distinctive features and special qualities of the area, which define the AONB's character. The maintenance of these resources is central to the sustainability of the AONB.'

The development will need to conserve or enhance the AONB, and proposals that have a significant effect on them will be refused unless the need for and benefits of the development in that location clearly outweighs the value of the site or area and national policy protection for that site and area.

It is not considered that the erection of a non-illuminated signs and a parking meter will have a negative impact upon the AONB and will comply with policy AMG1 and the AONB's Management Plan.

Highways

Concerns have been raised that the proposal will cause further parking on the narrow South Stack Road to avoid parking charges. The Highway Authority raises no objection to the application but has indicated that they will look into the current parking situation on South Stack Road.

Affect on nearby residential properties

It is not considered that the proposal will have a negative impact upon nearby residential properties due to its location. At the time of writing this report, no letters of representations have been received at this department.

7. Conclusion

The proposed development is considered acceptable to the Local Planning Authority. Consequently, the recommendation is one of approval subject to conditions.

8. Recommendation

Permit

(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: For the avoidance of doubt

(02) The sign shall not be illuminated by intermittent or flashing lights.

Reason: In the interest of amenity and highway safety.

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

Plan Reference	Plan Description	Date Received
A-03-04	Location Plan	19/02/2018
A-03-06	Proposed Site Plan	19/02/2018
-	Planning Statement	19/02/2018
-	Sprite Parking Meter Information	19/02/2018
A-03-08	Sprite Parking Meter Drawing	19/02/2018
A-03-09	Proposed Car Park Charge fees and Information Plan	19/02/2018

under planning application reference 46C612A/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.