

7.1

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: 02/05/2018

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

Recommendation:

Permit.

Reason for Reporting to Committee:

The application was first presented to the Planning and Orders Committee on the 4th April 2018 at the request of Councillor Dylan Rees.

At the meeting Members resolved to visit the site.

The site visit took place on the 18th April 2018 and Members will now be familiar with the site.

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.

7.2

Gweddill y Ceisiadau

Remainder Applications

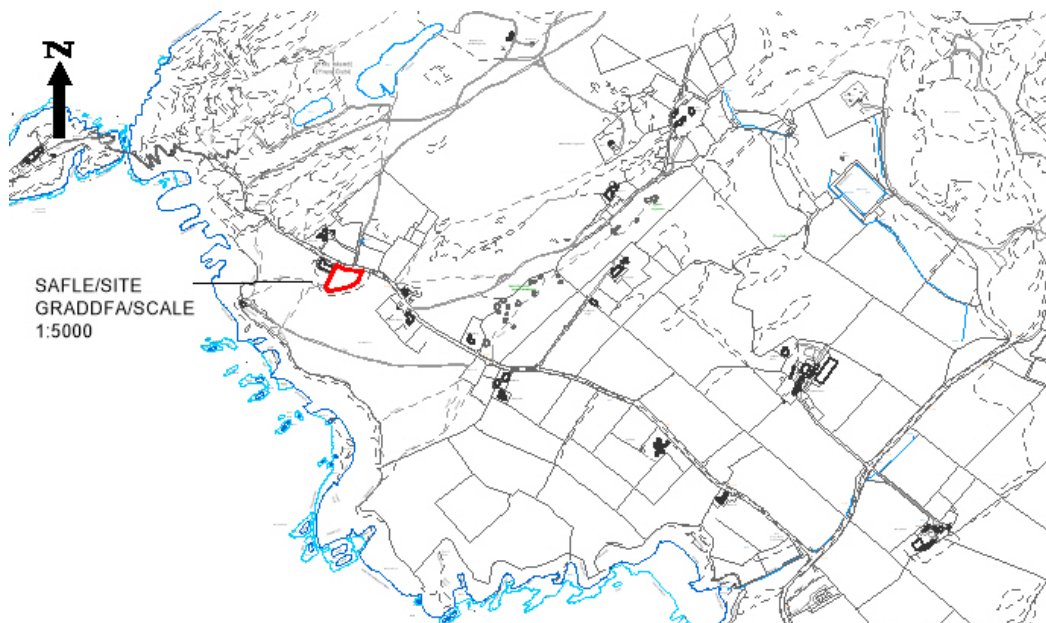
Rhif y Cais: **46C88K/AD** Application Number

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, Caerdybi/Holyhead



Planning Committee: 02/05/2018

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.

At its meeting held on the 4th April, 2018 committee members recommended that a site visit should take place. The site visit took place on the 18th April and the members are now aware of the site and its settings.

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
	Sprite Parking Meter Drawing	A-03-08

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.

7.3

Gweddill y Ceisiadau

Remainder Applications

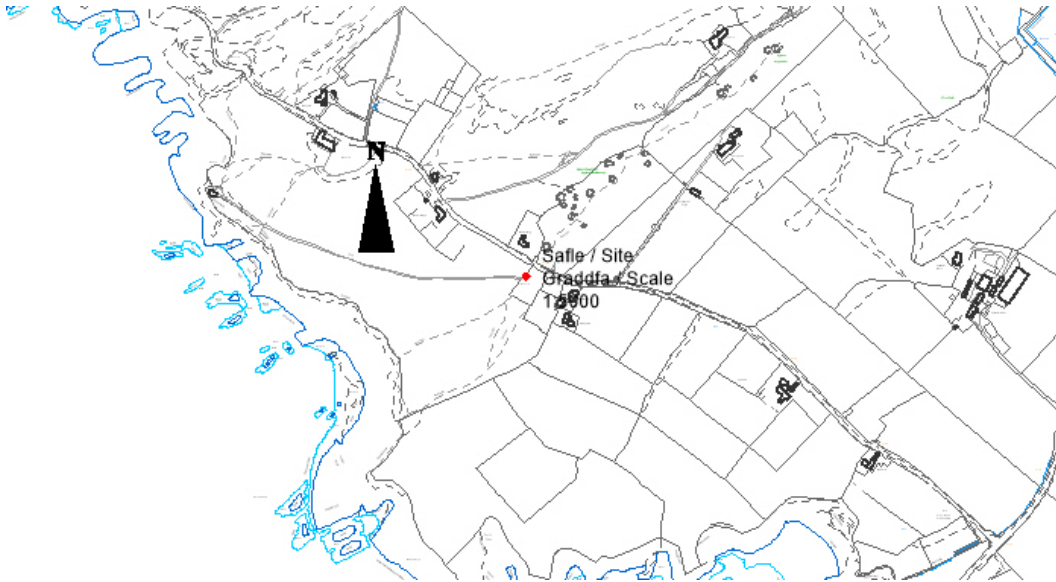
Rhif y Cais: **46C612A/AD** Application Number

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: 02/05/2018

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 members, Cllr Trefor Lloyd Hughes and Cllr Dafydd Rhys Thomas.

At the meeting on the 04/04/2018 members resolved to visit the site.

The site visit took place on the 18/04/2018 and Members will now be familiar with the site.

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 – No objection

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. Highway Authority has no objection to the proposed scheme.

Effect 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.

(04) 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.