

12.1

Gweddill y Ceisiadau

Remainder Applications

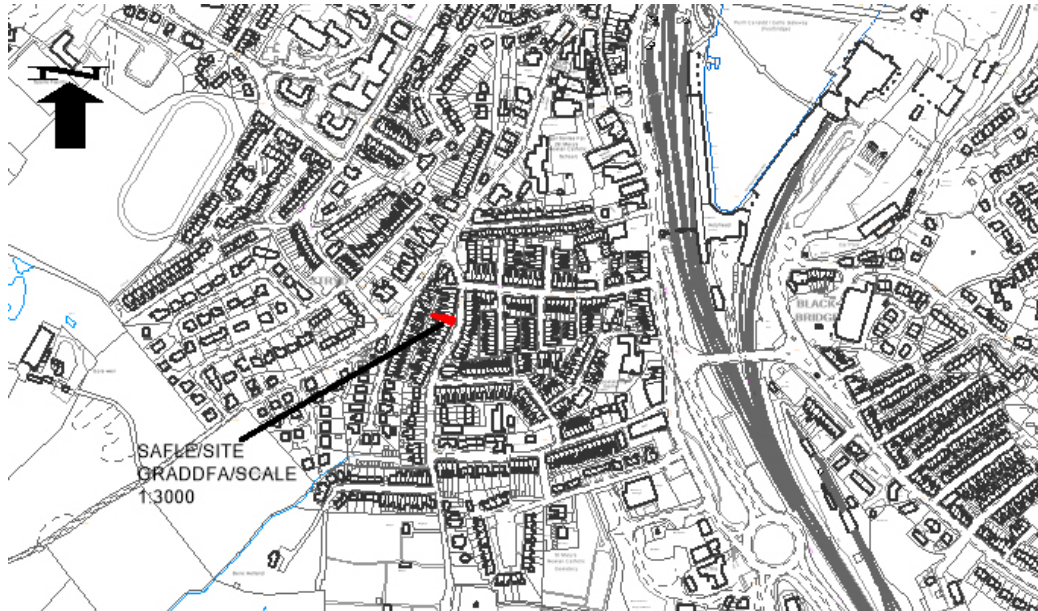
Rhif y Cais: **19C1217** Application Number

Ymgeisydd Applicant

Miss Sukhvinder Kaur

Cais llawn i newid defnydd Anedd C3 yn Dy Amlbreswyliaeth C4 yn / Full application for change of use of Dwelling C3 to House of Multiple Occupancy C4 at

18 Lon Maes Hyfryd Road, Caergybi/Holyhead



Planning Committee: 02/05/2018

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

Recommendation:

Permit

Reason for Reporting to Committee:

The application is being presented to the Committee at the request of the Local Member (Cllr Trefor Lloyd Hughes) due to lack of parking spaces in the area.

1. Proposal and Site

The planning application is a full application for change of use of the existing dwelling into a House of Multiple Occupation (HMO) (Use Class C4) at 18 Lon Maes Hyfryd Road, Holyhead.

2. Key Issue(s)

The key issue is whether the proposal complies with national and local policies, highway considerations and effect on immediate neighbouring properties.

3. Main Policies

Joint Local Development Plan (Anglesey and Gwynedd)

PCYFF2 – Development Criteria

TAI 8 – Appropriate Housing Mix

TAI 9 – Subdivision of Existing Properties to Self-Contained Flats and Houses in Multiple Occupation (HMOs)

TRA2 – Parking Standards

TRA4 – Managing Transport Impacts

Houses in Multiple Occupation: Practice Guidance March 2017

4. Response to Consultation and Publicity

Community Council – Objection to the application due to the lack of parking in the area.

Local Member (Trefor Lloyd Hughes) – Requested that the planning application be considered by the Planning and Orders Committee due to lack of parking in the area.

Local Member (John Arwel Roberts) – No response at the time of writing the report.

Local Member (Dafydd Rhys Thomas) – No response at the time of writing the report.

Drainage - No response at the time of writing the report

Highways Department – No comments

Waste Department – Comments were made that there needed to be sufficient space to store waste receptacles.

Environmental Health – Confirmation has been received that the application is acceptable. The applicant will need to apply for a licence for the HMO.

Site notices were placed near the site and neighbouring properties were notified by letter. The expiry date for receiving representations was the 4/4/17. At the time of writing the report 15 letters had been received objecting to the proposal. The main concerns as follows:

- The area has existing parking problems. The proposal will cause further parking problems in the area.
- The proposal will cause noise in a quiet area
- The proposal will amount to further general disturbance
- The area has already suffered rat problems, the proposal would make the matter worse.
- Impact on house prices in the vicinity
- The proposal would generate anti-social behaviour/drugs/alcohol
- The proposal should be located above existing shops within the town centre

In response to the objections received:

- The Highways department has confirmed that they have no objection to the proposal
- It is not considered that the proposal will cause enough noise, general disturbance to warrant refusing the application
- Rats/pets would be an issue for the Environmental Health section.
- Impact on house prices is not a planning consideration
- Anti-social behaviour/drugs/alcohol issues would be a matter for the Police
- Policy TAI 9 does not restrict HMOs to town centre locations.

5. Relevant Planning History

None

6. Main Planning Considerations

Policy Considerations

Policy TAI9: Subdivision of existing properties to self-contained flats and houses in multiple occupation (HMO).

This is the key Policy under which this application should be dealt with. Criterion (2) in the policy states that licensed HMOs should not exceed 10% in the ward.

In addition consideration should be given to the following matters that are contained within Policy TAI 9:

- That the property is suitable for conversion to the number and type of units proposed without the need for significant extensions and external adaptations.
- It will not have a detrimental impact upon residential amenity, should demonstrate adequacy of car parking and refuse storage space.
- Where dedicated car parking cannot be provided the proposal must not exacerbate existing parking problems in the local area.

The sub division of existing properties to self-contained flats and HMO's can be supported providing they comply with the set criteria of Policy TAI 9.

The explanation for the policy indicates that the provision of self-contained flats or HMOs can affect the residential amenity of adjoining properties. It goes on to state that the cumulative effect or overprovision of these types of properties can affect the social character of an area and lower its environmental quality, and as a result detrimentally affect the living conditions of nearby residents. The concern becomes evident when families move out of an area and whole streets are used for HMO accommodation. Policy TAI 9 seeks to control the change of use of residential properties into HMOs

Policy TAI 8 'Appropriate housing mix' seeks to ensure that all new residential development contributes to improving the balance of housing and meets the identified needs of the whole community. Consideration should therefore be given towards the need for this type of development.

Policy PCYFF 2 outlines that planning permission will be refused where it would have an unacceptable adverse impact upon the health, safety or amenity of occupiers of local residences, other land and property uses or characteristics of the locality due to increased activity, disturbance, vibration, noise, dust, fumes, litter, drainage, light pollution, or other forms of pollution or nuisance.

Having considered the above policies it is considered that the principle of changing the use of the existing property into a HMO is acceptable.

Confirmation has been received from the Policy Section that there are only 3 HMOs in the Maeshyryd Ward amounting to 0.3%; therefore, the proposal would not lead to the proportion of HMOs in the Ward exceeding the 10% level referred to in Policy TAI 9.

It is not considered that the proposal will cause an overprovision of HMOs in the Maeshyryd ward and the area will continue to maintain a sustainable and balanced community. It is not considered that the proposal will have an unacceptable adverse impact upon the amenity of local residents.

Highway/Parking issues

The Highways Authority has confirmed that they have no objection to the proposal.

Housing

The Housing Department has confirmed that there is a substantial need for this type of accommodation in the Holyhead area.

Environmental Health

The Environmental Health section has confirmed that the applicant must have a HMO licence.

The planning application has been amended to comply with the requirements of the Environmental Health Section. One of the bedrooms located on the first floor has been omitted from the planning application as it was less than 6 metre square and is was not suitable for sleeping accommodation. The bedroom will now be used to ensure amendments are made to the gradient of the staircase from the 1st to 2nd floor.

The Environmental Health section has confirmed that the kitchen and dining room accommodation on the ground floor is of sufficient size and they have confirmed that the amended plans provide a kitchen space on the first floor which is also acceptable.

The Environmental Health section has now confirmed that the amended plans are acceptable and there would be a requirement to provide a 30 minute protected route including 30 minute fire resisting construction and FD30 doors to all risk rooms.

7. Conclusion

In conclusion, the proposal complies with the criteria of policy TAI 9 and PCYFF2 of the Joint Local Development Plan. It is not considered that the proposal will harm the amenities of adjacent residential properties or the character of the area in relation to development plan policy and the objectives of maintaining sustainable and balanced communities.

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

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: 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) and document(s) submitted below:

Date Received	Plan Description	Plan Reference
12/4/18	Proposed Floorplans	P/02 F/B
20/2/18	Location Plan	

under planning application reference 19C1217.

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: **19LPA1043/CC** Application Number

Ymgeisydd Applicant

Isle of Anglesey County Council

Cais llawn ar gyfer codi 6 annedd fforddiadwy ynghyd a creu mynedfa i gerddwyr ac 8 man parcio ar dir ger / Full application for the erection of 6 affordable dwellings together with the creation of pedestrian access and 8 parking spaces on land adjacent

Vulcan Street, Caergybi/Holyhead



Planning Committee: 02/05/2018

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

Recommendation:

Permit

Reason for Reporting to Committee:

The planning application is being reported to the planning committee because the Isle of Anglesey Council is the applicant and the landowner.

1. Proposal and Site

The application site is located on the intersection of Seiriol Street and Vulcan Street. To the west the application site is abutted by the Ysgol Cybi Primary School, which has a service road which dissects the application site. There is a former snooker hall building and a residential property "Craigwen" on the application which would be demolished as part of the proposals. The northern gable of the former snooker hall abuts and forms a boundary with a residential property at Gwynant. There are residential properties opposite at Seiriol Street and to the south on Vulcan Street. The residential properties are predominantly substantially two storey terraced blocks finished with rendered external walls and slated roofs.

The planning application is submitted for 6 affordable dwellings in two blocks intersected by the service road to Ysgol Cybi. The proposed block on Seiriol Street would include 4 1 bedroom flats. Externally the proposed development would be finished with self-coloured render, have natural slated roofs and UPVC doors, windows and some cladding. To the south on Vulcan Street the proposed block is made for a pair of two bedroom semi-detached dwellings. Eight off-road car parking spaces are proposed in connection to the proposed development. Foul and surface water drainage would be connected to the public sewer.

At the time of writing amended plans have been received which change the proposed boundary along the north with Gwyndy from fencing to a 1.8m wall constructed either of blocks or by reducing the existing gable of the snooker hall.

2. Key Issue(s)

- Principle of the Development.
- Character and Appearance of the Locality.
- Impact on the Amenities of Adjacent Properties
- Highways & Parking considerations.

3. Main Policies

Anglesey and Gwynedd Joint Local Development Plan (2017)

TRA 2: Parking Standards

TRA 4: Managing Transport Impacts

ISA5: Provision of Open Spaces in New Housing Developments

PCYFF 1: Development Boundaries

PCYFF 2: Development Criteria

PCYFF 3: Design and Place Shaping

PCYFF 4: Design and Landscaping

PS 17: Settlement Strategy

TAI 1: Housing in Sub-Regional Centres & Urban Service Centres

AMG 5: Local Biodiversity Conservation

PS 20: Preserving and Where Appropriate Enhancing Heritage Assets

AT 3: Locally or Regionally Significant Non-Designated Heritage Assets

Planning Policy Wales Edition 9 2016 "PPW"

TAN 12: Design

Technical Advice Note (TAN) 24: The Historic Environment (2017)

Supplementary Planning Guidance SPG Design in the Urban and Rural Built Environment (2008) "SPG Design".

4. Response to Consultation and Publicity

Holyhead Town Council – No observations received at the time of writing.

Local Members – No observations received at the time of writing.

Highway Authority – Conditional permission.

Drainage Section – No observations received at the time of writing.

Environmental Services – The proposed development should not cause nuisance by way of dust, fumes, noise or artificial light and it is recommended that working hours and any rock breaking should be regulated.

Ecological and Environmental Adviser – Ecological considerations are assessed and any opportunities for ecological enhancements would be advisable.

Heritage Adviser – The buildings proposed to be demolished do not appear to be of any significant historic or architectural interest although the corner property of "Craigwen" is shown on the 1889 O.S. Map. I would recommend that a photographic record of the existing buildings be undertaken prior to the proposed demolition.

The nearest heritage assets are the grade II listed Cybi Building, Holyhead High School (Cadw Ref. 87587) situated directly to W and Ucheldre Centre (Cadw Ref. 5741) located some 50m to SE. In my opinion, the proposed development would not be harmful to the setting of the nearby listed building and the proposal satisfies the relevant policies and criteria.

Housing Services - There is a high demand for affordable housing in Holyhead and I believe this application is the right mix of accommodation to meet the demand.

Gwynedd Archaeological Trust "GAPS" – No observations received at the time of writing.

Joint Planning Policy Unit "JPPU" – Relevant planning policy considerations are listed.

Lifelong Learning – No observations received at the time of writing.

Natural Resources Wales "NRW" –

Protected Species – The submitted survey is acceptable and the recommendations should be followed. Informatives are listed in relation to waste and demolition consents required from NRW.

Welsh Water - The proposed development site is crossed by a 229mm diameter combined public sewer and this will need to be diverted as part of the proposals. Welsh Water have also accepted that surface water can be discharged into the public sewer as there are no other options in this instance.

Public response to notification:

The planning application was advertised by way letters to adjacent properties, site notices and a press notice was published. In addition the amended plans described in the introduction of this report were re-advertised. The publicity period for the amended plans will expire on 09.05.18 and at the time of writing the following observations have been received from 1 local resident:

- Vulcan Street is at full capacity.
- Further houses are not required.
- Blocking light and not allowing breeze.
- There are better options to this scheme such as at Cleveland Crescent and council should be pursuing projects in the community interest.
- Roads to the development are sub-standard for extra traffic and there is no parking capacity in the street, yet the proposal will take away the only available car parking area.

- It is contended that the school development has already made the objector's property unbearable to live in.
- The council do not take on board public views and just do what they want.

5. Relevant Planning History

19C964 Full plans for the erection of four residential flats together with alterations to the existing pedestrian and vehicular access, conditionally approved 07.06.07.

6. Main Planning Considerations

Principle of the Development: The site is located within the development boundary of Holyhead under the provision of PCYFF 1 of the JLDP. Holyhead is classified as an Urban Service Centre under the provisions of policy TAI 1 of the JLDP and this policy permits housing proposals on suitable windfall sites within the settlement boundary. Policy PS 17 of the JLDP states that housing will be distributed based on the settlements strategy with a higher proportion of developments required to take place in Urban Service Centres such as Holyhead based on the settlement's level of service provision but subject to environmental, social and infrastructure capacity to accommodate the development.

Policy TAI 8 (Appropriate Housing Mix) states that proposals should contribute towards meeting the identified needs of the community through meeting the listed criteria which include maximizing the delivery of affordable housing and ensuring the sustainable use of land through an efficient density of development compatible with local amenity. In terms of need for the development the council's Housing Services have stated that there is a high demand for affordable housing in Holyhead and that the application is the right mix of accommodation to meet this demand. Though it is understood that the application will be developed for 100% affordable housing in conjunction with the council, it would normally be necessary complete a legal agreement requiring 10% of the units are developed for affordable housing requirements in accord with policy TAI 15 (Affordable Housing Threshold & Distribution) as the planning permission could still be developed for general market purposes. In this case it is not possible for the council to complete a legal agreement with itself and a planning condition has been recommended which requires one of the units to be affordable.

The application site also comprises previously developed land and it is 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. Additionally the application site is located in a highly sustainable location within walking distance of the town centre and other retail, community and travel facilities and on a main bus route.

Character and Appearance of the Locality: Policy PCYFF 2 (Development Criteria) of the JLDP states that to make the most efficient use of land that there should be a minimum of 30 housing units per hectare unless there are local circumstances or site constraints which dictate a lower density. The density of the proposed development is around 60 units per hectare. Whilst this may appear a high it is material that 4 of the units are 1 bedroom flats which have two units in one building which contributes towards a higher density; as explained in the preceding section there is a housing need in Holyhead for this type of development. The 30 units per hectare is also a minimum figure and in appropriate location PPW seeks well designed living environments and where appropriate at increased density subject to the proposals not damaging the area's character or amenity, including the impact on neighbouring dwellings in terms of privacy and overshadowing.

In terms of the area's character policies PCYFF 3 (Design and Place Shaping) and PCYFF 4 (Design and Landscaping) of the JLDP requires that new developments demonstrate a high quality design and that they integrate into their surroundings. The proposed developments is made for two storey units which are either semi-detached, with parking for motor vehicles on street or within the curtilage of the unit. The units would be rendered and have slate roofs. The layout and design of the proposals are considered to be reflective of the varied housing types which can be seen in the area and on this basis is acceptable having regard to the impact on the character and appearance of the area.

Impact on the Residential Amenities of Adjacent Properties & Occupants of the Proposed Development:

The council's Environmental Services have recommended that the construction of the development should not result in amenity problems as described in their consultation. A condition has been recommended

regulating working hours in the construction of the development given the proximity of existing properties abutting and in proximity.

The impact of the development in terms of potential overlooking and overshadowing on the existing properties adjoining and in proximity to the application site is material. The council's SPG Design provides guidance in relation to minimum distances from existing and proposed dwellings and their boundaries. In assessing the proposal the fact that there are existing buildings present on the application needs to be assessed. The proposal is in general conformity with this guidance as regards distances from existing residential properties abutting and in proximity to the proposed development. The rear elevation of the proposed flats on Seiriol Street are closer to the rear boundary with the school than would generally be permissible. The guidance would generally require around 10 metres but the flats are around 2 metres away and a central stairwell forming part of the building virtually adjoins the boundary. No objections are raised in this instance the proposal abuts playgrounds and it has no impact on residential amenity considerations in terms of overlooking, loss of light and so on which the guidance on distances is intended to regulate.

Historic Environment – The residential property on the application site "Craigwen" is of some local architectural and historic interest, which would be demolished as part of the proposals. No objections are raised to this aspect of the proposal subject to the requirement for a photographic survey being undertaken for recording purpose. Any further comments from GAPS will be reported further at the committee.

There is a grade II listed Cybi School to the west. In planning policy terms PPW explains that there is a general presumption in favour of the preservation of a listed building and its setting further for any development affecting a listed buildings or its setting, the primary material consideration is the statutory requirement to have special regard to the desirability of preserving the building, its setting or any features of special or architectural or historic interest which it possesses. The council's Heritage Adviser does not consider that the proposal would be harmful to the setting of this listed building and that the proposal satisfies the relevant policies and criteria.

Highways & Parking Considerations: Objections have been received on the grounds of access and parking as detailed in the relevant section of this report. These objections have been assessed by the highway authority who are recommending conditional permission.

Other Matters: The proposed development is within 3 meters of the existing public sewer and the applicant has confirmed that this will be diverted as part of the proposed development. Welsh Water have no objections to surface water being discharged into the public sewer in this instance.

In terms of ecology NRW and the council's Ecological and Environment Officer are satisfied that the proposal will not have an unacceptable impact on protected species subject to compliance with ecological mitigation measures submitted with the planning application. A planning condition requiring landscaping will secure the ecological enhancements sought.

Comments are awaited from the council's Lifelong Learning Service in relation to any educational contribution required in connection with the proposed development at the time of writing and these will be reported verbally at the committee.

7. Conclusion

The proposed development is made on previously developed land in a highly sustainable location in the largest settlement on Anglesey. The high density development is considered acceptable in the context described. The rear elevation is much closer to the rear boundary with Ysgol Cybi Primary School than prescribed in guidance but given that there are no impacts on residential amenity this is considered acceptable. The proposal is therefore considered acceptable subject to the receipt of comments from outstanding consultees. The publicity period for the amended plans will expire following the planning committee and officers are therefore requesting delegating powers to approve the planning application following this period having taken into account any observations received.

In terms of the Well-being of Future Generations (Wales) Act 2015 it is considered that the proposed development contribute towards a more prosperous and resilient Wales in terms of the economic improvements that would accrue as part of the development and being for affordable housing a more equal Wales.

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

That planning permission is granted subject to the receipt of comments from the council's Lifelong Learning Service, the expiry of the neighbour notification period 09.05.18 subject to the following planning 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 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/Document	Reference	Dated
Site OS Plan	A-00-01	
Topo Survey	A-00-02	
Proposed Site Layout (Incorporating note: Existing Gable Wall Reduced.)	A-00-03	
421 Houses	A-01-01	
212 Flats Plans		
212 Flats Elevations	A-02-02	
Protected Species Survey (Sam Dyer Ecology)		24.08.17
Drainage Strategy (Cadarn)	14917	October 2017

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

(03) The construction of the development hereby approved shall not take place outside the hours of 0800 - 1800 hours - Monday to Friday; 0800 - 1300 hours - Saturday's and there shall be no working on Sunday's or Bank Holidays.

Reason: To protect the residential amenities of adjacent residential properties.

(04) The approved means of enclosure shall be constructed or erected prior to the occupation of the dwelling(s) or flat(s) to which it relates and it shall thereafter be retained in the lifetime of the development hereby approved and any replacement wall or fencing shall be to an equivalent specification.

Reason: To ensure that the details and appearance of the development are acceptable to the Local Planning Authority and to protect the amenities of adjacent residential properties.

(05) 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 and all other 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.

(06) No development shall take place until a scheme of landscaping and tree planting for the application site has been submitted to and approved in writing by the Local Planning Authority. The landscaping scheme shall show the proposed planting, including species, size and density. The approved new planting shall not 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 and to secure ecological enhancements.

(07) 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 and to secure ecological enhancements.

(08) The application site shall be developed strictly and entirely in accord with the Protected Species Survey (Sam Dyer Ecology) 24.08.17.

Reason: In the interests of ecology.

(09) The accesses 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.

(10) The accesses 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.

(11) The car parking accommodation shall be completed in full accordance with the details as submitted before the dwelling(s) or flat(s) to which it relates is occupied and shall thereafter retained solely for those purposes.

Reason To enable vehicles to draw off, park 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 site to discharge onto the highway.

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

(13) The foul and surface water drainage scheme illustrated on the plans hereby approved shall be implemented and be fully operational prior to the occupation of the dwelling(s) or flat(s) to which it relates is occupied.

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.

(14) The 229mm diameter combined public sewer crossing the application site (from SH24822404 to SH24822402) shall be diverted in accord with drawing reference EL (95) 01 (Proposed Section 104 Drainage Layout) prior to the commencement of the building denoted as Plot 3.

Reason: To protect the integrity of the public sewerage system.

(15) The development shall not begin until a scheme for the provision of affordable housing as part of the development has been submitted to and approved in writing by the local planning authority. The affordable housing shall be provided in accordance with the approved scheme and shall meet

the definition of affordable housing in Technical Advice Note 2: Planning and Affordable Housing (June 2006) or any future guidance that replaces it. The scheme shall include:

- i. the numbers, type, tenure and location on the site of the affordable housing provision to be made which shall consist of not less than 10% of housing units/bed spaces;**
- ii. the timing of the construction of the affordable housing and its phasing in relation to the occupancy of the market housing;**
- iii. the arrangements for the transfer of the affordable housing to an affordable housing provider[or the management of the affordable housing] (if no RSL involved);**
- iv. the arrangements to ensure that such provision is affordable for both first and subsequent occupiers of the affordable housing; and**
- v. the occupancy criteria to be used for determining the identity of occupiers of the affordable housing and the means by which such occupancy criteria shall be enforced.**

Reason: To ensure that the development provides an element of affordable housing in accord with development plan policy.

Please inform the Applicant that:-

The Highway Authority shall not be responsible for any road surface water entering the site as the result of the development.

Any adjustments, re-siting and/or protection of any statutory services in the highway shall be his responsibility and carried out at his own expense.

The footway and/or verge crossing required in connection with this development shall be carried out at his expense by the Highway Authority, their Agents or other approved Contractor before the access is brought into use and completed before the use is commenced.

If he/she chooses to carry out the work himself/, the Applicant should be advised to apply in writing to the Corporate Director of Highways, Transportation and Property for the necessary consent, as required under Section 171 of the Highways Act, 1980 to carry out work within the highway for the formation of the footway and/or verge crossing.

The Highways Authority would require the following details to be submitted for approval before the works hereby approved are commenced:-

A full comprehensive and robust Traffic Management Scheme including:-

- I. The parking of vehicles for site operatives and visitors
- II. Loading and unloading of plant and materials
- III. Storage of plant and materials used in constructing the development
- IV. Wheel washing facilities (if appropriate)
- V. Hours and days of operation and the management and operation of construction and delivery vehicles.

It is a requirement under law to serve an abnormal load notice to police and to Highway and Bridges Authorities under "The Motor Vehicle (Authorisation of Special Types) General Order 2003".

The Highways Authority will be utilising Section 59 of the Highways Act 1980 "Recovery of expenses due to extraordinary traffic", to recover compensation for any damage done to the public highway as a result of this development.

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

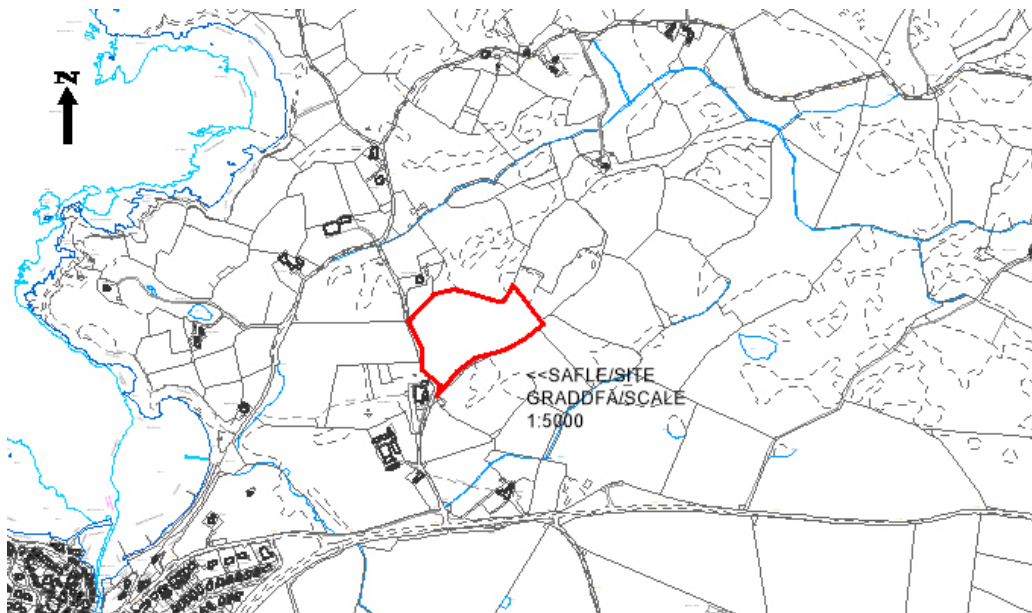
Rhif y Cais: **20LPA1044/CC** Application Number

Ymgeisydd Applicant

Regulation and Economic Development

Cais llawn i osod gorsaf meteorolegol 3 metr o uchder ar dir yn / Full application for the installation of a 3 meter high meteorological station on land at

Teilia, Cemaes



Planning Committee: 02/05/2018

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

Recommendation:

Permit

Reason for Reporting to Committee:

This is a council application in respect of development by the County Council

1. Proposal and Site

It is proposed to erect a 3m tall meteorological station on an open rural field at Teilia Farm , Cemaes.

2. Key Issue(s)

Whether the proposal is visually acceptable

3. Main Policies

Strategic Policy PS 5 Sustainable development
Policy AMG 1 AONB Management Plans
Policy PCYFF 4 Design and Landscaping

Technical Advice Note 12 Design

SPG Design Guide for the Urban and Rural Environment.

4. Response to Consultation and Publicity

The application has been publicised with the expiry date for receiving representations being 12/4/18

Community Council No response at time of writing report

Cllr A M Jones No response at time of writing report

Cllr R Griffiths No response at time of writing report

Cllr R Jones No response at time of writing report

Highways No response at time of writing report

5. Relevant Planning History

None

6. Main Planning Considerations

The proposed station will gather data which will assist in the monitoring of the water quality of Cemaes Bay. It will be 3m tall and support small items of technical equipment it will be located in a field currently used for grazing sheep. Whilst located in the AONB its size and location will ensure that it will not be seen from any nearby vantage points or dwellings. Furthermore it will serve to improve the locations natural assets.

7. Conclusion

The proposals will not harm visual or residential amenity and will assist in improving the water quality of Cemaes Bay.

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 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.

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

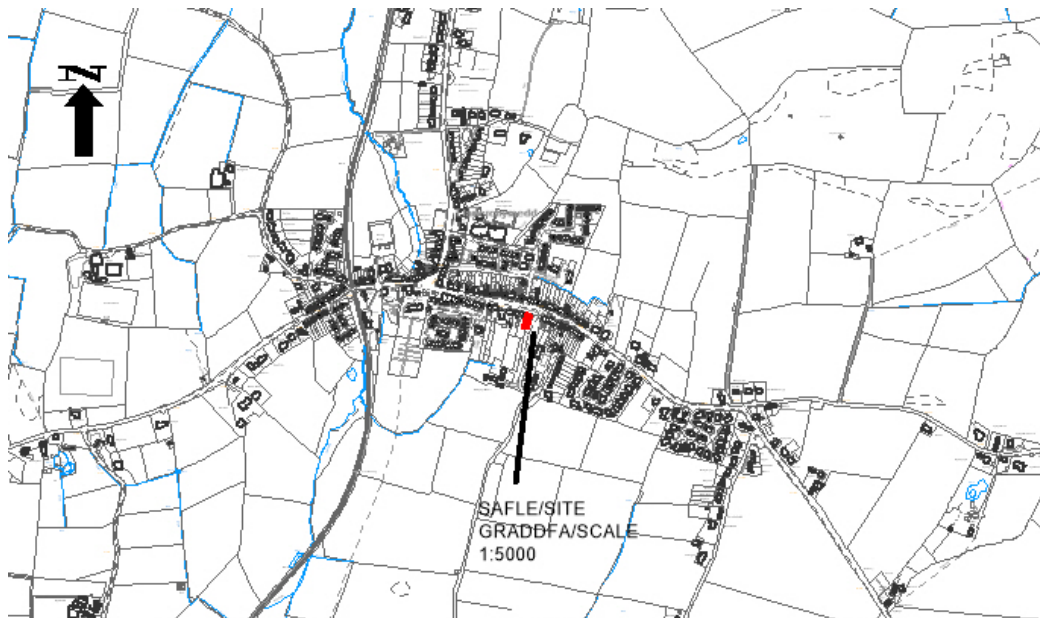
Rhif y Cais: **25C228A** Application Number

Ymgeisydd Applicant

Mr Malcolm Williams

Cais ôl-weithredol ar gyfer ymestyn y cwrtil ynghyd a chodi modurdy yn / Retrospective application for retention of the extended curtilage together with the erection of a garage at

41 High Street, Llanerchymedd



Planning Committee: 02/05/2018

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

Recommendation:

Permit

Reason for Reporting to Committee:

This application is being presented to the Committee as part of the proposal would be on land owned by the Local Authority (Anglesey County Council). A certificate B has been served by the Applicants.

1. Proposal and Site

The proposal is a retrospective application for retention of the extended curtilage together with the erection of a garage at 41 High Street, Llanerchymedd.

The site lies within the development boundary of Llanerchymedd and fronts the high street (B5111 Road).

2. Key Issue(s)

The applications key issue is whether or not the proposal would impact the surrounding amenities of neighbouring properties or locality.

3. Main Policies

PCYFF 1 – Development Boundaries
PCYFF2 – Development Criteria
PCYFF 3 – Design and Place Shaping
PCYFF 4 – Design and Landscaping

Technical Advice Note 12 – Design

Supplementary Planning Guidance – The Design Guide for the Urban and Rural Environment

4. Response to Consultation and Publicity

Local Member, Cllr. Llinos Medi Huws – No response to date

Local Member, Cllr. John Griffith – No response to date

Local Member, Cllr. Kenneth P. Hughes – No response to date

Community Council – No response to date

The application was afforded two means of publicity; these were the posting of a site notice near the site and the serving of personal notifications on the owners of the neighbouring properties. The latest date for the receipt of representations was the 24/04/2018 and at the time of writing this report, no letters of representation have been received at the department.

5. Relevant Planning History

28C228 – Full application for alteration for alterations and extensions to 41 High Street, Llanerchymedd – Approved 25/07/2013.

6. Main Planning Considerations

Effect on surrounding properties – The proposal is for the retention of an extended residential curtilage to the rear and the side of the property and also for the erection of a garage. The extended curtilage extends further in to a raised embankment adjoining the grass verge edging on to the highway/parking area and will not have a detrimental effect on the amenities of neighbouring properties. A stone wall will be erected adjoining this embankment which will also form part of the proposed garage. This embankment and stone wall will act as a boundary around the site.

Due to the topography of the site, the proposal will not harm the amenities currently enjoyed by the neighbouring properties.

Effect on surrounding area – The curtilage of the unit has been extended outwards into the grass verge of the public highway/parking area. It is not considered that the development will have a detrimental impact on the surrounding area due to the topography of the site.

7. Conclusion

The retention of the extended residential curtilage and the erection of a garage will not have a detrimental impact on the amenities of the neighbouring properties or have an impact on the surrounding area,

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

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

Drawing Reference	Date Received	Plan Description
1522-A3-01	16/03/18	Existing Location/ Block Plan
1522-A3-02	16/03/18	Proposed Location/ Block Plan
1522-A3-05	16/03/18	3D View of garage 2 or 2
1522-A3-04	16/03/18	3D view of garage 1 or 2
1522-A3-03	16/03/18	Proposed Elevations

under planning application reference 25C228A.

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

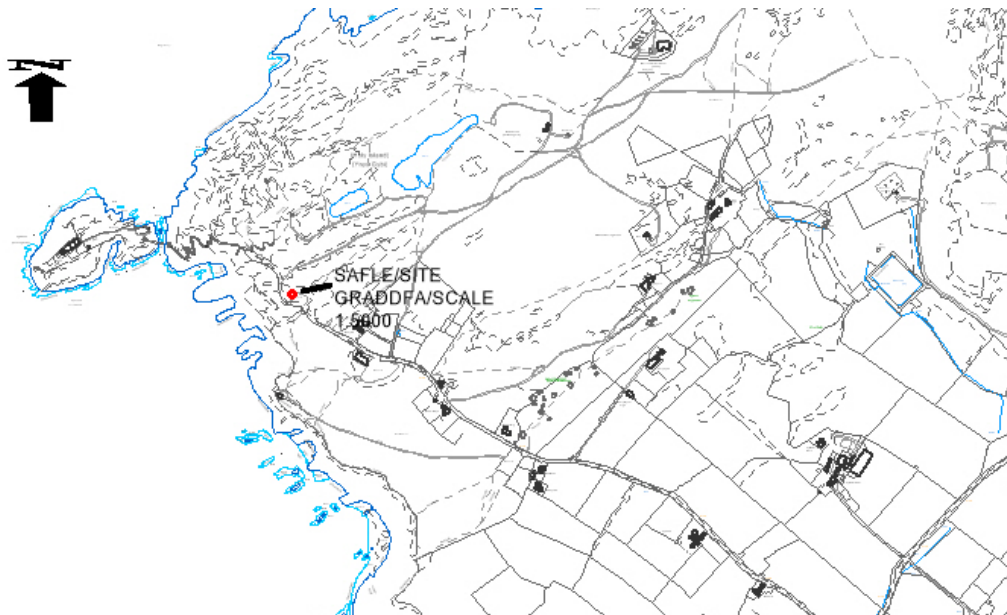
Rhif y Cais: **46C615/AD** Application Number

Ymgeisydd Applicant

Mrs Laura Kudelska

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

Canolfan Ymwelwyr/Visitor Centre, Ynys Lawd/South Stack, Caergybi/Holyhead



Planning Committee: 02/05/2018

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

Recommendation:

Permit

Reason for Reporting to Committee:

The planning application has been reported to the Planning Committee as the development is on Council owned land and has been called in by Councillors Trefor Lloyd Hughes and Dafydd Rhys Thomas.

1. Proposal and Site

This is a full application for the siting of 1 non-illuminated sign and 1 car parking meter at the car park above the Visitor Centre, South Stack, Holyhead.

2. Key Issue(s)

The applications key issue is whether the signs and parking meters complies 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

Local Member (Cllr Trefor Lloyd Hughes)

No response at the time of writing the report.

Local Member (Cllr Dafydd Rhys Thomas) –

No response at the time of writing the report.

Local Member (Cllr John Arwel Roberts) –

No response at the time of writing the report.

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, two letters 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, cafe 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, South Stack, Holyhead. Approved 09/09/2016.

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, Holyhead. EIA is not required 05/12/2017.

6. Main Planning Considerations

The proposal entails the installation of 1 non-illuminated sign and 1 parking meter 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.'

7. Conclusion

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

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 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
26/2/18	Location Plan
26/2/18	Parking Meter
26/2/18	Proposed Signs

under planning application reference 46C615/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.

12.6

Gweddill y Ceisiadau

Remainder Applications

Rhif y Cais: **49C333A/FR** Application Number

Ymgeisydd Applicant

Mr Brendan Creenev

Cais llawn i newid defnydd y capel gwag i annedd ynghyd ag addasu a codi balconi ar y llawr cyntaf yn / Full application for change of use of disused chapel into a dwelling together with alterations and the construction of a first floor balcony at

Capel Hermon, Field Street, Y Fali/Valley



Planning Committee: 02/05/2018

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

Recommendation:

Refuse

Reason for Reporting to Committee:

The application has been called into the planning committee by both local members, Cllr Richard Dew and Cllr Gwilym O Jones.

1. Proposal and Site

This is a full application for the change of use of disused chapel into a dwelling together with alterations and the construction of a first floor balcony at Capel Hermon, Field Street, Valley.

2. Key Issue(s)

The key issue is whether the proposal complies with Technical Advice Note 15: Development and Flood Risk and whether the development would affect the amenities of the surrounding properties.

3. Main Policies

Joint Local Development Plan

TAI 2 – Housing in Local Service Centres

PCYFF2 – Development Criteria

Technical Advice Note 12: Design

Technical Advice Note 15: Development and Flood Risk

Supplementary Planning Guidance: Design for the Urban and Rural Built Environment

4. Response to Consultation and Publicity

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

Local Member (Cllr Richard Dew) – A request that the application is considered by the Planning and Orders Committee.

Local Member (Gwilym O Jones) – A request that the application is considered by the Planning and Orders Committee.

Drainage Section – No response at the time of writing the report.

Natural Resources Wales – No response at the time of writing the report.

Highways Department - No response at the time of writing the report.

Site notices have been placed near the site and neighbouring properties were notified by letter. The expiry date for receiving representations is the 2nd May 2018. At the time of writing the report, no letters were received. However, as part of the application, the applicant has submitted 5 letters supporting the proposal, the letters state:

- One neighbour states that they have lived next door but one to the chapel from 1968 for approx. 5 years and they cannot recall any flooding in the area.
- Mr G Williams can only recall flooding in the area back in 2014. He believes that the only reason it happened was that the drainage system at the Bull Hotel failed a few days before

the flood. This resulted in all the surface water and sewerage from the whole of the property owned by the Bull Hotel flooding into the drainage system on Field Street. The flood was clearly due to the lack of maintenance by both Anglesey County Council and The Bull Hotel, This being the case Capel Hermon of Field Street should not be considered to be at risk of flooding, the drainage system has been updated and diverted onto the main road.

- T Norris states that he was brought up in the area and cannot remember any extreme flooding in the area. The only recall is the railway sidings flooding slightly on the Valley side on rare occasions. The only other occasion was in October 2014 due to torrential rain and poorly serviced drains.
- Ann Owen states that she lived in Field Street in the 70s and 80s, which was not flooded. The only time it has flooded was due to poorly serviced drains.
- Liz Griffiths states that she lives in Field Street and her insurance company covers her for flooding. She states that the insurance company would not cover her if they thought there was a likelihood of a flood threat.

5. Relevant Planning History

49C333/FR - Full application for change of use of disused chapel into a dwelling together with alterations and the construction of a first floor balcony at Capel Hermon, Valley – Refused 27/10/17

6. Main Planning Considerations

The site is identified as being in a C2 Flood Zone.

TAN 15 – Development and Flood Risk

The tests of TAN 15:

Paragraph 6.2 of TAN 15 New development should be directed away from zone C and towards suitable land in zone A, otherwise to zone B, where river or coastal flooding will be less of an issue. In zone C the tests outlined in sections 6 and 7 will be applied, recognising, however, that highly vulnerable development and Emergency Services in zone C2 should not be permitted.

Highly vulnerable development is classed as being: **all residential premises** (including hotels and caravan parks), public buildings (e.g. schools, libraries, leisure centres), especially vulnerable industrial development (e.g. power stations, chemical plants, incinerators), and waste disposal sites.

This application is for the conversion of a disused chapel into a dwelling; therefore, it is classed as highly vulnerable development, which cannot be supported.

All other new development should only be permitted within zones C1 and C2 if determined by the planning authority to be justified in that location. Development, including transport infrastructure, will only be justified if it can be demonstrated that:-

- (i) Its location in zone C is necessary to assist, or be part of, a local authority regeneration initiative or a local authority regeneration initiative or a local authority strategy required to sustain an existing settlement;

or

- (ii) Its location in zone C is necessary to contribute to key employment objectives supported by the local authority, and other key partners, to sustain an existing settlement or region;

and

- (iii) It concurs with the aims of Planning Policy Wales and meets the definition of previously developed land (PPW fig 2);

and

- (iv) The potential consequences of a flooding event for the particular type of development have been considered, and in terms of the criteria contained in sections 5 and 7 and appendix 1 found to be acceptable.

Paragraph 7.4 of TAN 15 states that before deciding whether a development can take place an assessment, which examines the likely mechanisms that cause the flooding, and the consequences on the development on those floods, must be undertaken, which is appropriate to the size and scale of the proposed development.

A Flood Risk Assessment has not been provided with this planning application.

Policy Context – Valley is defined as a Local Service Centre under Policy TAI 2 of the Joint Local Development Plan (JLDP). The application site is situated within the development boundary of the settlement.

The application site lies entirely within zone C2. Residential Development within a C2 flood zone is classed as highly vulnerable development which cannot be supported under the provisions of TAN 15.

All other new development should only be permitted within zones C1 and C2 if determined by the planning authority to be justified in that location.

It is considered that the proposal meets the requirements of paragraph 6.2 (i) of TAN 15.

As previously developed land it also meets the requirements of paragraph 6.2 (iii) of TAN 15.

However, the tests do not apply to this development as it is highly vulnerable development which should not be located in a C2 flood area. Only other, lower risk developments are assessed against paragraph 6.2 tests.

No Flood Consequence Assessment has been provided with the current planning application.

The proposal is therefore contrary to TAN 15: Development and Flood Risk and therefore conflicts with Policy PCYFF 2 of the JLDP.

Affect on amenities of surrounding properties

The change of use of the building into a residential dwelling will not harm the amenities of the surrounding properties.

The proposal includes the construction of first floor balcony area to the rear of the building. There is a distance of more than 35 metres between the proposed balcony and the rear garden of the properties on Carna Terrace. The balcony would protrude further out than the rear of the neighbouring properties and therefore would not directly overlook the rear of the properties and a condition could be imposed on the permission that screening be provided along the boundary of the balcony in order to ensure that the amenities of the immediate neighbouring properties would be safeguarded.

Neighbouring properties have been notified of the development. The expiry date to receive representations being 2nd May, 2018. At the time of writing the report no objections were received; however, 5 letters of support has been received with the planning application, the comments raised has been outlined in the report. It is not considered that the proposal will have a negative impact upon neighbouring properties.

7. Conclusion

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.

In accordance with TAN 15, the development category is regarded as a highly vulnerable development which cannot be permitted within zone C2.

8. Recommendation

Refuse

(01) The application is for a residential development located within zone C2, as defined by the Development Advice Maps referred to under Technical Advice Note 15 'Development and Flood Risk' (July 2004). The proposal is therefore contrary to Policy PCYFF 2 of the Gwynedd and Anglesey Joint Local Development Plan and Technical Advice Note 15 – Development and Flood Risk (July 2004).