

Rhif y Cais: 12C266N/FR Application Number

Ymgeisydd Applicant

**Mr Dafydd Jones
c/o Mr Edward Owen Jones
Planconsult
9 Bryn Morfa
Bodelwyddan
Rhyl
Denbighshire
LL18 5TP**

Cais llawn ar gyfer codi adeilad mwynderau yn

Full application for the erection of an amenity block
at

Gallows Point, Beaumaris



Planning Committee: 02/10/2013

Report of Head of Planning Service (GJ)

Recommendation:

Permit

Reason for Reporting to Committee:

The application is on Council owned land.

1. Proposal and Site

The application is a full application for the erection of an amenity block at Gallows Point, Beaumaris.

The amenity block comprises of toilets, showers, changing rooms and drying facilities.

2. Key Issue(s)

The key issue is whether the amenity block fits in to the area and whether it will have an impact on the surrounding area.

3. Main Policies

Ynys Mon Local Plan

Policy 1 – General Policy

Policy 5 – Design

Policy 14 – Recreation and Community Facilities

Policy 30 – Landscape

Policy 36 – Development on the Coast

Policy 42 – Design

Gwynedd Structure Plan

Policy B1 – People and Jobs

Policy D1 – Environment

Policy D4 – Environment

Policy D29 - Design

Stopped Unitary Development Plan

Policy GP1 – Development Control Guidance

Policy GP2 – Design

Policy EN2 – Areas of Outstanding Natural Beauty

Policy SG2 – Development and Flooding

Policy SG5 – Private Sewage Treatment Facilities

4. Response to Consultation and Publicity

Town Council – Approval Recommended

Local Member (Cllr Lewis Davies) – No response

Local Member (Cllr Carwyn Jones) – No response

Local Member (Cllr Alwyn Rowlands) – No response

Highways Department – No recommendation

Drainage Section – Comments

Welsh Water – No response

Natural Resources Wales – Comments

Gwynedd Archaeological Planning Services – No response

The application was advertised by posting of a notice near the site and adjoining properties were notified by letter. The expiry date to receive representations is the 9th October, 2013. At the time of writing the report no letters were received.

5. Relevant Planning History

12C266A - Variation of condition (01) of planning permission 12C266 to allow a further 2 years to commence the development at Gallows Point, Beaumaris – Undetermine

12C266B - Variation of condition (01) of planning permission 12C266 to allow a further 3 years to commence the development at Gallows Point, Beaumaris

12C266C - Demolition of existing boat sheds and erection of new boat sheds, together with alterations and extensions to the petrol filling station shop and fishing tackle shop at ABC Powermarine Gallows Point Beaumaris – Approved 18/04/2011

12C266D - Demolition of existing boat sheds and erection of new boat sheds, together with alterations and extensions to the petrol filling station shop and fishing tackle shop and installation of a treatment plant at Gallows Point Beaumaris – Approved 18/04/2011

12C266E/SCR - Screening Opinion for the demolition of existing boat sheds and erection of new boat sheds, together with alterations and extensions to the petrol filling station shop and fishing tackle shop and installation of a treatment plant at Gallows Point Beaumaris –EIA Not Required 05/03/2010

12C266F - Re-location of existing boundary fence to form an extension to the existing secure compound at Gallows Point Beaumaris Approved 28/07/2011

12C266G - Demolition of units 7 to 10 and the erection of 4 sheds in place, alterations to existing building together with the construction of an amenity block Gallows Point Beaumaris - Approved 27/07/2012

12C266H - Application for the variation of conditions (04) and (06) on planning permission reference 12C266G to allow for the details of the proposed slab levels of the building(s) and a scheme for the provision and implementation of surface water drainage to be submitted following commencement of works on site at ABC Powermarine Gallows Point Beaumaris – Approved 04/04/2013

12C266J - Application for the variation of conditions 2, 6, 7, 8, 10 and 12 on planning permission 12C266D at Gallows Point Beaumaris - Withdrawn 18/03/2013

12C266K - Retrospective planning application for alterations to the roof design and general amendments to units 2 to 5 at ABC Powermarine Gallows Point Beaumaris – No Decision

6. Main Planning Considerations

The amenity block will be located close to existing buildings on the gallows point site. The amenity block will be located near units 7-10 and will provide the users of the site with toilet, showers, changing and drying facilities.

The building measures 6.3 metres length x 5.2 metres wide x 4.6 metres high. The materials being painted roughcast render with a flat felt roof.

7. Conclusion

The amenity block provides the users of the site with appropriate toilet, shower, changing and drying facilities. The building is located within existing buildings on the site and will not have an impact on the surrounding landscape.

8. Recommendation

Permit subject to no adverse representations being received at the end of the notification period.

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

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

(02) The development permitted by this consent shall be carried out strictly in accordance with the plan(s) submitted on the 16/08/2013 and limited flood consequence assessment received on the 12/09/2013 under planning application reference 12C266N/FR.

Reason: For the avoidance of doubt.

Rhif y Cais: **20C290A/FR/RE** Application Number

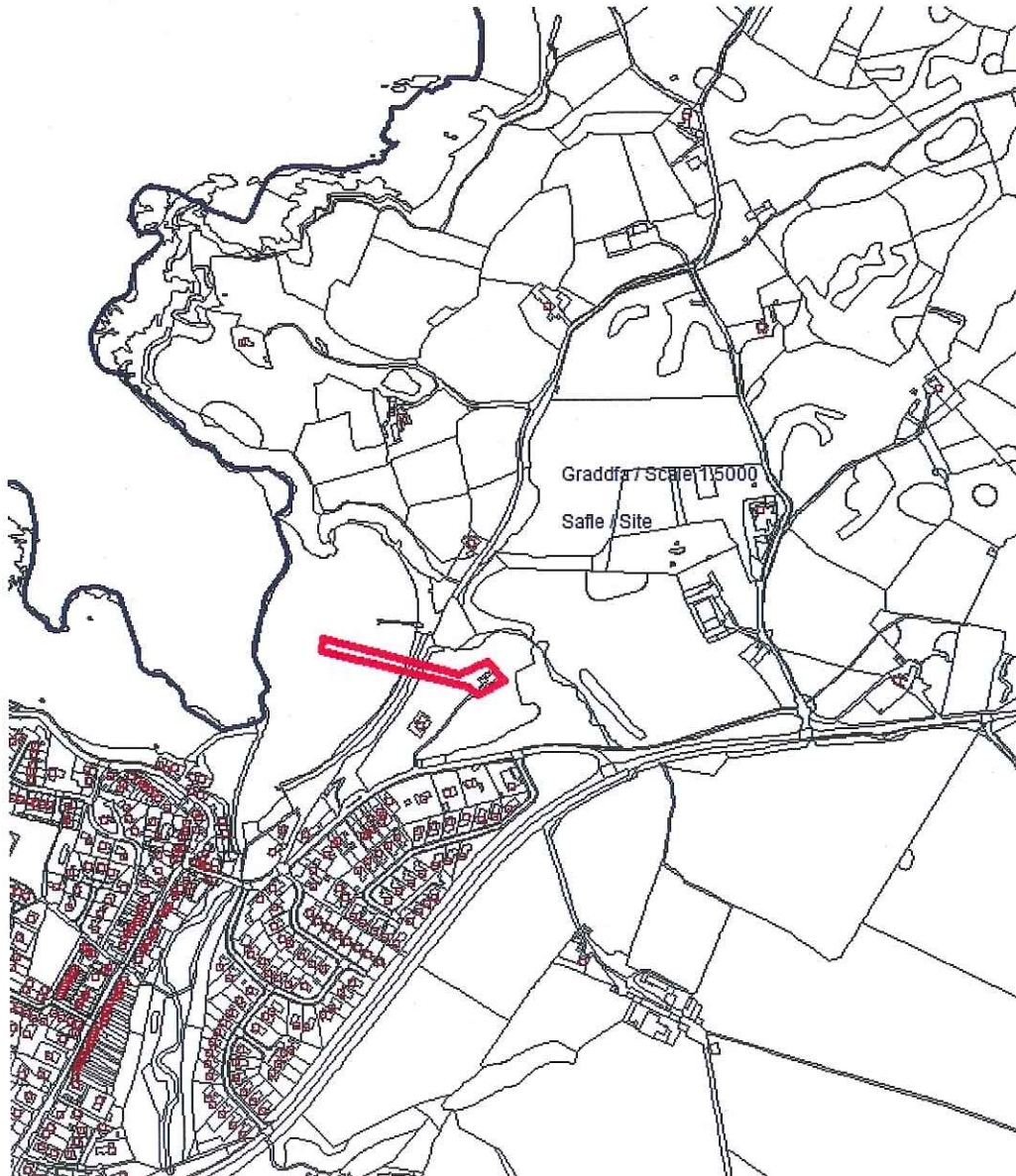
Ymgeisydd Applicant

**Sea Generation (Wales) Ltd
c/o MCT
Bristol and Bath Science Park
Dirac Crescent
Emerson's Green
Bristol
Gloucestershire
BS167FR**

Cais llawn ar gyfer y llwybr ceblau arfaethedig a'r is-orsaf yng-nghystylltiedig a 'Anglesey Skerries Tidal Array' yn

Full application for the proposed cable route and sub-station associated with the Anglesey Skerries Tidal Array at

Towyn, Cemaes



Planning Committee: 02/10/2013

Report of Head of Planning Service (MTD)

Recommendation:

Permit

Reason for Reporting to Committee:

Part of the site (car park and foreshore) is in Council ownership/control.

1. Proposal and Site

The site is located at the foreshore at Cemaes and includes the public car park and area of land to the rear.

The proposals involve the laying of a cable from the mean low water line to a substation further inland. An access track to the adjacent Cemaes Road will be provided.

The cable will be buried underground from the landfall to the substation, The substation comprises a single storey stone clad building with slate roof. A compound will be provided during construction and the land will be returned to its original state following the laying of the cable.

The proposals will serve an array of five 2 MW sea generation devices approx. 2km off the coast for which consent was received in March 2013 from the Marine Consents Unit (now NRW) and the Marine Management Organization.

2. Key Issue(s)

What impact will there be on the local environment?

3. Main Policies

Gwynedd Structure Plan

Strategic Policies 3 and 4

Policy C7 Renewable energy projects

Policy C8 Energy Conservation

Policy D1 Protection of the Environment

Policy D4 AONB

Ynys Môn Local Plan

Policy 1 General Policy

Policy 5 Design

Policy 30 Landscape

Policy 36 Coastal Development

Policy 42 Design

Policy 45 Renewable Energy

Design Guide for the Urban and Rural Environment.

4. Response to Consultation and Publicity

Councillor William Hughes – No response

Councillor Aled Morris Jones – No response

Councillor Richard Owain Jones – No response

Community Council No response

Highways Conditions

Natural Resources Wales Comments

Biodiversity Officer Comments

Environmental Health No comments

Maritime Officer Comments

A letter has been received from Horizon who do not object to the scheme.

5. Relevant Planning History

None

6. Main Planning Considerations

Given the size design and materials to be used it is considered that the proposed building will be suited to this sensitive AONB. As the remainder of the works are to be underground the proposals are not objected to.

7. Conclusion

An acceptable development to serve a renewable energy project

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) No other part of the development shall begin until visibility splays have been provided on both sides of the access between a point 2.4 metres along the centre line of the access measured from the edge of carriageway and a point 43 metres along the edge of carriageway measured from the intersection of the centre line of the access. The area contained within the splays shall be kept free of any obstruction exceeding 0.9 metres in height above the nearside channel level of the carriageway.

Reason: To comply with the requirements of the Highway Authority in the interests of road safety.

(03) Full details of the compound location, hours of operation and the management and operation of construction vehicles shall be submitted to the Local Planning Authority prior to the commencement of works.

Reason: To comply with the requirements of the Highway Authority in the interests of road safety.

(04) Prior to the work specific a one square metre sample panel of the building stone cladding shall be inspected and approved in writing by the local planning authority conservation officer and the work shall be carried out in accordance with the scheme approved.

Reason: To ensure that the works are satisfactory from an architectural and amenity perspective.

(05) Prior to the work specific a one square metre sample panel of the vehicle and hard standing shall be inspected and approved in writing by the local planning authority conservation officer and the work shall be carried out in accordance with the scheme approved.

Reason: To ensure that the works are satisfactory from an architectural and amenity perspective.

(06) Prior to the work specific full details including colours of the doors shall approved in writing by the local planning authority conservation officer and the work shall be carried out in accordance with the scheme approved.

Reason: To ensure that the works are satisfactory from an architectural and amenity perspective.

12.3

Gweddill y Ceisiadau

Remainder Applications

Rhif y Cais: **22LPA987/CC** Application Number

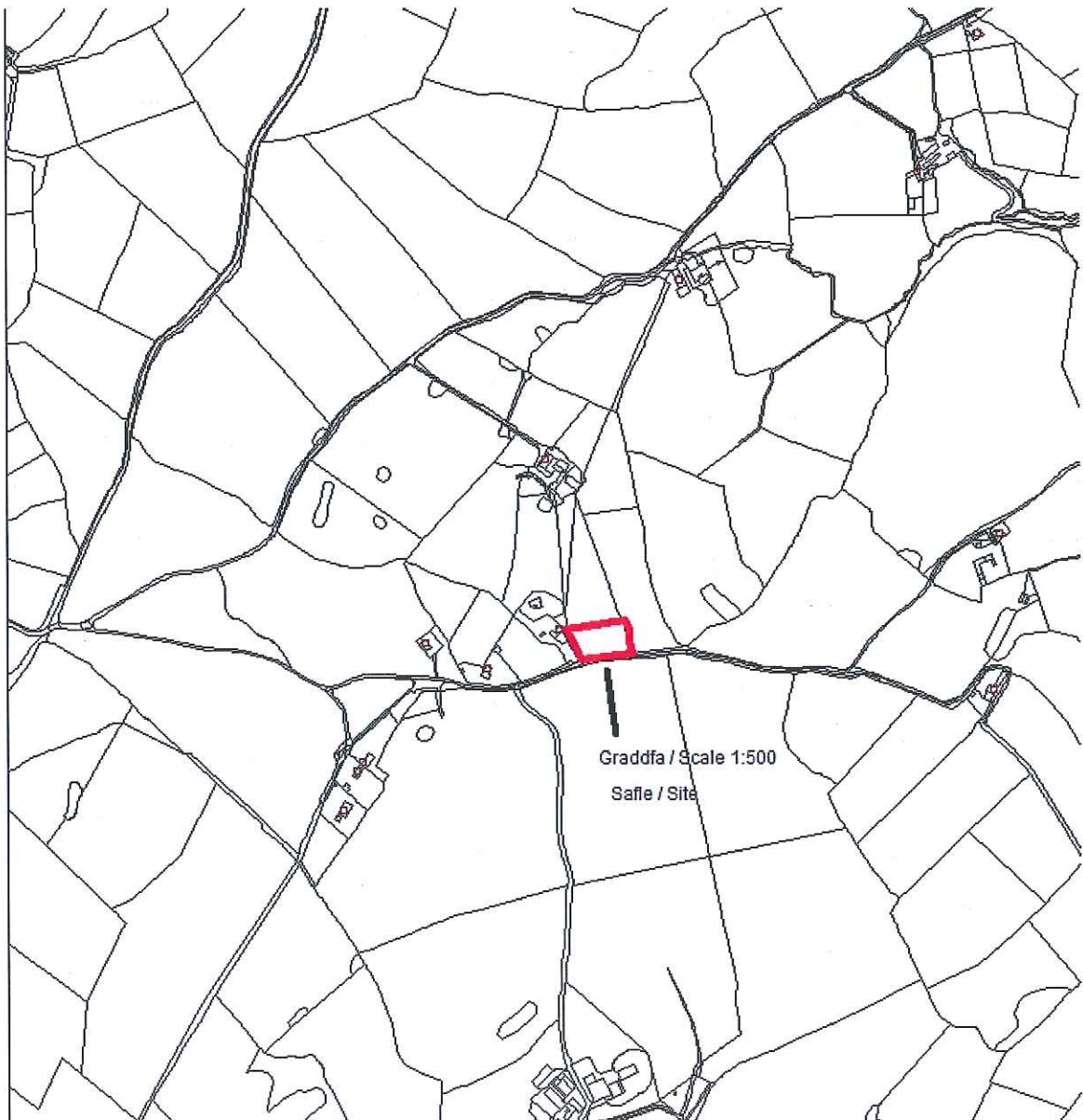
Ymgeisydd Applicant

**Head of Service
Environment and Technical Services
Anglesey County Council
Rovacabin Building
Council Offices
Llangefni
Anglesey
LL77 7TW**

Newid defnydd tir er mwyn creu estyniad i'r
mynwent presennol yn

Change of use of land to form an extension to the
existing cemetery at

St Iestyn's Church, Llanddona



Planning Committee: 02/10/2013

Report of Head of Planning Service (GJ)

Recommendation:

Permit

Reason for Reporting to Committee:

Application made by Local Authority

1. Proposal and Site

The application is for the change of use of agricultural land as an extension to the existing cemetery to create an additional 311 burial plots at St Iestyn's Church, Llanddona.

The application site is located to the South East of St Iestyn's Church.

2. Key Issue(s)

The Key issue is whether the land is an acceptable extension to the cemetery and whether the change of use will impact the surrounding area / neighbouring properties.

3. Main Policies

Ynys Mon Local Plan

Policy 1 - General Policy
Policy 31 - Landscape
Policy 42 - Design

Gwynedd Structure Plan

Policy D3 - Environment
Policy D4 - Design, Location and Siting

Ynys Mon Stopped Unitary Development Plan

Policy GP1 - Development Control Guidance
Policy GP2 - Design
Policy EN1 – Landscape
Policy SG6 – Surface Water Run Off

4. Response to Consultation and Publicity

Community Council – No response

Local Member (Cllr Lewis Davies) – No response

Local Member (Cllr Carwyn Jones) – No response

Local Member (Cllr Alwyn Rowlands) – No response

Environmental Health – No response

Highways Department – No response

Welsh Water – No response

Drainage Department – Comments

Natural Resources Wales – No response

The application was advertised by posting of a notice near the site and adjoining properties were notified by

letter. The expiry date to receive representations is the 9th October, 2013. At the time of writing the report no letters were received.

5. Relevant Planning History

None

6. Main Planning Considerations

The main planning considerations are whether the existing agricultural land is suitable for an extension to the existing cemetery.

The proposed land is to the South East of the existing Church. The land will provide approximately 311 new burial plots. The proposal also involves an additional 10 car parking spaces. A stone wall with coping at 1.2 metre high will be erected on the rear and side boundaries. Ornamental steel gates and pillars also erected on the site.

7. Conclusion

The land in question is an acceptable extension to the existing cemetery being immediately to the South East of the Church.

8. Recommendation

Providing all relevant consultations have been received and upon the expiry of neighbour notifications the application be Permitted.

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 ensure that the development is in the interests of amenity.

(03) The development permitted by this consent shall be carried out strictly in accordance with the plan(s) submitted on the under planning 30.08.2013 application reference 22LPA987/CC

Reason: For the avoidance of doubt.

12.4

Gweddill y Ceisiadau

Remainder Applications

Rhif y Cais: **39C541** Application Number

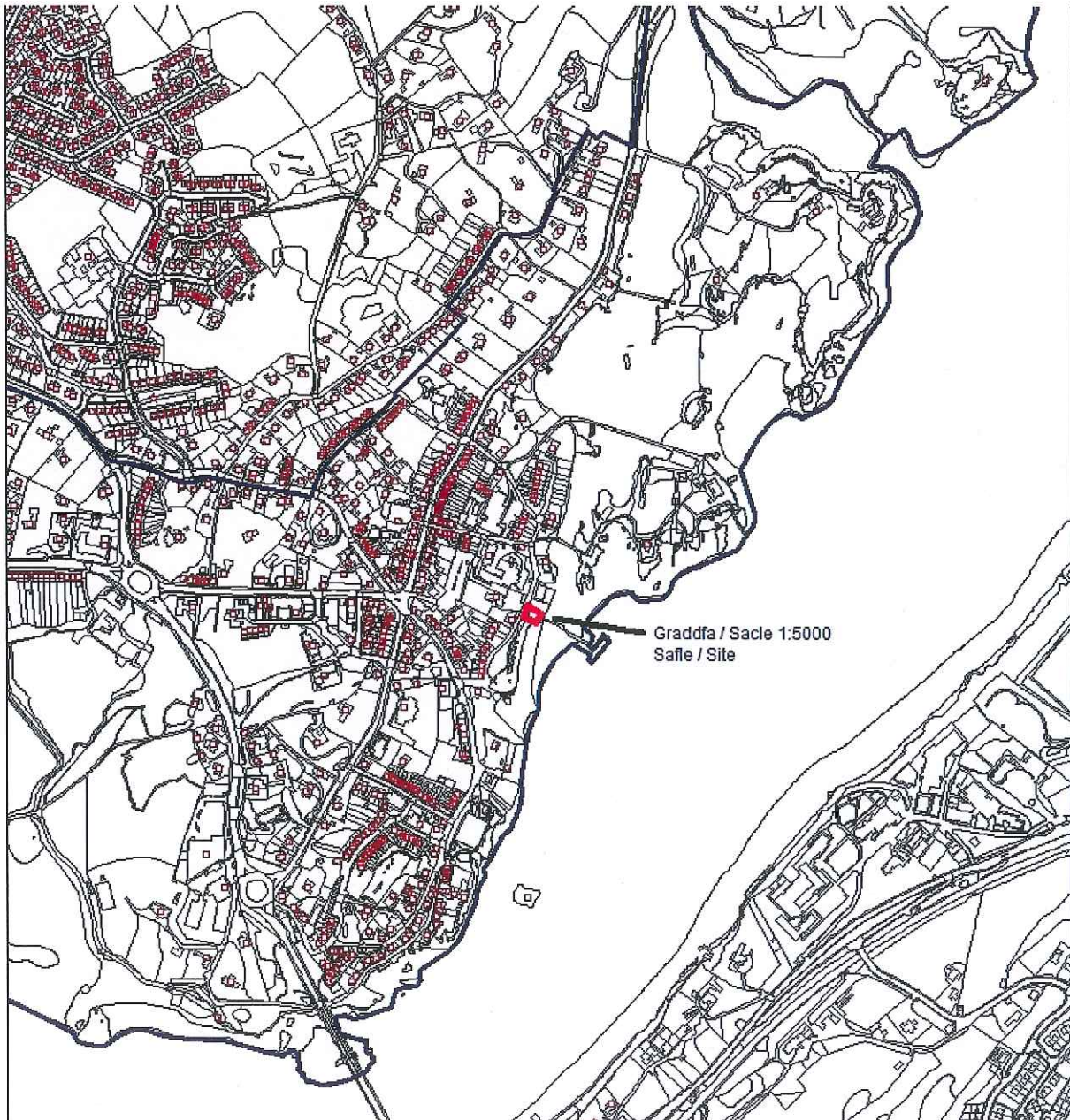
Ymgeisydd Applicant

Mr Philip Austin
c/o Penseiri Russell-Hughes Architects
56 Bridge Street,
Llangefni,
Ynys Môn.
LL77 7HH.

Cais llawn i newid defnydd yr adeilad presennol o fod yn doiled cyhoeddus i fod yn garej breifat yn

Full application for the change of use of existing building from public toilet to private garage at

Public Toilets, St George's Road, Menai Bridge



Planning Committee: 02/10/2013

Report of Head of Planning Service (GJ)

Recommendation:

Permit

Reason for Reporting to Committee:

The building is owned by the Council

1. Proposal and Site

The application is a full application for the change of use of existing building from a public toilet into a private garage at St George's Pier, Menai Bridge.

2. Key Issue(s)

The key issue is whether the change of use of the building from a public toilet into a garage is acceptable and whether the Highways Department are happy with the proposal.

3. Main Policies

Ynys Mon Local Plan

Policy 1 – General Policy

Policy 31 – Landscape

Policy 40 – Conservation of Buildings

Policy 42 - Design

Gwynedd Structure Plan

Policy D3 - Environment

Policy D4 – Location, siting and design

Policy D29 - Design

Stopped Unitary Development Plan

Policy GP1 – Development Control Guidance

Policy GP2 – Design

Policy EN1 – Landscape Character

Policy EN13 – Conservation of Buildings

4. Response to Consultation and Publicity

Community Council – No response

Local Member (Cllr Jim Evans) – No response

Local Member (Cllr Meirion Jones) – No response

Local Member (Cllr Alun Wyn Mummery) – No response

Welsh Water – No response

Natural Resources Wales – No response

Environmental Health – No response

Drainage Section – Comments

The application was advertised by means of a site notice near the site. Adjoining neighbours have been notified by personal letters and the application was advertised in the local newspaper as the development is

within the Conservation Area. The expiry date to receive representations is the 16th October, 2013. At the time of writing the report no letters were received.

5. Relevant Planning History

No relevant planning history

6. Main Planning Considerations

The application is for the change of use of existing building from a public toilet into a garage and w.c. The only change in the external of the building will be roller shutters to the front elevation.

Access to the garage will be via St Georges Promenade.

7. Conclusion

The change of use of the public toilet into a garage will not have a negative impact on the Conservation Area in any way. It is not considered that any neighbouring property will be affected by the development.

8. Recommendation

Permit subject to no adverse representations being received at the end of the notification period.

(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 garage hereby permitted shall only be used as a private garage and for no commercial or business use whatsoever.

Reason: For the avoidance of doubt.

(03) The development permitted by this consent shall be carried out strictly in accordance with the plan(s) submitted on the 27/08/13 and 17/09/13 under planning application reference 39C541.

Reason: For the avoidance of doubt.

Rhif y Cais: **42C114A** Application Number

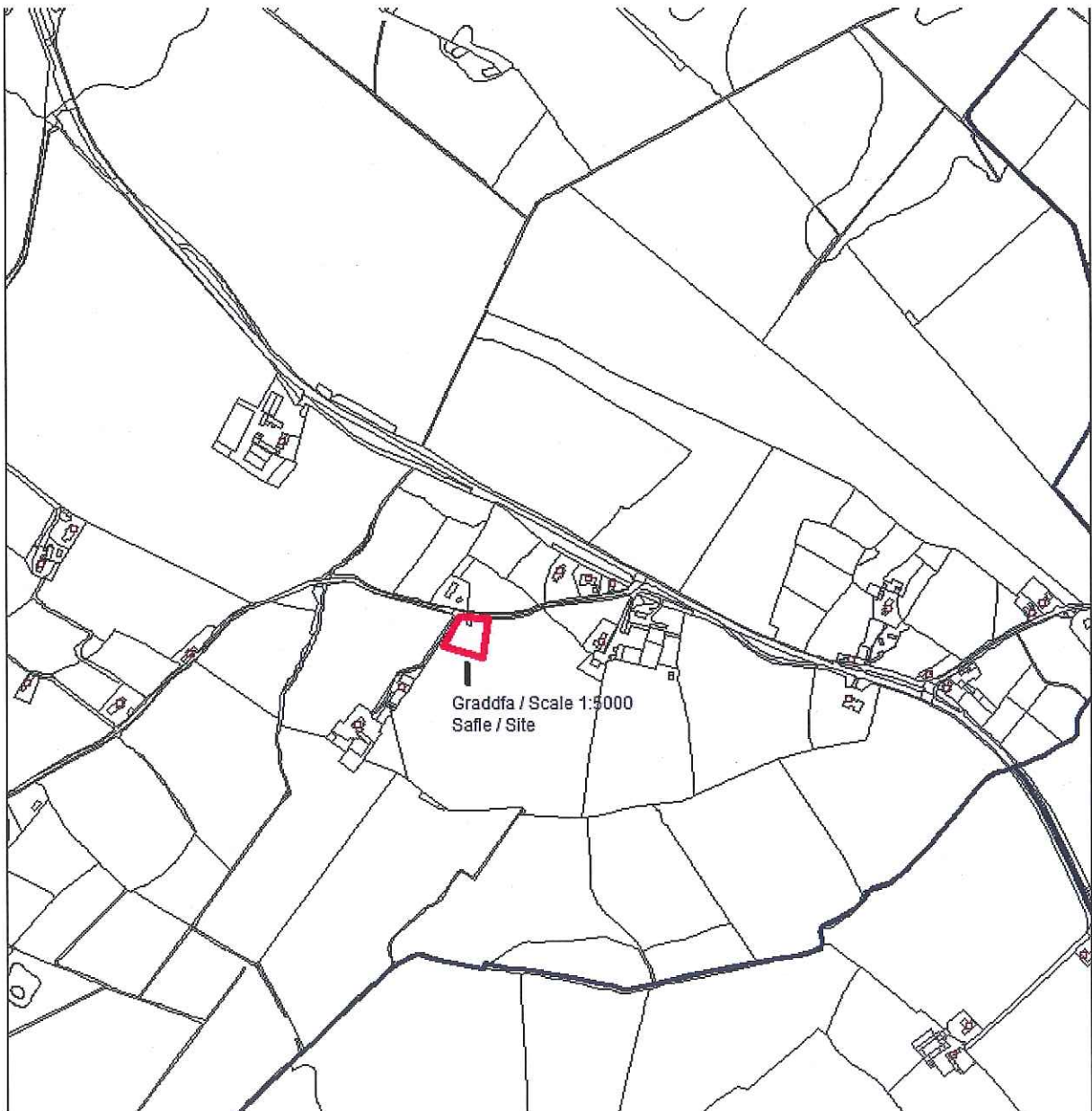
Ymgeisydd Applicant

**Pritchard
Fron Ceidio
Llanerchymedd
Anglesey
LL71 7BH**

Cais amlinellol ar gyfer codi annedd amaethyddol ynghyd a gosod tanc septig yn

Outline application for the erection of an agricultural dwelling together with the installation of a septic tank at

Tai'n Coed, Pentraeth



Planning Committee: 02/10/2013

Report of Head of Planning Service (MTD)

Recommendation:

Permit

Reason for Reporting to Committee:

On request of former Local Member Hefin Thomas

1. Proposal and Site

It is proposed to construct a single storey agricultural dwelling.

The site is located on the minor road between the A5025 and Rhoscefnhir. It forms part of a block of land of some 85 acres. The whole farm however is made up of several blocks with 154 acres in ownership and 184 rented.

Adjacent to the site is a recently constructed agricultural barn used to house livestock.

2. Key Issue(s)

Can the dwelling be justified?

Will the dwelling have an undue impact on the landscape or amenities?

3. Main Policies

Gwynedd Structure Plan

A6 Houses in the countryside

D3 Landscape Conservation Area

D4 Siting and Design

Ynys Môn Local Plan

1 General Policy

26 Car Parking

31 Landscape

42 Design

48 Housing Development Criteria

53 Housing in the Countryside

Ynys Môn Unitary Development Plan (Stopped)

GP1 Development Control Guidance

GP2 Design

EN1 Landscape

HP6 Dwellings in the Countryside

SPG Design Guide for the Urban and Rural Environment

TAN 6 Planning for Sustainable Rural Communities 2010

4. Response to Consultation and Publicity

This application was originally Called in to committee by the previous **Local Member Hefin Thomas**.

Community Council No objection

Highways Conditions

Natural Resources Wales Condition

Extensive representations have been made by nearby occupiers. Points raised include;

The functional test has not been met.
There is no evidence of the farming activity claimed
The livestock claimed to justify the dwelling are not present
It is doubtful if there would be theft as claimed as this is a busy country road near dwellings
The applicants claims are not sufficiently robust as required in TAN 6 to allow a dwelling here.
There are other properties in the area for sale for under £200,000
This should be fully investigated as there may be properties available nearby
The consultants the LPA have appointed have only carried out a desktop exercise
The access is poor and near other entrances to properties, this is also a busy road.

5. Relevant Planning History

42C114B erection of an agricultural barn approved 13/4/2011 (Adjacent on same field)

6. Main Planning Considerations

When determining applications for agricultural dwellings regard must be given to the provisions of TAN 6 entitled "Planning for Sustainable Rural Communities". This provides criteria which must be met if a dwelling is to be allowed. This includes establishing that there is a functional need for the dwelling.

The LPA instructed Independent Agricultural Advisors to assist in the determination of this application they have visited the site and have been informed of the farming activity there.

Following a considerable period of time the advice from the consultants is that it would be difficult to refuse the application and justify that refusal at an appeal.

In addition to the advice given by the consultants regard has also been given to a recent appeal decision for an agricultural dwelling. The LPA considered that the functional test had not been met and that the use could be taken up by an existing vacant agricultural dwelling within sight of the farmyard and which was for sale. The Inspector however allowed the appeal.

In terms of the physical presence of a dwelling of this type here, given the position of other dwellings nearby, their distance from the proposal site and their orientation it is not considered that there will be harm, to residential or visual amenities.

The Councils Highways Engineers raise no objection to the scheme.

7. Conclusion

An agricultural dwelling is justified in this location

8. Recommendation

Permit

(01) The approval of the Council shall be obtained before any development is commenced to the following reserved matters viz. the layout, scale, appearance of the building, means of access thereto and the landscaping of the site.

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

(02) Application for approval of the reserved matters hereinbefore referred to shall be made not later than the expiration of three years beginning with the date of this permission.

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

(03) The development to which this permission relates shall be begun not later than whichever is the later of the following dates namely: - (a) the expiration of five years from the date of this permission or (b) the expiration of two years from the final approval of the said reserved matters or in the case of approval on different dates the final approval of the last such matter to be approved.

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

(04) The occupancy of the dwelling hereby approved shall be restricted to those:

(a) solely or mainly working or last working on a rural enterprise in the locality where there is/was a defined functional need; or if it can be demonstrated that there are no such eligible occupiers, to those;

(b) who would be eligible for consideration for affordable housing under the local authority's housing policies; or if it can be demonstrated that there are no persons eligible for occupation under either (a) and (b);

(c) widows, widowers or civil partners of the above and any resident dependants.

Reason: To define the scope of this permission.

(05) Full details of the drainage system to be incorporated shall be submitted to the Local Planning Authority for its written approval prior to the commencement of any works.

Reason: To ensure the scheme is adequately drained and to ensure there is no pollution to the water environment.

Rhif y Cais: **46C147D** Application Number

Ymgeisydd Applicant

**Mr & Mrs J Maguire
c/o ERW Consulting
Llys Elwen,
Engedi,
Bryngwran,
Anglesey,
LL65 3RR**

Cais ol-weithredol ar gyfer defnydd y padog fel safle carafanau teithiol a cadw dau gynhwysydd gyda defnydd fel bloc cawod a toiled, defnydd tir a cadw'r man caled ar gyfer storfa masnachol i carafanau, cychod a ol-gerbydau, defnydd preswyl o un garafan teithiol a cadw portacabin gyda defnydd swyddfa ynghyd a ail-osod tanc septig presennol gyda system trin carthffosiaeth newydd yn

Retrospective application for the use of paddock as a touring caravan site and retention of two containers used as toilet and shower block, the use of land and retention of hardstanding for the commercial storage of caravans, boats and trailers, the residential use of a single touring caravan and retention of portacabin used as an office together with the replacement of the existing septic tank with a new sewage treatment plant and soakaway at

Tan y Graig, Trearddur Bay



Planning Committee: 02/10/2013

Report of Head of Planning Service (SWO)

Recommendation:

Permit the retrospective application for the use of paddock as a touring caravan site and retention of two containers used as toilet and shower block, the use of land and retention of hardstanding for the commercial storage of caravans, boats and trailers, the retention of portacabin used as an office together with the replacement of the existing septic tank with a new sewage treatment plant and soakaway

Refuse the application for the use of a single touring caravan for residential purposes.

Reason for Reporting to Committee:

On request of the Local Member Cllr Dafydd Rhys Thomas

1. Proposal and Site

The application is a retrospective submission for the continued use of the paddock as a touring caravan site and retention of two containers used as toilet and shower block, the use of land and retention of hardstanding for the commercial storage of caravans, boats and trailers, the residential use of a single touring caravan and retention of a portacabin used as an office together with the replacement of the existing septic tank with a new sewage treatment plant and soakaway at Tan Y Graig, Trearddur Bay.

The site itself lies in an open countryside location outside the defined development boundary for the settlement of Trearddur Bay with access to the site being afforded directly off the B4545. Views of the site from the public highway are mitigated by virtue of the natural stone wall enclosures which lie along the boundary of the site and the residential properties and agricultural type building which lie between the application site and highway.

2. Key Issue(s)

The key issues to be considered in the determination of the application are whether the principle of development is acceptable, highway safety, the effect which the development might have upon the amenities of neighbouring properties and its impact upon the landscape which is designated as an Area of Outstanding Natural Beauty.

3. Main Policies

Ynys Mon Local Plan

Policy 1 General Policy
Policy 12 New Touring Sites
Policy 30 Landscape
Policy 36 Coastal Development
Policy 53 Housing in the Countryside
Policy 57 Residential Caravans

Gwynedd Structure Plan

Policy A6 Housing
Policy D1 AONB
Policy D5 Coastal Sites
Policy D9 Environmentally Sensitive Areas Policy Policy D29 Standard of Design and Setting
Policy D32 Landscaping

Stopped Unitary Development Plan

Policy GP 1 Development Control Guidance
Policy TO 6 Touring Caravans
Policy EN 2 AONB
Policy SG 5 Private Sewage Treatment Facilities
Policy HP 6 Dwellings in Open Countryside

Planning Policy Wales Edition 5 November 2012

Technical Advice Notes

TAN 9 Enforcement of Planning Control
TAN 12 Design
TAN 13 Tourism
TAN 18 Transport

Supplementary Planning Guidance

Holiday Accommodation- 2007

4. Response to Consultation and Publicity

Cllr Dafydd Rhys Thomas- requested that the application be referred to committee on the basis that local residents are concerned about vehicle access as several accidents have taken place near the new entrance. Also residents disappointed that all this work seems to have been completed without the correct planning permission.

Cllr Jeffrey M Evans- No response

Cllr Trefor Lloyd Hughes- No response

Community Council- Object- Totally against the use of the paddock. This application should be fully investigated. The development should not have been allowed to take place without going through the normal planning procedures. The road nearby has numerous accident marks, even a fatality. The Highways Department has already marked the kerbstones in black and white to mark this extremely dangerous bend which is not suitable for an access on the dangerous corner.

Natural Resource Wales- The caravan site appears to have capacity and a use pattern which suggests that 20 plus touring vans is possible. The need for a properly sized sewage treatment plant at the site remains as requested in previous correspondence. The discharge to water and proximity of designated site downstream retains the need for a permit. Disposal for chemical toilet waste should be considered and included in site plans.

Economic Development- Disappointed to note that the principal of planning permission has been disregarded due to the retrospective nature of the application. However, the Economic Development Unit supports the application subject to consideration of their listed criteria.

Building Regulations- Advised of the situation

Drainage Section- Drainage detailed in the proposal appears satisfactory.

Highways Section- No Objection to the application

Environmental Services- Comments with respect to Environmental Protection and Health and Safety considerations.

R.S.P.B.- No Response

Gwynedd Archaeological Trust- Awaiting formal comments

Ecological and Environmental Adviser- Not aware of any ecological issues associated with this case. Advise that NRW and the RSPB be consulted due to the proximity of the site to the Beddmanarch Site of Special Scientific Interest (SSSI).

Dwr Cymru- No response

5. Relevant Planning History

46C147- Alterations and extensions to Tan y Graig, Trearddur Bay. Approved 22/03/89

46C147A- Demolition of the existing outbuilding, the erection of a new boat storage building, alterations to the existing vehicular access together with an extension to the curtilage at Tan Y Graig, Trearddur Bay.

Approved- 13/07/10

46C147B- Conversion of the outbuilding into a dwelling together with the installation of a septic tank at Tan Y Graig, Trearddur Bay. Refused 28/02/11

46C147C- Conversion of outbuilding into a dwelling together with the installation of a septic tank at Tan Y Graig, Trearddur Bay. Approved 25/04/12

The application was afforded publicity by way of site notices which were positioned within close proximity around the application site and, the distribution of personal letters of notification to neighbouring occupiers and an advert in the local press.

The latest date for the submission of representations is the 27th September, 2013 and at the time of writing the report several letters of objection had been presented to the department.

The members' attention is respectfully drawn to the fact that the letters of objection can be viewed in full on the application file. In summary however the objections were as follows.

-Lon St Ffraid has seen many road traffic accidents over the last decade. Granting permission to caravan tourers will significantly increase the risk of further road traffic accidents.

-The change of use is already in existence as the application is retrospective. In addition it is a significant change with increased traffic onto Lon St Ffraid, increased noise levels and a noticeable change in the aesthetics of the area sitting close to the Glannau Ynys Cybi SSSI

-Concern with respect to the fact that Building Control approval has not been sought. Potential consequences of the toilet/shower block upon the inland sea. Matter should be investigated by Planning, Building Control and Environment Officer

-The site is already developed and in use. Over the last two years the number of caravans and boats has increased dramatically and are visible from the highway. Given the past actions of the site owner with respect to disregarding imposed limits on numbers which were set by the Caravan Club restrictions on numbers should be considered if approval is given, notwithstanding the objections and concerns which were placed on record.

-It is considered that the owners have proceeded with works without permission and the principal of planning permission has been disregarded. If this scheme is approved, then it sets a precedence whereby others might carry out works and apply for permission retrospectively.

-The application should be fully considered by all relevant bodies as it has wider implications for all

-This development detracts unacceptably from the area with the large shed and rows of stored caravans. It gives the impression of a recycling yard.

-The attempts to screen the site from the highway are unsuccessful, especially when walking past the site.

-The touring area can also be seen from a large area of the inland sea

-The soft landscaping afforded the site is ineffective

Tourism should not be supported at the cost of spoiling the views which people come here to see.

-There are already plenty of touring sites in the area

-The application is for multiple uses, the various parts of which are subject to different rules, regulations and planning requirements and should therefore be several separate planning applications

-The County Council is committed to the provision of high quality tourist accommodation within its area. The present application is patently not high quality having to share its access through a commercial storage area and with several residential properties

-Stored caravans have regularly been observed to have strayed beyond the areas which have now been designated for such use

- Two containers used as a shower and toilet block does not create the image of high quality
- There are fire risks associated with the commercial storage element
- There is potential for the number of touring caravans to be doubled. The maximum number of pitches should be an essential requirement in making a planning decision.
- Council policy states that fast growing conifers should not be permitted
- There are Environmental and Ecological risks associated with this development given its proximity to a SSSI
- There is already one established caravan site overlooking the inland sea. To have a second would be unacceptable in such a visually sensitive area. Screening would also be impossible from the direction of the inland sea.
- Concern expressed with respect to the owners "housekeeping standards" given the fact that there is a derelict boat hull and cannibalized car on site.
- There is no formal Risk assessment on file nor an Environmental Impact Assessment
- There is no permit for the discharge of the sewerage treatment plant available on the application file.
- The applicants do not live on the premises. They live at Red Sails, Lon Isallt, Trearddur Bay.
- There is no adequate screening for noise or privacy for nearby residential occupiers and there is no adequate fencing of the touring site to prevent ingress to neighbouring properties
- It is advertised that on the Caravan Club web site as being open for twelve months of the year.
- It has been observed that caravans have been left on the touring site unoccupied for at least 28 days and in some cases considerably longer.
- The whole planning application seems rather strange, because the applicants have already carried out almost all of the work and actions contained in it. Surely planning consent should be obtained before any work is done. The sequence of events in this development means that the work has been carried out first; application for planning consent has been made after the event, effectively defying the planning system, thereby presenting a fait accompli and not allowing the Council to control or undo what has already been done. Also there has been no opportunity for other outside agencies to have any input before the work is done.

In response to these objections, I shall provide a response which addresses each of the objections, in the chronological order in which they have been listed.

- On the matter of road traffic accidents it can be confirmed that the Highways Section were consulted and their professional views sought on the application. Their response confirmed that they had no objection to the application. Furthermore, they confirmed that an analysis of the accident records for the last ten years would serve to demonstrate that there has been one slight accident for this area which was recorded on the 9/12/2008.
- The fact that the application is retrospective is duly acknowledged by the department. Indeed the submission itself has been brought about as a result of the local planning authority's repeated intervention by way of its Planning Enforcement function. All of the constituent parts which make up this application and the 'significance of change' brought about by each element will be given due consideration as part of the Authority's detailed assessment of matters.
- The retrospective nature of this submission may well have resulted in a form of development which has not sought and obtained the approval of other agencies/departments with an interest in the site. However, the intervention of the local planning authority has secured the submission of an application, albeit retrospective in nature, which has subsequently resulted in consultations being carried out with various organisations/agencies referred to within the objections in order that they may be given an opportunity of commenting upon the application.

- The current application offers an opportunity of addressing and controlling what has hitherto been an unregulated and unauthorised use of the land. In effect it seeks to bring matters into check. Moreover, any approval which the local planning authority might be minded to grant for any element of that sought within the application description for the site would be subject to the usual tests laid out within Circular 35/95 'The Use of Conditions on Planning Permissions'. Any breach of the terms imposed by the Caravan Club as an exempted organisation however would, in the first instance, be a matter for investigation by the aforementioned organisation.
- Whilst such an action is to be discouraged, it is not however a criminal offence to carry out development without first obtaining the necessary planning permission. Furthermore, provision exists within the current Regulations which allow individuals to submit retrospective planning applications in an effort to regularise matters irrespective of 'precedence'.
- The current application has been subject to extensive modification and professional consultation procedures which acknowledge its 'wider implications for all'.
- The 'large shed' which is referred to within the objections and its 'impact upon the area' has previously received approval from the local planning authority. The matter of the stored caravans and its comparison with a recycling yard is an opinion which will be given greater consideration within the Main Planning Considerations section of the report.
- The natural stone boundary walls and timber gates which run along the sites frontage provide effective mitigation in terms of visual impact by virtue of the fact that the majority of that contained within the complex is obscured from view. A comprehensive soft landscaping scheme has been presented to the Authority in an effort to mitigate the impact of the development when viewed from the inland sea.
- A recommendation will be presented upon the proposal which bears due regard to both economic and environmental considerations.
- The fact that the area is well served by touring sites is not sufficient reason in itself to justify refusing the current application.
- The local planning authority is obliged to determine the application as it has been presented before it.
- The current application will be weighed in the balance and a recommendation will be presented which bears due regards to the policies of the currently extant development plans together with all other material planning considerations.
- The current application now affords an opportunity for developments on site to be brought into check.
- The comments with respect to ablution facilities are noted, Again however, a recommendation has to be made which is balanced and measured having given due regard to the full facts of the case.
- Any fire risks associated with the development are matters which the site operator should be conversant and fully compliant with. The Environmental Services consultation response will be attached to any notice of approval which may be forthcoming for this element of the application.
- The possibility that the application site might be doubled is a matter which would again require the approval of the local planning authority and it is a matter which would be considered at that time should it indeed arise. The local planning authority is currently obliged however to consider the application on the basis of that presented before it.
- The conifer hedging on site forms part of the existing soft landscaping along the perimeter of the site with the public highway. The applicants' latest proposals provide for its phased removal and replacement with more appropriate species over a three year time frame.
- The Environment and Ecological risks associated with this development have been matters subject to scrutiny both internally and with external organisations as it evident within the reports Consultation Section.
- The application cannot reasonable be refused on the basis that there is another touring caravan site in close proximity to the inland sea. Each application ultimately has to be determined on its own individual merits.

- The concern expressed with respect to the owners 'housekeeping standards' are noted. However, the local planning authority would refrain from responding upon this allegation other than stating that such issues can arise irrespective of whether or not permission may or may not be granted for the site.
- The application did not require the submission of a full Environmental Impact Assessment. On the matter of a formal risk assessment it is unclear whether the reference to such matters which lie beyond the remit of the planning regime.
- Similarly, any permit which might be required for the discharge of the sewerage treatment plant is a matter which lies beyond the remit of the planning regime.
- The application presented will be considered on the basis of 'land use'. It is again unclear what relevance the site owners' address might have upon this process.
- It is not anticipated that any approval for the site, with the exception of that requested for a permanent residential caravan use, would be likely to impinge upon the amenities of any of the neighbouring properties to such an extent that it should warrant refusing.
- Any use made of the site in conjunction with the site owners membership of The Caravan Club would in the first instance be subject of the rules and regulations which are enforced by that organisation.
- The application currently before the Authority effectively provides an opportunity to bring previously unregulated matters into check.
- The sequence of events in this case, as pointed out in several letters of objection, is indeed contrary to that which is advocated within the Welsh Assembly Governments publications in the matter, in particular Technical Advice Note 9 – Enforcement of Planning Control. Be that as it may however, the same documents go on to state quite clearly that it is not a criminal offence to carry out development without first obtaining any necessary planning permission. The comments pertaining to the matter being a 'fait accompli' however on the basis that the works could not potentially be undone are not correct. Similarly, outside agencies may not have been previously aware of the activities on the site and therefore not in a position to offer comment in advance of any decision. However, the local planning authority's concerted efforts in this instance have eventually resulted in the receipt of a formal submission which has afforded all interested parties, professional consultees and the public alike, an opportunity of assessing and submitting representations upon the proposal which have been given detailed consideration as part of the local planning authority's detailed assessment of matters.

6. Main Planning Considerations

Principle of Development

On the matter of the single **touring caravan for residential purposes**, it can be confirmed that Planning Policy Wales together with the relevant policies attached to the currently extant development plans for the area are clear in that new house building in the open countryside should be strictly controlled. The fact that a single residential unit on a particular site would be unobtrusive is not in itself, irrespective of permanency, a good argument in favour of permission as such permission could be granted too often to the detriment of the countryside. It is acknowledged that the unit has been positioned so as to produce the minimum impact on the surrounding landscape. However, in my opinion, this would not entirely erase its harmful effects on the attractive landscape that surrounds the application site. The residential stamp of the project together with the domestic paraphernalia which would in all likelihood be introduced and become expected with such a use would only serve to erode the character of the AONB. Moreover, it is not considered that this impediment could be overcome through the proposed landscaping proposals which form part of the proposal or any other form of ameliorative treatment.

The remainder of the development consists of the **touring caravan use, the hard standing, office, toilet and shower block, commercial storage of caravans, boats and trailers and replacement sewage treatment plant and soak away**.

Policy 12 of the Ynys Mon Local Plan which relates to New Touring Sites allows the creation and/or the extension or additional pitches subject to criteria including that the development should not harm the appearance of the area. Policy CH5 of the Gwynedd Structure Plan has a less stringent requirement that proposals should unobtrusively be assimilated into the landscape.

Given the transient feature of this element of the proposal within an existing tourist destination coupled with the comprehensive landscaping proposals which form part of the submission it is not considered that a refusal can be reasonably justified on the basis of its impact upon the AONB.

Similarly, the hard standing, storage use and office are also well screened such that their impact upon the AONB is limited to such a degree that a refusal on visual amenity grounds could not be warranted; particularly given the comprehensive landscaping proposals which were later submitted in support of the proposal. In addition, an assessment has to be made which bears due regard to the principles of economic as well as environmental sustainability and having given due consideration to the full facts of the case which include all of the representations received, together with all other material planning considerations, I do not consider the impact which this element of the proposal might have in terms of its effect upon residential amenity or the character of the landscape which is designated as an AONB to be so adverse in itself so as to make the proposal unacceptable.

Highways Safety

Significant concerns have been expressed by members of the public with respect to highway safety issues relating to the site. These concerns have been conveyed to officers of the Highways Section who have since confirmed, following careful analysis and assessment that they do not wish to raise an objection to the application on highway safety grounds.

Impact upon an Area of Outstanding Natural Beauty.

This application is located within an Area of Outstanding Natural Beauty (AONB). It is a statutory designation that recognises the importance in landscape quality and nature conservation terms.

The primary objective for an AONB designation is the conservation and enhancement of their natural beauty. Local authorities have a statutory duty to have regard to AONB purposes and development control decision affecting AONB's should in the first instance favour conservation of natural beauty.

The storage element of the proposal together with the portakabin utilised as an office are located within the built up confines of the application site. They are flanked by the original two storey dwelling which served the site together with an outbuilding recently converted to a residential use to the North and an agricultural type steel framed building clad in vertical timber panelling and plastic coated corrugated sheeting to the South. Views of the storage area are extremely limited when viewed from the public highway given the fact that it is screened by high boundary walls which are constructed of randomly coursed stonework which extend along the sites frontage. When viewed from the direction of the inland sea the storage area is again predominantly screened by the high boundary walls which have also been constructed of natural stone.

The ablution facilities which are intended to serve the touring caravan use have been positioned next to the agricultural type storage building. Views of these facilities from the public highway are extremely limited whilst any impact when viewed from the direction of the inland sea is mitigated by virtue of the fact that it is set against the backdrop of a building of significantly greater proportions which has previously received the approval of the local planning authority. Further attempts to mitigate and assimilate these facilities when viewed from the direction of the inland sea has been successfully achieved by the installation of timber screens which replicate those utilised in the construction of the agricultural type building which lies next to it.

With the exception of the residential caravan use which clearly falls foul of planning policies in the given location, the touring site would by its very nature be a transient feature which would not impose permanent, year round effects upon the local environment. Views of the paddock from the public highway would be extremely limited. However, Views from the direction of the inland sea itself are highly likely as there is no intervening vegetation between the inland sea and the paddock. However, in an effort to mitigate this impact landscaping details have been prepared in discussion with the Authority's Landscape and Biodiversity Officers. The submitted landscape works detail the operations necessary for the successful establishment of the soft landscaping integration of the development with particular regard to the overall landscape quality and for the amenity of adjacent properties, highway and receptors'.

On balance, subject to the imposition of suitable planning conditions requiring that landscaping works be carried out prior to any additional caravans being brought on site, (over that permission by virtue of the Caravan Club exemption) the proposal in terms of its impact upon the AONB can not only be assimilated into the landscape but can also contribute towards enhancing the overall appearance of the site.

7. Conclusion

In this instance I have considered the substance of representations made by the public, the applicants and agent together with other statutory consultees alike and have balanced these against the advice contained within the relevant policy documents.

Paragraph 6 of Technical Advice Notice (Wales) 9 Enforcement of Planning Control states that... 'Enforcement action should be commensurate to the breach of planning control to which it relates;... The intention should be to remedy the effects of the breach of planning control, not to punish the persons carrying out the breach. Nor should enforcement action be taken simply to regularise development for which permission had not been sought but which is otherwise acceptable.'

The objections received to the proposal are material planning considerations of significance which have been addressed in detail within the representations segment of the report found in Section 4. A further assessment of certain issues raised by the objectors is also dealt with within the main planning considerations section of the report which is located within Section 6.

Although careful consideration has been given to the matters raised by the objectors it is considered that the objections received carry insufficient weight to warrant refusal of the application with the exception of the touring caravan for residential purposes; the recommendation for which shall be one of refusal.

8. Recommendation

To **permit** the retrospective application for the continued use of the paddock as a touring caravan site and retention of two containers use as toilet and shower block, the use of land and retention of hard standing for the commercial storage of caravans, boats and trailers, retention of portacabin for use as an office together with the replacement of the septic tank with a sewerage treatment plant and soak away subject to the following conditions:

(01) No touring caravans permitted under this consent shall be located on the site until the landscaping works detailed on drawing reference 13.08.PP.01 (Soft Landscaping Proposals) and comprising part of the application have been finalised and presented to the local planning authority for its written approval, implementation and completion, with the exception of the leylandii replacement programme which shall be undertaken and completed over a period of three years from the date of this permission.

Reason – To safeguard the visual amenities of the area which is designated as an Area of Outstanding Natural Beauty.

(02) The touring caravans, which shall not exceed 20 in number shall only be located within the area identified as 'Touring Site' and edged in red on the plan attached to this permission.

Reason – To define the extent of the permission and in the interests of the amenities of the locality.

(03) The area edged in red on the plan attached to this permission shall only be used as a touring caravan site between the 1st March and 31st October in any year and all caravans shall be removed from the touring site before the 1st November in any year and shall not be placed on the touring site before 1st March in any year.

Reason – To define the nature of the permission and in the interests of the amenities of the locality.

(04) The commercial storage area shall be restricted to the storage of touring caravans, boats and trailers unless otherwise agreed in writing with the local planning authority.

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

(05) Details of any proposed means of external lighting for the application site shall be submitted to and approved in writing by the local planning authority prior to its installation on site. Thereafter, any scheme as may be approved shall be implemented and retained in accordance with the agreed detail.

Reason – In the interests of the amenity of the designated landscape.

(06) The office accommodation hereby approved shall be restricted for use in conjunction with the adjoining touring caravans and commercial storage facility only as detailed on the submitted drawings and particulars included on the form of application and supporting documents.

Reason - For the avoidance of doubt.

(07) Any further alterations which may be required to be carried out to the office, toilet or shower block, and which would be likely to affect their external appearance, consequent upon their implementation of this permission, shall form the subject of an application which shall be submitted to and approved by the local planning authority before any work is commenced on such alterations.

Reason – To ensure that the details and appearance of the development are acceptable to the local planning authority.

(08) The development permitted by this consent shall be carried out strictly in accordance with the plan(s) and details submitted on the 26.3.13, 2.5.13, 8.8.13 under planning application reference 46C147D and the details which may require to be approved under the remaining conditions listed above.

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

To **refuse** the residential use of a touring caravan subject to the following reasons:

(01) The local planning authority consider that the proposal would be tantamount to the erection of a new dwelling in the countryside for which no long term need is known to exist for the purpose of agriculture or forestry; the development would therefore be contrary to the approved Policy A6 of the Gwynedd Replacement Structure Plan which aims to control new development in the countryside, to policy 53 of the Ynys Mon Local Plan, Policy HP6 of the Stopped Unitary Development Plan and to the advice given in Planning Policy Wales (Edition 5, November 2012).

(02) The proposal would constitute isolated sporadic development in an open rural area unrelated to any village nucleus and as such would cause serious injury to the character and amenities to this area designated as being of Outstanding Natural Beauty

(03) The proposal conflicts with Policy 57 of the Ynys Mon Local Plan and would set an undesirable precedent for similar proposals on the island.

(04) The local planning authority does not wish to encourage this type of sub-standard residential accommodation on the island.

9. Other Relevant Policies

Circular 35/95: The Use of Conditions on Planning Permissions

Supplementary Planning Guidance: Holiday Accommodation.

Rhif y Cais: 46C523 Application Number

Ymgeisydd Applicant

**Miss Pattie Horrocks
c/o RGR Partnership
1st Floor NatWest Bank Building
Glanhwa Road
Llangefni
LL77 7EN**

Cais llawn ar gyfer dymchwel yr annedd presennol ynghyd a chodi annedd newydd yn ei le yn

Full application for the demolition of the existing dwelling together with the erection of a replacement dwelling at

Bodfair, Ravenspoint Road, Trearddur Bay, LL65 2AQ



Planning Committee: 02/10/2013

Report of Head of Planning Service (NJ)

Recommendation:

Permit

Reason for Reporting to Committee:

At the request of the Local Member

1. Proposal and Site

The site is located on the coastline overlooking Porth Diana in Trearddur Bay. The site is occupied by an existing dwelling and the proposal is for its replacement with a single dwelling. The scheme under discussion is an amended plan following changes made by the applicant further to objections raised by neighbouring occupiers.

A late request was made by the Local Member (Cllr D R Thomas) for the application to be determined by the Planning and Orders Committee. As Members had not had the benefit of formal training at that time which would have made them aware of appropriate time limits for reply, the late request was accepted.

2. Key Issue(s)

The application's key issues are whether the proposal will affect the amenities of the surrounding properties, the character of the local area or affect the nearby listed building.

3. Main Policies

Ynys Môn Local Plan

Policy 1 – General Policy
Policy 41 – Listed Buildings
Policy 42 – Design
Policy 48 – Housing Development Criteria
Policy 50 – Listed Settlements
Policy 54 – Replacement Dwellings

Gwynedd Structure Plan

Policy D4 – Location, Siting and Design
Policy D22 – Listed Buildings
Policy D29 – Design

Stopped Unitary Development Plan

Policy GP1 – Development Control Guidance
Policy GP2 – Design
Policy HP3 – Villages
Policy HP9 - Replacement Dwellings

Planning Policy Wales (Edition 5)

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

Technical Advice Note 12 – Design

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

4. Response to Consultation and Publicity

Councillor Dafydd Rhys Thomas – No observations in relation to original proposal. In relation to revised proposal, requested that the application be referred to the Planning and Orders Committee due to concerns raised at the Community Council meeting regarding the height of the development in a sensitive area.

Councillor Jeffrey M Evans – No response

Councillor Trefor Lloyd Hughes – No response

Community Council – No objection

Welsh Water – Recommended conditional approval

Ecological Advisor – Protected Species report recommendations should be followed.

Highways – suggested condition

Drainage – details are satisfactory

Natural Resources Wales – does not object to the proposal but requires that recommendations within the protected species report are followed

Response to Publicity

8 letters of objection were received to the original application raising concerns regarding the size and scale of the proposal and its effect on the locality including its effect on Towyn Lodge which is a listed building and upon privacy. No further representations were received following receipt of amended drawings.

5. Relevant Planning History

None

6. Main Planning Considerations

Principle of Development: Policy 54 of the Local Plan and Policy HP9 of the stopped UDP allow the replacement of existing permanent dwellings but only where it can be shown that policy criteria are met including that the new dwelling will significantly improve the area's appearance. Developments are expected to reflect the size scale and massing of existing buildings and to be located on the site of the original.

The site is located within the existing developed part of the listed settlement of Ravenspoint Road under Policy 50 of the Ynys Mon Local Plan and is also within the development boundary of the Main Centre of Trearddur Bay under Policy HP3 of the stopped UDP. Both these policies allow the development of new residential property within the settlement subject to usual development control criteria and such dwellings would not be restricted to the requirements of replacement dwellings policies.

The Application: The application seeks the demolition of the existing dwelling and its replacement with a two storey dwelling providing a greater net floor area than the original but on the same site. The site is in a coastal location and is prominent in views from the south. A public footpath skirts the headland on which it sits. The existing dwelling is located within 2.5m of the boundary of the site with the footpath while the new dwelling will be within 2m of the boundary. The existing dwelling has a porch closest to the footpath at 3.2m in height at its highest point and projecting 2.4m forward of the main elevation and with a width of 3.2m. The dwelling itself reaches a ridge height of 6.4m. The replacement dwelling as originally submitted presented an 8.2m high ridge.

Following consultation between neighbours, the scheme was amended to a 7m ridge as compared to the 6.4m ridge of the existing building. Although closer to the footpath and higher and larger in bulk than the existing hipped roof dwelling the south elevation is broken up by the projecting gable and fenestration. Although the ridge height is higher than the existing, the dwelling will sit amongst other dwellings on the headland without appearing overly prominent.

The dwelling is orientated to take advantage of sea views with extensive glazing the south and west elevations overlooking the bay. The rear (north elevation) is close to existing residential units but has been designed such that minimum fenestration is proposed with rooflights used at high level to the first floor as secondary glazing to two bedrooms and for two bathroom areas. The dwelling is located on the site of the original and it is not considered that issues of overlooking or loss of privacy will occur.

Listed Building: The application site is located next to Towyn Lodge, a listed building reputed to have been occupied by civil engineer Thomas Telford during construction of the Anglesey section of the London to Holyhead road. A further listed building at Highground is located to the western boundary of the site. The site of the proposed replacement dwelling and the dwelling at Highground are separated by extensive and elevated garden areas and it is not considered that the application as now proposed will impact upon the setting of the listed building.

Towyn Lodge, a grade II listed building, is set on a lower elevation to the north east of Bodfair. The Built Environment and Landscape Section express concern that the height and design of the proposal can be considered to affect the setting of the listed building. The proposed new dwelling as redesigned is only slightly higher than the existing and although taking up a greater footprint on the site and reflecting a more contemporary in design, will not impact on the setting of the listed building as it will remain well separated from it e.g. in views across the bay. Views from the footpath are already shielded by the existing building.

Other Matters: Drainage details are considered acceptable in principle. Welsh Water has suggested conditions but as this is an application to replace an existing similar development, they are considered inappropriate. The Highway Authority has suggested that a footpath be continued along the frontage of the site. However, this is a one for one replacement of an existing dwelling rather than being an entirely new proposal and it is not considered appropriate to include the requirement as a planning condition. Similarly, it is suggested that the boundary wall be restricted to 1m in height with nothing exceeding that height being located within 2m of the boundary wall. The existing garage, which is retained as part of the proposal, forms part of the boundary wall and exceeds 1m in height. Again, as a one for one replacement scheme, the condition is not considered appropriate. The scheme is acceptable in terms of ecology impacts subject to a condition on the season of working.

7. Conclusion

All material considerations have been taken into account but have not altered the recommendation made

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) No development shall commence until details of the external finishing materials (which shall include a natural slate roof) have been submitted to and agreed in writing by the local planning authority. The scheme shall thereafter proceed in accordance with the approved details unless the local planning authority gives its written consent to any variation.

Reason: To safeguard the visual amenities of this area which is designated as an area of Outstanding Natural Beauty.

(03) The dwelling hereby permitted shall be constructed to achieve a minimum Code for Sustainable Homes Level 3 and achieve a minimum of 1 credits under category 'Ene 1 – Dwelling Emission Rate' in accordance with the requirements of the Code for Sustainable Homes: Technical Guide 11th November 2010 (Version 3). The development shall be carried out entirely in accordance with the approved assessment and certification.

Reason: To mitigate the causes of climate change and ensure resilience against the predicted future climate changes.

(04) Construction of the dwelling hereby permitted shall not begin until an 'Interim Certificate' has been submitted to and approved in writing by the Local Planning Authority, certifying that a minimum Code for Sustainable Homes Level 3 and a minimum of 1 credits under 'Ene 1 – Dwelling Emission Rate', has been achieved for the dwelling in accordance with the requirements of the Code for Sustainable Homes: Technical Guide 11th November 2010 (Version 3).

Reason: To mitigate the causes of climate change and ensure resilience against the predicted future climate

changes.

(05) Prior to the occupation of the dwelling hereby permitted, a Code for Sustainable Homes 'Final Certificate' shall be submitted to and approved in writing by the Local Planning Authority certifying that a minimum Code for Sustainable Homes Level 3 and a minimum of 1 credits under 'Ene 1 – Dwelling Emission Rate', has been achieved for the dwelling in accordance with requirements of the Code for Sustainable Homes: Technical Guide 11th November 2010 (Version 3).

Reason: To mitigate the causes of climate change and ensure resilience against the predicted future climate changes.

(06) No development in the demolition of the existing dwelling shall take place between 1st March and 30th September in any year unless the structure has been examined by a suitably qualified ecologist to confirm the absence of nesting birds and bats. The results of the survey should be made available to the local planning authority prior to commencement.

Reason: To safeguard any protected species which may be present on site.