

12.1 Gweddill y Ceisiadau

Remainder Applications

Rhif y Cais: **19LPA989/CC** Application Number

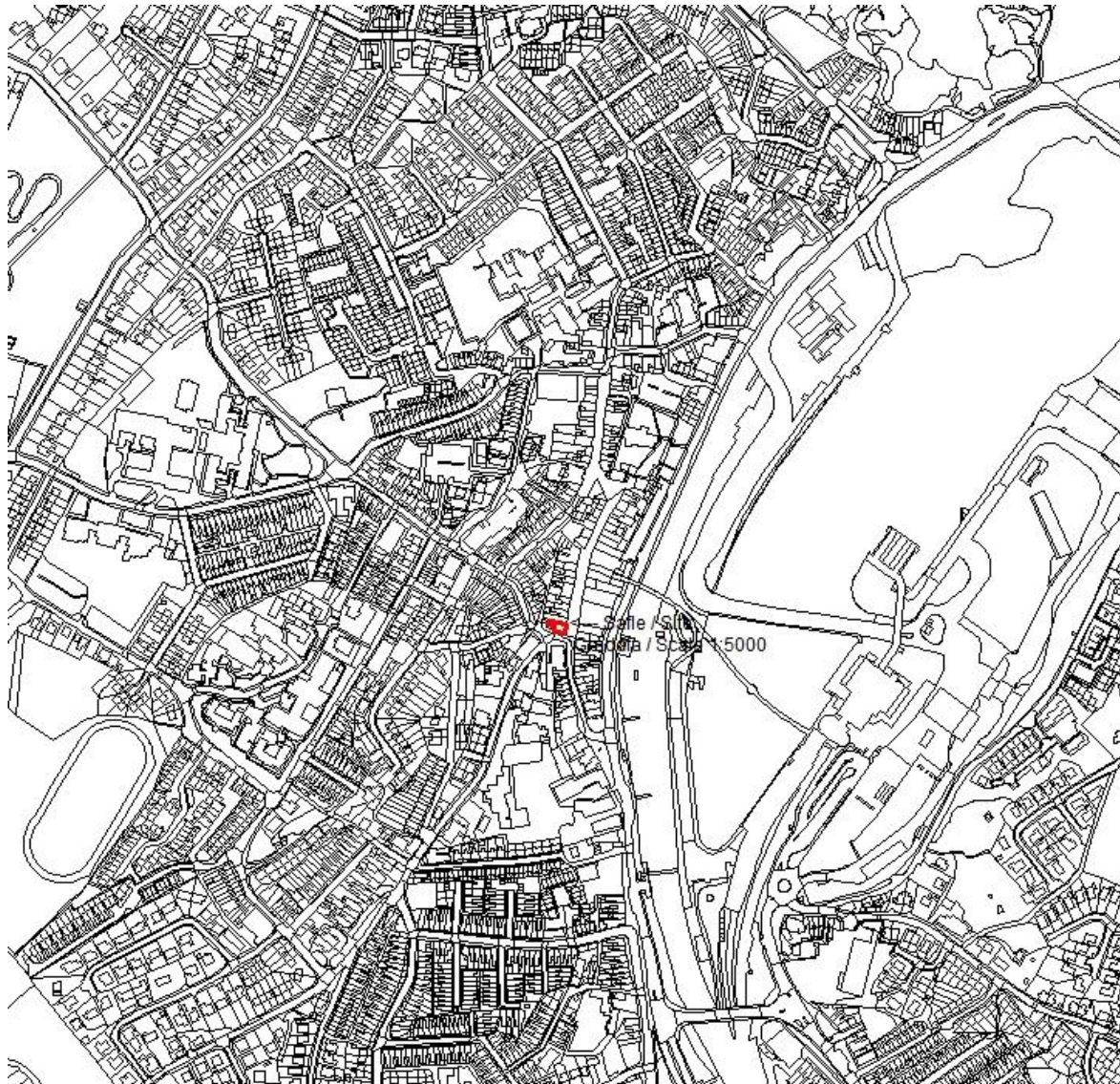
Ymgeisydd Applicant

**Head of Service (Highways)
Anglesey Three Towns Regeneration
Isle of Anglesey County Council
Council Offices
Structures - Highways
Llangefni
Ynys Môn
LL77 7TW**

Cais llawn ar gyfer amnewid tri o'r ffenestri
presennol i'r llawr cyntaf a'r ail o'r edrychiad blaen
gyda ffenestri traddodiadol dalennog pren yn

Full application for the replacement of three of the
existing windows on the first and second floor of the
front elevation with traditional timber sash windows
at

Rowlands Pharmacy, 62 Market Street, Holyhead



Planning Committee: 08/01/2014

Report of Head of Planning Service (AMG)

Recommendation:

Permit

Reason for Reporting to Committee:

The application is made by the Local Authority.

1. Proposal and Site

The site is situated within Holyhead Town Centre and is located within the designated Holyhead Conservation Area. The application site is currently occupied by Rowlands Pharmacy.

The proposal entails the replacement of three of the existing windows on the first and second floor of the front elevation with traditional timber sash windows.

2. Key Issue(s)

The key issue to consider is whether or not the proposal will affect the character of the designated Conservation Area.

3. Main Policies

Ynys Môn Local Plan

Policy 1 – General

Policy 40 – Conservation of Buildings

Policy 42 – Design

Gwynedd Structure Plan

Policy D3 – Conservation Areas

Policy D4 – Location, Siting and Design

Policy D25 – Alterations and Additions to Existing Buildings in Conservation Areas

Policy D29 – Standard of Design

Stopped Unitary Development Plan

Policy GP1 – Development Control Guidance

Policy GP2 – Design

Policy EN13 – Conservation of Buildings

Planning Policy Wales, Edition 5, November 2012

Technical Advice Note 12: Design

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

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

4. Response to Consultation and Publicity

Councillor Robert Llewelyn Jones – No response received at time of writing the report.

Councillor Raymond Jones – No response received at time of writing the report.

Councillor Arwel Roberts - No response received at time of writing the report.

Town Council – No response received at time of writing the report.

Public Consultation – The application was afforded two means of publicity. These were by the posting of a

site notice near the site and publication of a notice in the local press. The latest date for the receipt of representations was the 18th December 2013. At the time of writing this report no representations had been received at the department.

5. Relevant Planning History

19C599 - Change of use from a dwelling into 2 one bedrooomed flats at 62-64 Market Street, Holyhead – Approved 05/05/1993

19C559A - Relocation of satellite antenna at 62 Market Street, Holyhead – Approved 10/11/1999

6. Main Planning Considerations

Affect of the proposal on the character of the designated Conservation Area – The proposal entails the replacement of three of the existing windows on the first and second floor of the front elevation with traditional timber sash windows. It is considered that the proposed windows are sympathetic and will preserve and enhance the appearance of both the building and the designated Conservation Area.

7. Conclusion

The proposal is considered acceptable subject to conditions.

8. Recommendation

Permit

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

Reason: 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 14/11/2013 under planning application reference 19LPA898/CC.

Reason: For the avoidance of doubt.

12.2

Gweddill y Ceisiadau

Remainder Applications

Rhif y Cais: **19LPA989A/AD/CC** Application Number

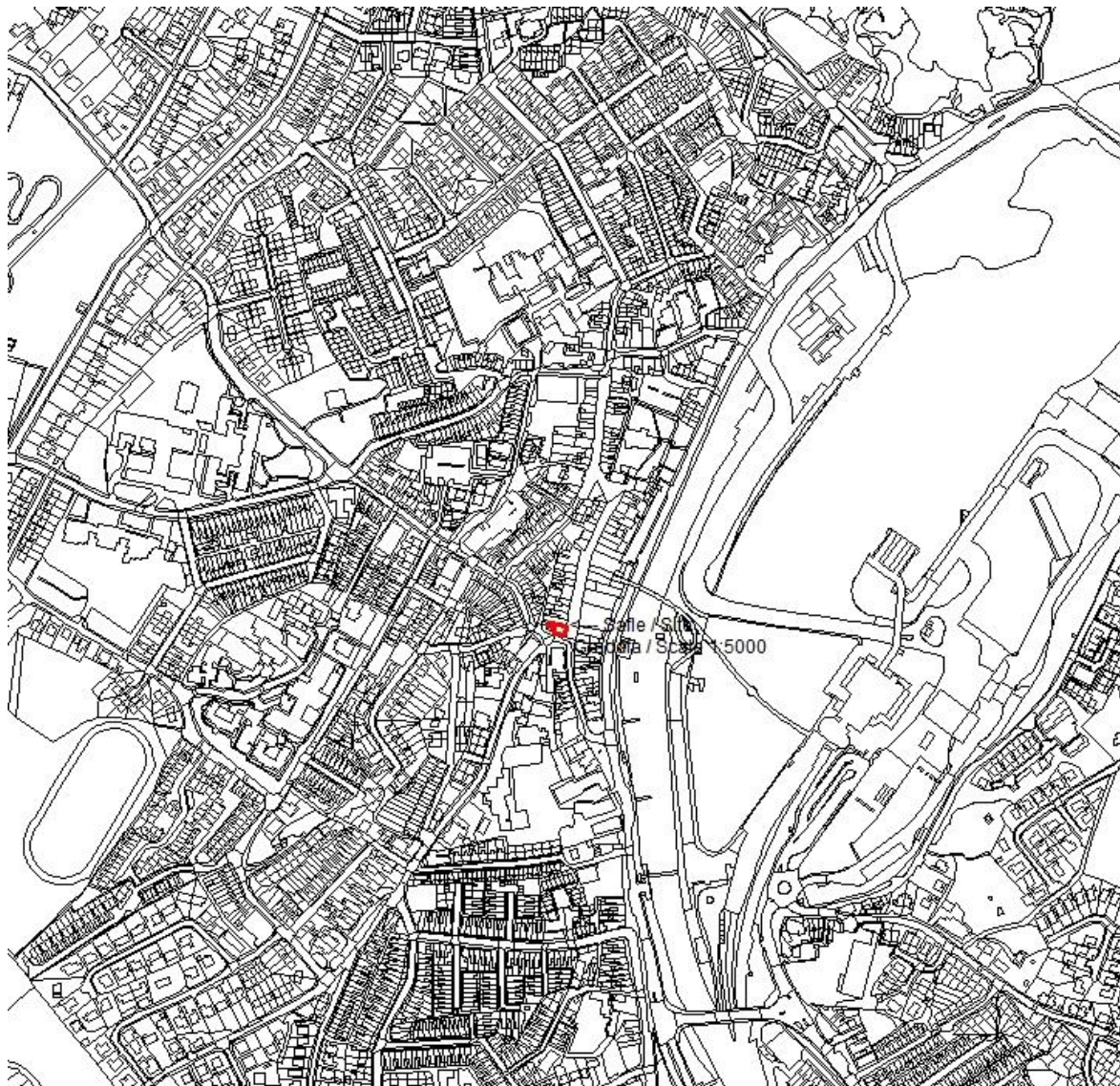
Ymgeisydd Applicant

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Isle of Anglesey County Council
Council Offices
Llangefni
Ynys Môn
LL77 7TW**

Cais ar gyfer codi arwydd swing estynedig heb ei oleuo yn

Application for the erection of a non-illuminated projecting swing sign at

Rowlands Pharmacy, 62 Market Street, Holyhead



Planning Committee: 08/01/2014

Report of Head of Planning Service (AMG)

Recommendation:

Permit

Reason for Reporting to Committee:

The application is made by the Local Authority.

1. Proposal and Site

The site is situated within Holyhead Town Centre and is located within the designated Holyhead Conservation Area. The application site is currently occupied by Rowlands Pharmacy.

The proposal entails the erection of a non-illuminated projecting swing sign at Rowlands Pharmacy, 62 Market Street, Holyhead

2. Key Issue(s)

The key issues to consider are whether or not the proposal will affect the character of the designated Conservation Area and highway safety.

3. Main Policies

Ynys Môn Local Plan

Policy 1 – General

Policy 22 - Advertisement

Policy 40 – Conservation of Buildings

Policy 42 – Design

Gwynedd Structure Plan

Policy D3 – Conservation Areas

Policy D4 – Location, Siting and Design

Policy D25 – Alterations and Additions to Existing Buildings in Conservation Areas

Policy D29 – Standard of Design

Stopped Unitary Development Plan

Policy GP1 – Development Control Guidance

Policy GP2 – Design

Policy EN13 – Conservation of Buildings

Policy SG10 – Advertisements

Planning Policy Wales, Edition 5, November 2012

Technical Advice Note 7: Outdoor Advertisement Control

Technical Advice Note 12: Design

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

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

4. Response to Consultation and Publicity

Councillor Robert Llewelyn Jones – No response received at time of writing the report.

Councillor Raymond Jones – No response received at time of writing the report.

Councillor Arwel Roberts - No response received at time of writing the report.

Town Council – No response received at time of writing the report.

Public Consultation – The application was afforded two means of publicity. These were by the posting of a site notice near the site and publication of a notice in the local press. The latest date for the receipt of representations was the 18th December 2013. At the time of writing this report no representations had been received at the department.

5. Relevant Planning History

19C599 - Change of use from a dwelling into 2 one bedroomed flats at 62-64 Market Street, Holyhead – Approved 05/05/1993

19C559A - Relocation of satellite antenna at 62 Market Street, Holyhead – Approved 10/11/1999

6. Main Planning Considerations

Affect of the proposal on the character of the designated Conservation Area – The proposal entails the erection of a non-illuminated projecting swing sign at the front of the building. It is considered that the proposed sign will enhance the character and appearance of the Conservation Area.

Highway Safety - It is not considered that the proposed information panel will have a detrimental effect upon highway safety.

7. Conclusion

The proposal is considered acceptable subject to conditions.

8. Recommendation

Permit

(01) Consent is hereby given for a period of 5 YEARS beginning with the date of this consent.

Reason: To comply with the Town and Country Planning (Control of Advertisements) Regulations 2007.

(02) Any advertisement displayed, and any site used for the display of advertisements, shall be maintained in a clean and tidy condition to the reasonable satisfaction of the local planning authority.

Reason: To ensure that the siting and design of the sign will be satisfactory from an amenity point of view.

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

Reason: To ensure that the siting and design of the sign will be satisfactory from an amenity point of view.

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

Reason: To ensure that the siting and design of the sign will be satisfactory from an amenity point of view.

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

Reason: To ensure that the siting and design of the sign will be satisfactory from an amenity point of view.

(06) The development permitted by this consent shall be carried out strictly in accordance with the plan(s) submitted on the 14.11.13 under planning application reference 19LPA989A/AD/CC.

Reason: For the avoidance of doubt.

Rhif y Cais: **19LPA990/AD/CC** Application Number

Ymgeisydd Applicant

**Head of Service (Highways)
Anglesey Three Towns Regeneration
Isle of Anglesey County Council
Council Office
Llangefni
Ynys Môn
LL77 7TW**

Cais ar gyfer codi arwydd swing estynedig heb ei oleuo yn

Application for the erection of a non-illuminated projecting swing sign at

Siop y Porth, 60 Market Street, Holyhaed



Planning Committee: 08/01/2014

Report of Head of Planning Service (AMG)

Recommendation:

Permit

Reason for Reporting to Committee:

The application is made by the Local Authority.

1. Proposal and Site

The site is situated within Holyhead Town Centre and is located within the designated Holyhead Conservation Area. The application site is currently occupied by Siop y Porth.

The proposal entails the erection of a non-illuminated projecting swing sign.

2. Key Issue(s)

The key issues to consider are whether or not the proposal will affect the character of the designated Conservation Area and highway safety.

3. Main Policies

Ynys Môn Local Plan

Policy 1 – General

Policy 22 - Advertisement

Policy 40 – Conservation of Buildings

Policy 42 – Design

Gwynedd Structure Plan

Policy D3 – Conservation Areas

Policy D4 – Location, Siting and Design

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Policy D29 – Standard of Design

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Policy GP1 – Development Control Guidance

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Town Council – No response received at time of writing the report.

Public Consultation – The application was afforded two means of publicity. These were by the posting of a site notice near the site and publication of a notice in the local press. The latest date for the receipt of representations was the 18th December 2013. At the time of writing this report no representations had been received at the department.

5. Relevant Planning History

19C816 - Change of use from retail shop to an estate agents at 60 Market Street, Holyhead – Approved 22/05/2003

6. Main Planning Considerations

Affect of the proposal on the character of the designated Conservation Area – The proposal entails the erection of a non-illuminated projecting swing sign at the front of the building. It is considered that the proposed sign will enhance the character and appearance of the Conservation Area.

Highway Safety - It is not considered that the proposed information panel will have a detrimental effect upon highway safety.

7. Conclusion

The proposal is considered acceptable subject to conditions.

8. Recommendation

Permit

(01) Consent is hereby given for a period of 5 YEARS beginning with the date of this consent.

Reason: To comply with the Town and Country Planning (Control of Advertisements) Regulations 2007.

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

Reason: To ensure that the siting and design of the sign will be satisfactory from an amenity point of view.

(06) The development permitted by this consent shall be carried out strictly in accordance with the plan(s) submitted on the 14.11.13 under planning application reference 19LPA990/AD/CC.

Reason: For the avoidance of doubt.