

# 12.1

## Gweddill y Ceisiadau

## Remainder Applications

Rhif y Cais: **11C607** Application Number

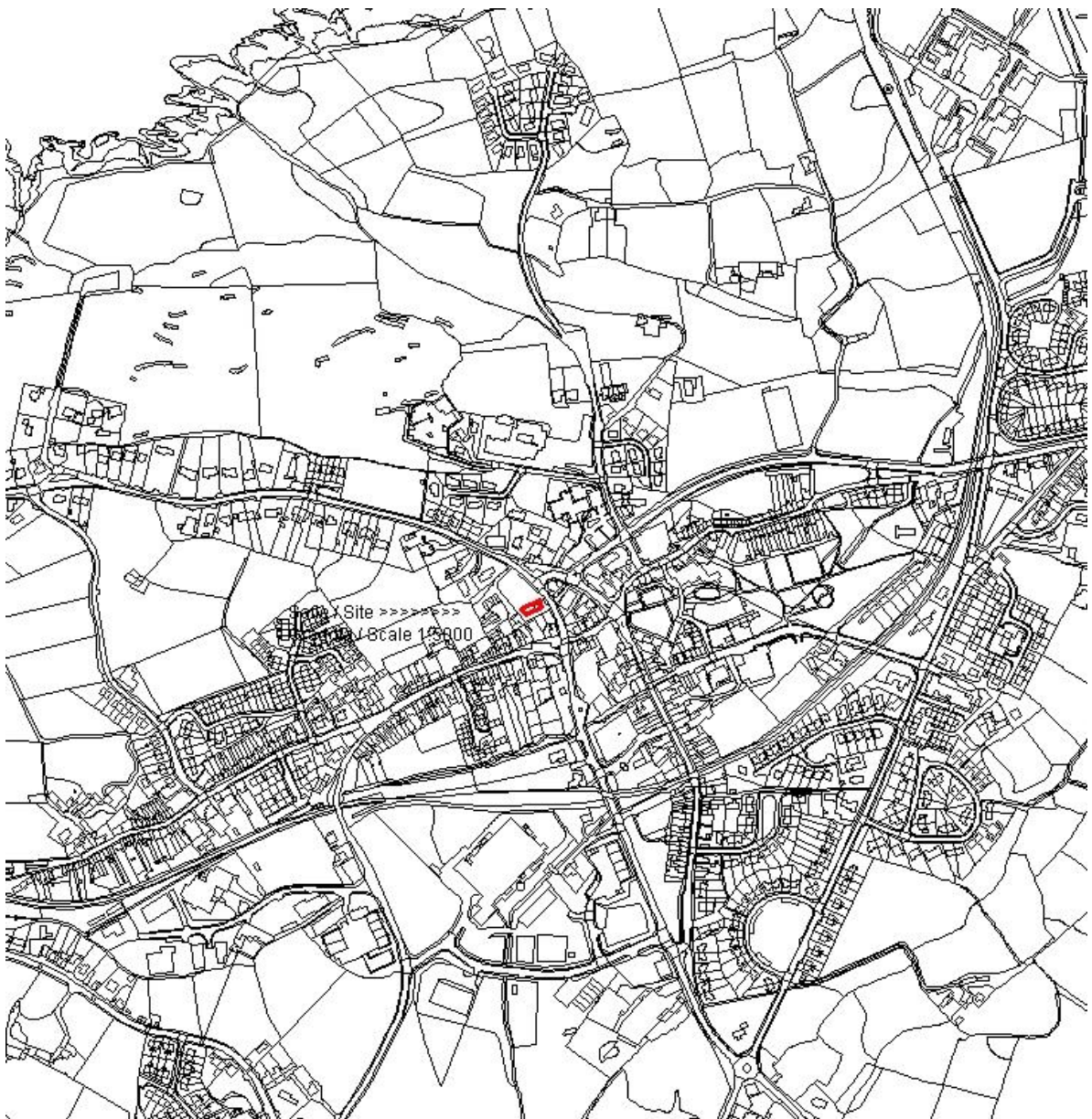
Ymgeisydd Applicant

**Mr John Lindsay  
Pildwrn  
Burwen  
Amlwch  
LL68 9AE**

Cais llawn ar gyfer newid defnydd yr adeilad  
presennol o doiledau cyhoeddus i uned arlwyyo yn

Full application for the change of use of existing  
building from public toilets into a catering unit at

Sgwar Dinorben, Amlwch



**Planning Committee: 05/02/2014**

**Report of Head of Planning Service (MTD)**

**Recommendation:**

Permit

**Reason for Reporting to Committee:**

Part of the land the subject of the application is in Council ownership, namely that which the applicant has a right of way over.

### **1. Proposal and Site**

The site is located within the market car park in Amlwch and accommodates a single storey building. The building itself was in use as public toilets until approximately 3 years ago.

It is proposed to use the building as a catering unit which will be open 8 am until 6pm Mondays to Fridays and from 8am until 2pm on Saturdays. Bread and cakes will be produced on site, there will be a seating area within the building for consumption but produce may also be taken away.

### **2. Key Issue(s)**

Is the use appropriate in the location.

Highways issues.

### **3. Main Policies**

#### **Gwynedd Structure Plan**

Policy B1 Employment

#### **Ynys Môn Local Plan**

Policy 1 General Policy

Policy 2 New Jobs

Policy 26 Car Parking

Policy 42 Design

#### **Ynys Môn Unitary Development Plan**

Policy GP1 Development Control Guidance

Policy GP2 Design

Policy EP6 Reuse of Buildings

Policy EP8 Vibrant Town, District and Local Centres

Policy EP13 Hot Food takeaways

#### **Supplementary Planning Guidance: Hot Food Takeaways**

**Supplementary Planning Guidance: Design Guide for the Urban and Rural Environment.**

### **4. Response to Consultation and Publicity**

**Local Member Councillor A. M. Jones:** No response at the time of writing this report.

**Local Member Councillor W. Hughes:** No response at the time of writing this report.

**Local Member Councillor R. O. Jones:** No response at the time of writing this report.

**Town Council:** Object on the same grounds as petition

**Welsh Water:** Recommend conditions.

**Highways:** Comments

## **Environmental Health: Comments**

A petition containing 192 signatures has been received. The petition states in main

There are enough food outlets and some of them are struggling to exist.

Different types of shops are needed.

Assume there will be a large grant provided by the Council and this is not extended to existing businesses.

The new establishment will do nothing to encourage people into the area and will be detrimental to the many shops not just the eateries.

## **5. Relevant Planning History**

None.

## **6. Main Planning Considerations**

The building in question has not been in use for over 3 years and has now been sold by the Council.

A beneficial use should be encouraged provided there isn't conflict with plan policy or harm to amenity. In this instance it is not considered that the change of use is objectionable and given the location of nearby properties it is further not considered that there will be harm to amenity.

There is no objection from the Highways Authority.

As part of the application a shopfront will be installed this will comprise of glazing with plastic surround, given the form of the existing building and the surroundings it is not considered that this can be objected to.

## **7. Conclusion**

There is no objection in terms of policy, harm to amenity or highways issues.

## **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 use hereby permitted shall only open for business between 8am and 6pm Monday – Friday and 8am and 2pm Saturdays.**

Reason: To define the scope of this permission.

## **Informative**

The applicant's attention is drawn to the need for advertisement consent for any signage which may be proposed.

## 12.2

### Gweddill y Ceisiadau

### Remainder Applications

Rhif y Cais: **23C309A** Application Number

Ymgeisydd Applicant

**Mr Gwynfor Parry  
c/o Mr Vince Kitching  
57 Clos Belyn  
Llandudno Junction  
Conwy  
LL31 9AH**

Cais amlinellol gyda â'r materion i gyd wedi'u cadw'n ôl ar gyfer annedd unllawr a garej ar dir cyfagos i

Outline application with all matters reserved for a detached single storey dwelling and garage on land adjoining

Bron Haul, Talwrn, LL77 7SP



**Planning Committee: 05/02/2014**

**Report of Head of Planning Service (MTD)**

**Recommendation:**

Refuse

**Reason for Reporting to Committee:**

The application was called in by the Local Member, Councillor Bob Parry.

### **1. Proposal and Site**

The site is located adjacent to an existing dwelling on the edge of the settlement along a track off the road leading from Talwrn to Ceint.

It is proposed to construct a single storey detached dwelling.

### **2. Key Issue(s)**

Whether the location is acceptable in policy terms.

Highways issues.

### **3. Main Policies**

#### **Gwynedd Structure Plan**

Policy D3 Landscape

Policy D4 Location, siting and design

Policy A2 Housing land

#### **Ynys Môn Local Plan**

Policy 1 General Policy

Policy 31 Special Landscape Area

Policy 48 Housing Development Criteria

Policy 50 Listed Settlements

#### **Stopped Unitary Development Plan**

Policy GP1 Development Control Guidance

Policy GP2 Design

Policy EN1 Landscape Character

Policy HP4 Villages

#### **Planning Policy Wales 5<sup>th</sup> Edition, November (2012)**

#### **Technical Advice Note 18: Transport**

### **4. Response to Consultation and Publicity**

**Local Member Councillor Bob Parry:** has referred the application to committee stating that the site is within the village and between two properties.

**Local Member Councillor Nicola Roberts:** No response at the time of writing this report.

**Local Member Councillor Dylan Rees:** No response at the time of writing this report.

**Community Council:** No objection

**Highways:** Recommend refusal

**Natural Resources Wales:**

**Ecological Advisor:** No comments

**Welsh Water:** Recommend conditions

**Drainage:** Comments

## **5. Relevant Planning History**

23C309A: Outline application with all matters reserved For a detached single story dwelling and garage on land adjoining Bron Haul, Talwrn. Refused – 03/06/2013.

The reason for refusal being;

**‘The private access road leading to the site is served by a substandard road junction where visibility onto the public highway is well below the recommended standards, the increased vehicular use of this substandard junction access which would result from the development could be detrimental to road safety.’**

## **6. Main Planning Considerations**

The site is located on the edge of the settlement and as such it is considered that a dwelling in this location does not conflict with plan policy in terms of location. Furthermore it is not considered that there will be harm to residential or visual amenity.

However, the Council’s Highways Engineers object to the scheme considering the access substandard.

## **7. Conclusion**

The proposals are not acceptable as the dwelling would be served by an access with poor visibility.

## **8. Recommendation**

### **Refuse**

(01) The private access road leading to the site is served by a substandard road junction where visibility onto the public highway is well below the recommended standards, the increased vehicular use of this substandard junction access which would result from the development could be detrimental to road safety.





**Planning Committee: 05/02/2014**

**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 for the erection of an enclosed entrance porch and security door at 44-52 Bryn Meurig, Llangefni.

### **2. Key Issue(s)**

The key issues which need to be considered are the design and effect on neighbouring properties.

### **3. Main Policies**

#### **Ynys Mon Local Plan**

Policy 1 – General Policy

Policy 31 – Landscape

Policy 42 – Design

Policy 58 – Extension

#### **Gwynedd Structure Plan**

Policy D4 – Location, siting and design

Policy D29 – Design

#### **Stopped Unitary Development Plan**

Policy GP1 – Development Control Guidance

Policy GP2 – Design

Policy EN1 - Landscape

### **4. Response to Consultation and Publicity**

**Community Council** – No response

**Local Member (Bob Parry)** – No response

**Local Member (Dylan Rees)** – No response

**Local Member (Nicola Roberts)** – No response

**Highways** – No recommendation

**Welsh Water** – Comments

Neighbouring properties were notified by letter and a site notice placed near the site. The expiry date to receive representations was the 17<sup>th</sup> January, 2014. At the time of writing the report, no letters of objection were received.

### **5. Relevant Planning History**

None

### **6. Main Planning Considerations**



The proposed porch will be erected at the entrance to the flats. A security door will also be installed on the building to ensure an access controlled entry system.

The site can comfortably accommodate the proposal without appearing cramped or over developing the site to the detriment of the character of the locality or the amenities of the neighbouring properties.

## **7. Conclusion**

The proposal complies with the Supplementary Planning Guidance on Design Guide for the Urban and Rural Environment, Technical Advice Note 12: Design, part 4.11 Promoting sustainability through good design, Planning Policy Guidance (Wales) Edition 5 and policies contained within the Ynys Mon Local Plan and Stopped Unitary Development Plan.

## **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 11.12.2014 under planning application reference 34LPA991/CC.**

Reason: For the avoidance of doubt.

# 12.4

## Gweddill y Ceisiadau

## Remainder Applications

Rhif y Cais: **34LPA991A/CC** Application Number

Ymgeisydd Applicant

**Head of Service  
Housing and Maintenance  
Council Offices  
Llangefni  
Anglesey  
LL77 7TW**

Cais llawn ar gyfer codi ports a drws diogelwch yn

Full application for the erection of a porch and security door at

54-62 Bryn Meurig, Llangefni



**Planning Committee: 05/02/2014**

**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 for the erection of an enclosed entrance porch and security door at 54-62 Bryn Meurig, Llangefni.

### **2. Key Issue(s)**

The key issues which need to be considered are the design and effect on neighbouring properties.

### **3. Main Policies**

#### **Ynys Mon Local Plan**

Policy 1 – General Policy

Policy 31 – Landscape

Policy 42 – Design

Policy 58 – Extension

#### **Gwynedd Structure Plan**

Policy D4 – Location, siting and design

Policy D29 – Design

#### **Stopped Unitary Development Plan**

Policy GP1 – Development Control Guidance

Policy GP2 – Design

Policy EN1 - Landscape

### **4. Response to Consultation and Publicity**

**Community Council** – No response

**Local Member (Bob Parry)** – No response

**Local Member (Dylan Rees)** – No response

**Local Member (Nicola Roberts)** – No response

**Highways** – No recommendation

**Welsh Water** – Comments

Neighbouring properties were notified by letter and a site notice placed near the site. The expiry date to receive representations was the 17<sup>th</sup> January, 2014. At the time of writing the report, no letters of objection were received.

### **5. Relevant Planning History**

34LPA991/CC: Full application for the erection of a porch and security door at 44-52 Bryn Meurig, Llangefni. No decision.

## **6. Main Planning Considerations**

The proposed porch will be erected at the entrance to the flats. A security door will also be installed on the building to ensure an access controlled entry system.

The site can comfortably accommodate the proposal without appearing cramped or over developing the site to the detriment of the character of the locality or the amenities of the neighbouring properties.

## **7. Conclusion**

The proposal complies with the Supplementary Planning Guidance on Design Guide for the Urban and Rural Environment, Technical Advice Note 12: Design, part 4.11 Promoting sustainability through good design, Planning Policy Guidance (Wales) Edition 5 and policies contained within the Ynys Mon Local Plan and Stopped Unitary Development Plan.

## **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 11.12.2014 under planning application reference 34LPA991A/CC.**

Reason: For the avoidance of doubt.



Rhif y Cais: **46C263M** Application Number

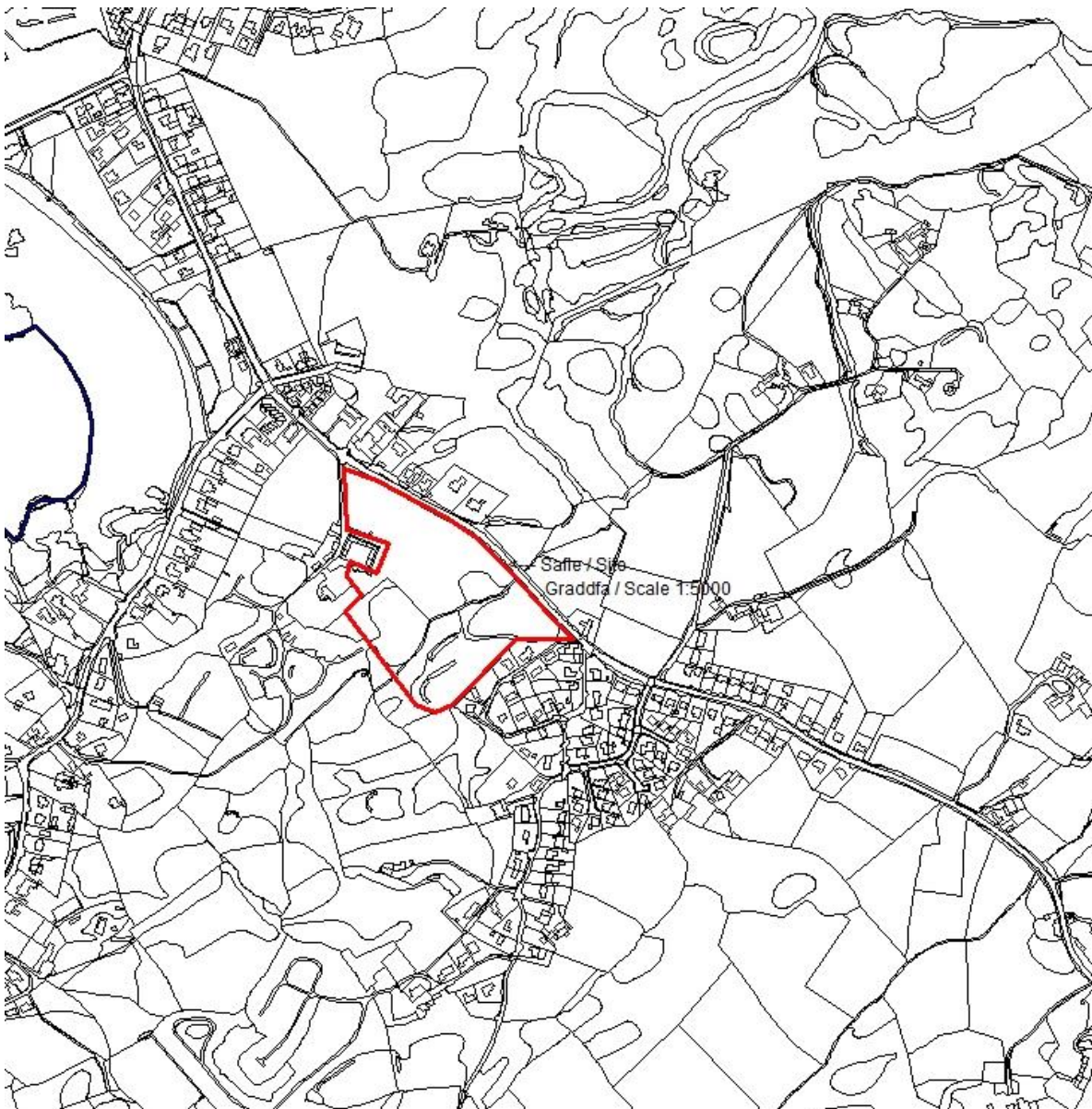
Ymgeisydd Applicant

**Mr Stephen Parry  
c/o RGR Partnership  
1st Floor NatWest Bank Building  
Glanhwfa Road  
Llangefni  
LL77 7EN**

Cais llawn ar gyfer lleoli 11 caban coed ar gyfer pwrpas gwyliau, creu mynedfa newydd a thirlunio yn

Full application for the siting of 11 log cabins for holiday purposes, construction of a new access and landscaping at

Tyn Towyn Caravan Park, Lon St. Ffraid, Trearddur Bay





## **Planning Committee: 05/02/2014**

### **Report of Head of Planning Service (NJ)**

#### **Recommendation:**

Permit

#### **Reason for Reporting to Committee:**

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.

#### **1. Proposal and Site**

The site is located off the B4545 Lon St Ffraid and comprises currently undeveloped land located to the north-east of the Ty'n Towyn caravan park. The application is for the erection of 11 log cabins, a new access road and landscaping works.

#### **2. Key Issue(s)**

Effects on visual and residential amenity and highway safety.

#### **3. Main Policies**

##### **Gwynedd Structure Plan**

Policy B1: Employment Generating Developments  
Policy CH1: Recreation and Tourist Development  
Policy CH2: High Quality Holiday Accommodation  
Policy D3: Landscape Conservation Areas  
Policy D4: Location, Siting and Design  
Policy D9: Environmentally Sensitive Areas  
Policy D29: Standard of Design  
Policy D31: Open Spaces  
Policy D32: Landscaping  
Policy FF12: Car Parking Standards

##### **Ynys Mon Local Plan**

Policy 1: General Policy  
Policy 5: Design  
Policy 8: Holiday Accommodation  
Policy 26: Car Parking  
Policy 31: Special Landscape Area  
Policy 32: Landscape  
Policy 34: Nature Conservation  
Policy 35: Nature Conservation  
Policy 42: Design

##### **Stopped Unitary Development Plan**

Policy GP1: General Policy  
Policy GP2: Design  
Policy TR10: Parking Standards  
Policy TO1: New Attractions and Extensions to Existing Attractions  
Policy TO2: Holiday Accommodation  
Policy TO10: Recreational Routes  
Policy EN1: Landscape Character  
Policy EN4: Biodiversity  
Policy SG4: Foul Sewage Disposal  
Policy SG6: Surface Water Run-Off

Supplementary Planning Guidance

Design Guide  
Holiday Accommodation

Relevant National or Local Policy

Planning Policy Wales Edition 5  
TAN 5: Nature Conservation  
TAN 12: Design  
TAN 13: Tourism  
TAN 18: Transport

#### **4. Response to Consultation and Publicity**

**Local Member (Cllr D R Thomas):** Requests Committee determination due to concerns raised at Community Council about the new access road onto Lon St Ffraid and traffic safety issues. The previous application had planning gain for the community – will this new application bring a benefit to the community? The development should have some conditions – i.e. planning gain as there was a previous proposal for a larger development – once the road is in place there may be further applications.

Although the majority of people welcome tourism investment there is concern regarding loss of open space. It is noted that the developer has just received planning permission to change a condition on holiday cottages which would allow him to sell the units as residential accommodation.

**Local Member (Cllr T LL Hughes):** Confirmed that he agreed with the comments made by Cllr D R Thomas.

**Community Council:** object due to loss of green area; concerns that the infrastructure will be unable to cope; the buildings are not considered sympathetic to the local built environment; there are concerns regarding access.

**Highways Section:** No observations at the time of writing although there was no objection to the same access arrangement in relation to a previous application which was for the erection of 51 log cabins.

**Ecological Advisor:** Further information required supported by appropriate survey work regarding the presence of protected species. Additional report submitted and conditions proposed.

**Natural Resources Wales:** objection to the issuing of consent until further survey work is undertaken in relation to potential for the site to support Great Crested Newts. Conditions suggested in relation to drainage and flood risk.

**Dwr Cymru-Welsh Water** – No reply to consultation

**Public Response to Consultation:** 30 letters of objection have been received to date. Further neighbour notification has been undertaken since receipt of an ecology report, with the expiry date for receipt of representations being set as 5<sup>th</sup> February 2014. Objections as currently submitted are based on:

Visual and landscape impacts;  
Increase in anti-social behaviour;  
Traffic generation and conflicts;  
Not enough infrastructure to support further development;  
No demonstrable need for the development;  
Proposal is part of a wider scheme for the site;  
Increased urbanisation for example, through artificial lighting at night;  
Flood risk;  
Caravans are currently hidden from view but this development will be visible;  
Proposal will detract from the current attractiveness of the area;  
No need for the development – saturation point already reached;  
Effects on residential amenity,  
Noise pollution,  
Light pollution,  
Increased litter, crime and anti-social behaviour;  
Damaging effects on protected species and natural habitat;

Design not in keeping with the area;  
Proportionality – the scheme is too big and unsympathetic to the local built environment;  
Doesn't comply with relevant policies;  
Dangerous access in an accident hotspot;  
Application is made for personal gain by the applicant.

Issues in relation to landscape impacts, habitat, residential and general amenity impacts, road traffic and highway safety concerns will be addressed further in the report. It should be noted that Planning Policy Wales advises that "the planning system does not exist to protect the private interests of one person against the activities of another". Whether a development is proposed for personal profit or for some wider altruistic purpose is not material – each application must, in accordance with the Planning Acts and PPW advice be considered on its planning merits, taking into account material considerations

## 5. Relevant Planning History

46C224: Removal of the 50 static caravans and their replacement with 50 purpose built holiday chalets at Ty'n Towyn Caravan Park, Trearddur Bay – refused 17/2/92 Appeal Allowed 13/8/92

46C263B Conversion of outbuildings into holiday accommodation at Ty'n Towyn Caravan Park, Trearddur Bay – approved 23/5/97

46C263C Conversion of outbuildings into holiday units and one residential unit at Ty'n Towyn Caravan Park, Trearddur Bay – approved 2/9/99

46C263D Full plans to allow 7 extra static caravans and the siting of 3 log cabins at Ty'n Towyn Caravan Park, Trearddur Bay – withdrawn 8/3/07

46C263E/ECON Full plans for a development consisting of 55 log cabins which are to be constructed in 5 phases together with the closure of the existing access from Ravenspoint Road and the construction of a new vehicular and pedestrian access onto Lon St Ffraid – withdrawn 8/2/08

46C263F/SCO Environmental scoping opinion for log cabin development at Ty'n Towyn, Trearddur Bay 7/11/06

46C263H/EIA application for 51 log cabins and new access – approved by the Planning and Orders Committee subject to a s106 agreement but withdrawn by the applicant in November 2011.

## 6. Main Planning Considerations

**Principle of the Development:** Development Plan policies allow the creation of holiday accommodation and the enhancement of tourism facilities. Development Plan policies also seek protection of the landscape and local amenities. The proposal must be weighed against all relevant planning policies in order to consider whether it is acceptable. The vast majority of objections to the scheme cite landscape impacts, traffic and highway safety concerns and amenity impacts. Many cite the personal gain for the applicant which they consider is pursued at the expense of the wider community. Development plan policies however allow developments to take place. Other policies seek protection of natural assets. A balanced view must be struck in reaching a determination on the application.

The site is located on currently undeveloped land between housing development centred on Lon Crecrist and the main village itself at Ravenspoint Road. Currently when viewed from the B4545 only glimpses of the roofs of some caravans are discernible on the site. The site is characterised by undulating topography made up of rocky outcrops. Site levels of the B4545 are slightly lower than the road.

A new access road is proposed opposite the dwelling known as Graig Eithin, the first dwelling on the right on entering the village from the south. Either side of this access landscaped earth bunds are proposed in order to screen development from the road. The 11 log cabins are placed in groups within the site and apart from localised re-siting and reorientation, occupy the same positions as the units previously approved as part of application 46C263H/EIA which was for a total of 51 cabins. The units are shown as single storey with a ridge height of approximately 4.7m and a similar footprint and external appearance in general to the previously approved scheme (although the previously approved application units had a loft room and measured just over 5m in ridge height). The proposal takes advantage of site levels and topography to screen the development from public vistas a children's play area is proposed for the site itself near the entrance to replace the play area to be lost as part of the proposal. The site will be served by access roads

to the cabins only and no connection between these roads and the caravan site beyond at either Bagnol or Ty'n Towyn is indicated. A recent application to retain unauthorised tracks on part of the wider site has been approved under reference 46C161U but these tracks terminate beyond the current application site. Low level lighting is proposed which will be controlled through condition.

**Policy Considerations and Landscape & Amenity Impact:** Structure Plan policies do not support the creation of new static caravan sites and only support an increase in numbers on existing sites subject to criteria. The scheme as submitted is for log cabins which fall outside the definition of static caravan and are therefore assessed against policies which allow high quality holiday accommodation. Policy 8 of the Local Plan allows development of such units in particular where they form part of an integral scheme which adds to tourism and recreation facilities in the area.

This undeveloped area outside the settlement boundary is designated a Special Landscape Area in the Ynys Mon Local Plan, Policy 31 of which states that proposals for development in such areas are expected to have particular regard to the special character of their surroundings. In considering the landscape impact of the proposal, the Council will need to be satisfied that the development can be fitted into its surroundings without unacceptable harm to the general landscape character, before planning permission is granted.

Policy EN1 of the stopped UDP states that development will be required to fit into its surroundings without significant harm to the Landscape Character Areas. Both policies set a limit – they cite **unacceptable** harm or **significant** harm. A proposal is therefore not necessarily considered unacceptable under these policies if there is minimal harm or any harm can be adequately mitigated. Stopped UDP Landscape Character Area 1 refers to Holy Island where character is strongly defined by underlying geology. Trearddur Bay is described as reflecting the development of tourism with hotel and caravan parks. Key aims are to improve settlement edges and transport corridors and maintain and conserve habitat areas for example.

The application site is located on the main link into Trearddur Bay from Four Mile Bridge and Valley. It is a major transport link, particularly in the high season. The scheme provides for a new access point centrally located within a landscaped bund development designed to reflect natural topography in the area which will be set back from the roadside edge but which will run parallel with it. The bund is designed to screen the majority of the development from public view. TAN 13 Tourism advises in paragraph 13 that “the demand for sites has concentrated on the most popular holiday areas, particularly on the coast, although there is increasing demand inland. New and extended sites should be effectively screened, and planned so as not to be visually intrusive. Sites should not as a rule be allowed immediately by the sea, but should be set back a short distance inland where they are not visible from or along the coast”. The scheme, as stated, makes use of the existing topography to create a pocket of development but some glimpses of the site will be seen as currently.

Concerns have been expressed by objectors about visual impacts but also in relation to proposed users of the site and noise and amenity effects including alleged anti-social behaviour and increased crime from the proposed users of the site, noise and disturbance from users and amenity affects from increased lighting together with lack of infrastructure capacity. Concerns are also expressed about the appropriateness of the design. It should be noted that planning policy and guidance allows the development of holiday chalets. The log cabins are for holiday occupation. They do not reflect designs found in residential properties within the village. They are sited within a static and touring caravan environment, from which they take their design cue, rather than immediately amongst dwellings and their occupation is to be controlled through condition as holiday units only. Given landscaping and topography, they will not be visually read with more traditional dwelling designs. An appeal in 1992 allowed the development of 50 holiday chalets on the site designed as terraces of bungalows with the Inspector confident that they would not become permanent residences if controlled through an appropriate occupancy condition. The log cabins proposed, although permanent buildings, are more akin to purpose built holiday accommodation than the terraced bungalows allowed on appeal on this same site.

Conditions proposed to control the development include controls over occupation to ensure holiday use only, controls over lighting, fencing and hardstanding details controls over external colour application to the cabins, and the requirement for a management regime for the site to include landscape maintenance to ensure that the development can be adequately assimilated.

**Habitat:** The site has a number of breeding bird species, and important vegetation habitat types (semi-improved grassland, marshy grassland, rocky outcrops, scrub, standing water) as well as potential for badgers and reptiles but no rare or nationally rare species are present. Scrub areas are of significance in the Biodiversity Action Plan.

The predicted impacts are loss of habitat and disturbance (both during construction and during use by visitors). The development would lead to loss of areas of semi-improved grassland which has fairly low conservation interest. Loss of some scrub areas will occur on the edges of main blocks but this will not result in the break up of blocks. Loss of grassland will lead to a reduction in badger foraging habitat. Longer term use by visitors will impact through disturbance. Some loss of bird breeding habitat will occur. None of these losses however are gauged to be significant in a local or regional context.

In mitigation, it is suggested that clearance works should only take place outside the bird-breeding season and in the presence of a qualified ecologist in order to identify any currently unknown impacts. Protected habitat is to be fenced and conditions are proposed e.g. in relation to site compounds and the storage of materials to avoid sensitive areas. The screen mounds proposed could provide additional habitat. Management of the remainder of the site will retain areas of foraging eg for badgers and chough. In addition, as part of a S106 agreement, other land in the applicant's ownership which is not part of the existing caravan sites or part of the application site itself can be suitably managed in order to maintain their habitat value.

**Traffic Impacts:** The previous application for 51 log cabins was supported by a transport assessment prepared by highways consultants and incorporated into the Environmental Statement. The Highway Authority did not object to the application. This proposal is for a total number of 11 cabins only and it is not anticipated that any objection on highways grounds will be raised.

**Economic Impacts:** The developer suggests that 1 full time and 2 part time posts will be created as a result of the development. Concerns are expressed by objectors that there are no economic benefits to the scheme citing—the developer himself as being the only beneficiary of the proposals. The scheme does not bring with it extensive employment opportunities. Nonetheless, additional tourists are likely to contribute to the immediate local economy. Concern is was previously expressed that Trearddur has no appropriate facilities for tourists, in particular since the Sea Shanty cafe was demolished. Concerns regarding lack of local facilities are raised again in relation to this application. However, planning policy supports the principle of the development of facilities within village settlements eg the Seacroft Hotel has recently been refurbished and an application has been made for a new café.

**Wider Community Benefits:** The Local Planning Authority has previously (as part of the application for 51 log cabins) discussed wider community benefits with the applicant and agent. The current application is for a much reduced scheme. Guidance on S106 agreements (Circular 13/97 Planning Obligations) states that such obligations must meet strict tests and that they are:

Necessary;  
Relevant to planning;  
Directly related to the proposed development;  
Fairly and reasonably related in scale to the proposed development;  
Reasonable in all other respects.

The ecology reports submitted recommend conditions and mitigation strategies to deal with any potential effects of the development on ecological interests. A Management Plan for the development site is also suggested. It is proposed that through a S106 agreement a habitat management plan for the remainder of land in the applicant's ownership for the wider benefit of wildlife in the area over and above that offered within the application site can be achieved.

## 7. Conclusion

Planning policy context allows this type of development subject to criteria. The scheme is considerably opposed by Trearddur Bay residents but the volume of public concern is not of itself sufficient to influence the determination of the application. A previous larger scheme on the same site was approved. Subject to conditions and a S106 agreement, the scheme is considered to be acceptable.

## 8. Recommendation

To **permit** the development subject to a S106 agreement habitat management on the remainder of land in the applicant's ownership for the wider benefit of wildlife in the area over and above that offered within the application site) and 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 the Town and Country Planning Act 1990.

**(02) No development shall commence until full details of internal access roads and their levels, surfacing materials and drainage have been submitted to and approved 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 prior written consent to any variation. No new access roads or additional tracks shall be constructed without the express consent of the local planning authority.**

Reason: To ensure an acceptable appearance of the development and to protect habitat.

**(03) No development shall commence until details of hard standings and parking areas for each log cabin has been submitted to and approved 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 prior written consent to any variation. No additional hardstandings, patios or parking areas shall be constructed without the express consent of the local planning authority.**

Reason: To ensure an acceptable appearance of the development, in the interests of amenity and to protect habitat

**(04) No development shall take place until full details of any fencing or walling proposed to define log cabin areas or otherwise proposed within the site has been submitted to and approved in writing by the local planning authority. Such walling / fencing shall be designed and located so as to allow unrestricted access to badgers at all times.**

Reason: To ensure an acceptable appearance of the development, in the interests of amenity and to protect habitat.

**(05) No development shall commence until full details of lighting for the site including any external lighting proposed for individual cabins has been submitted to and approved in writing by the local planning authority. The scheme shall be designed in accordance with the Institution of Lighting Engineers Guidance Notes for the Reduction of Obtrusive Light 2005 (or as may be amended or superseded). The scheme shall thereafter proceed in accordance with the approved details unless the local planning authority gives its prior written consent to any variation. No additional lighting shall be installed without the express consent of the local planning authority.**

Reason: To ensure an acceptable appearance of the development, in the interests of amenity and to protect habitat.

**(06) The access onto Lon St Ffraid shall be constructed strictly in accordance with the submitted plan (BM2626-A3-04) submitted 16/07/2013 and sections (BM2033-A2-06a) submitted 10/3/10. No other development permitted by this consent shall be commenced until the access is completed in accordance with the approved details and made available for use.**

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

**(07) No log cabin shall be erected on the site until samples or catalogues of external finishing materials specifying the final application of colour to the cabins has been submitted to and approved in writing by the local planning authority. No application of a different colour shall be applied to any log cabin without the prior written approval of the local planning authority.**

Reason: To ensure the satisfactory appearance of the development.

**(08) Occupation of the log cabins hereby approved shall be for holiday use only. A register of lettings demonstrating the permanent residential address of users of the site shall be maintained and shall be made available for inspection by the local planning authority at all times.**

Reason: To ensure that inappropriate uses do not take place in this locality.

**(09) No habitat clearance shall take place within the bird breeding season (1st March to 31st July inclusive). Any habitat or vegetation clearance outside these dates shall take place under the direct supervision of a qualified ecologist who shall submit and deliver appropriate mitigation in accordance with a scheme to be submitted to and approved in writing by the local planning authority should protected species be found to be present.**

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

**(10) No development shall commence until a management plan for the management of habitats and protected species during construction operations (to include protective fencing to exclude construction and other traffic from sensitive habitat areas, details and locations of site compounds and the storage of materials including maximum amounts stockpiled for each phase, mitigation where protected species are found to be present during clearance works and safeguarding of safe access to protected species to foraging areas, paths, latrines and setts during construction) and post-construction management and maintenance of existing and created habitats for each phase of the development including the long term management of the site post-construction.**

Reason: To safeguard any protected species which may be present on the site and to secure the long term protection and enhancement of habitat and protected species on the site.

**(11) Landscaping works shall take place in overall accordance with the landscape masterplan attached to drawing number BM2626-A1-02A (except in so far as amended by condition 13 above). No development shall commence on any phase of the scheme hereby approved until a detailed landscaping plan has been submitted to and approved in writing by the local planning authority for that phase. No occupation of any log cabin shall take place until the landscaping scheme for that phase has been completed in accordance with the approved details. No development in the erection of any of the log cabins hereby approved shall take place until the landscaping of the earth bunds each side of the proposed new access has been completed and measures have been put in place, as submitted to and agreed in writing with the planning authority prior to planting, for its protection during construction works. The remainder of the landscaping works shall take place in the first planting season following completion of the development or the first occupation of the cabins, whichever is the sooner. The maintenance of the landscaping works shall thereafter take place in accordance with agreed details in the management plan required to be approved under condition 13 above.**

Reason: To ensure that the development is suitably screened and assimilated into the wider landscape in the interests of amenity.

## **9. Other Relevant Policies**

Biodiversity Action Plan

TAN 15 Development and Flood Risk

## 12.6

## Gweddill y Ceisiadau

## Remainder Applications

Rhif y Cais: **47C102A** Application Number

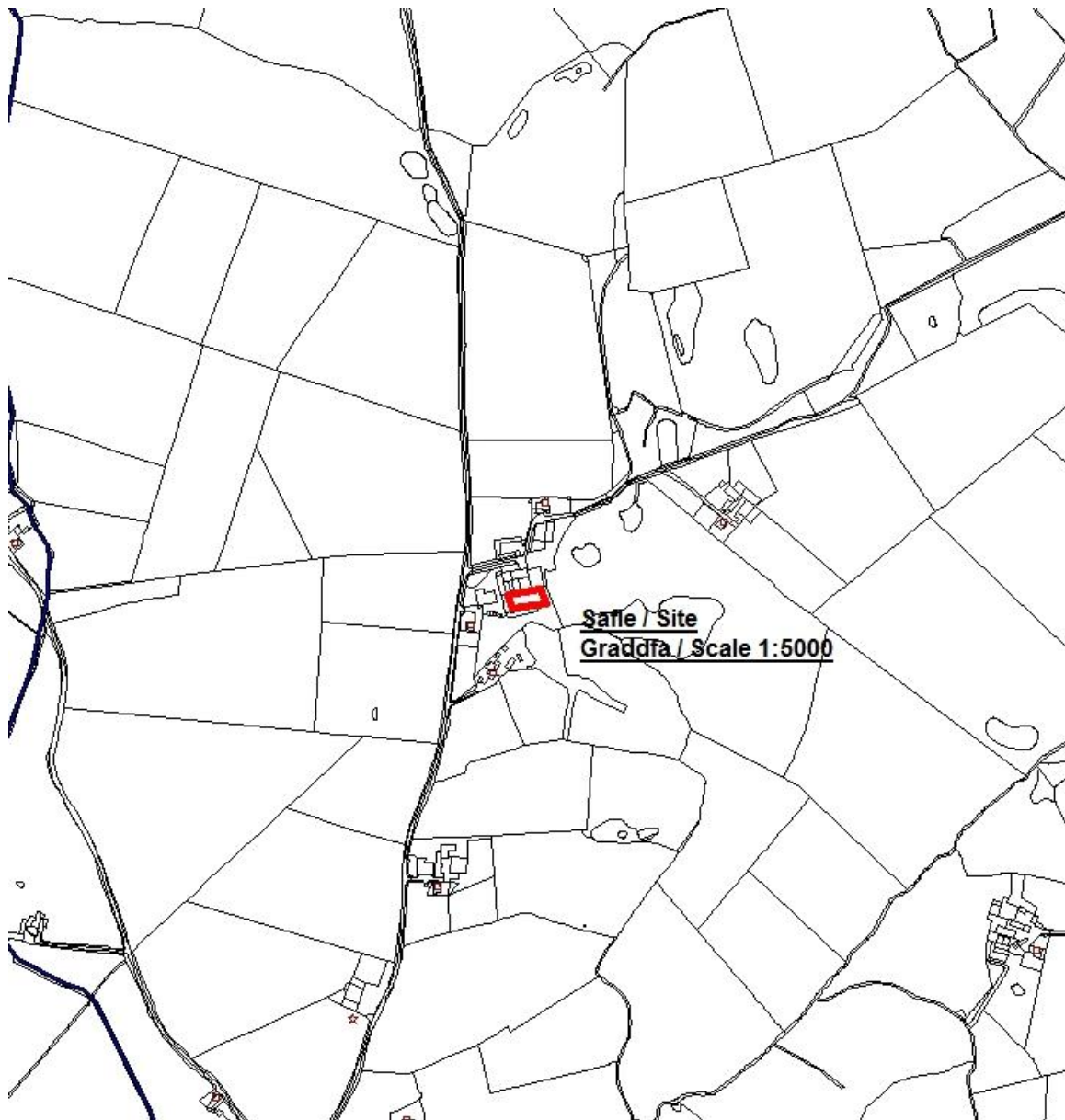
Ymgeisydd Applicant

**Mr William J Williams  
Clwchdernog Bach  
Llanddeusant  
Holyhead  
Ynys Mon  
LL65 4AY**

Cais llawn i godi sied amaethyddol ar gyfer cadw anifeiliad yn

Full application for the erection of an agricultural shed to keep livestock at

Clwchdernog Bach, Llanddeusant



**Planning Committee: 05/02/2014**

**Report of Head of Planning Service (OWH)**

**Recommendation:**

Permit

**Reason for Reporting to Committee:**

The application is located on Council owned land.

### **1. Proposal and Site**

The site is situated on the outskirts of Llanddeusant village along a road which leads to Llanrhyddlad. The site is part of an existing agricultural holding.

The proposal entails the erection of an agricultural building to keep livestock.

### **2. Key Issue(s)**

The applications main issues are whether the shed is acceptable in terms of its location, appearance and impact upon neighbouring properties.

### **3. Main Policies**

#### **Ynys Mon Local Plan**

Policy 1 – General Policy

Policy 42 - Design

#### **Gwynedd Structure Plan**

Policy D4 - Siting

Policy D29 - Design

#### **Stopped Unitary Development Plan**

Policy GP1 – General Control Guidance

Policy GP2 - Design

**Planning Policy Wales (5<sup>th</sup> Edition), November 2012**

**Technical Advice Note 6 - Planning for Sustainable Rural Communities**

### **4. Response to Consultation and Publicity**

**Councillor John Griffith**– No response received at the time of writing this report.

**Councillor Kenneth Hughes**– No response received at the time of writing this report.

**Councillor Llinos Huws**– No response received at the time of writing this report.

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

**Welsh Water** – Standard comments.

**Highway** – No comments. Informative information regarding the public footpath in the vicinity.

**Environmental Health** - No response received at the time of writing this report.

**Health and Safety Executive** - No response received at the time of writing this report.

**Public Consultation** – The application was afforded two means of publicity. These were by the placing of a notice near the site and the serving of personal notifications on the owners of neighbouring properties. The

latest date for the receipt of representations is 03/02/2014. No letters of representations had been received at the time of writing this report.

## **5. Relevant Planning History**

47C102 – Erection of a new agricultural building and slurry store on land at Clwchdernog Bach, Llanddeusant. Approval 14/06/04

47LPA909/CC – Application to determine whether prior approval is required for a new access road at Clwchdernog Bach, Llanddeusant. Not required 29/05/2009

47LPA909A/CC – Application to determine whether prior approval is required for the erection of an agricultural shed for the storage of machinery and hay at Clwchdernog Bach, Llanddeusant. Not required 16/11/2010

## **6. Main Planning Considerations**

**Site and Context** – The location of the proposal is within an established agricultural holding where the proposal is a typical modern agricultural building. The materials are concrete panels at the bottom and timber boarding walls above. The roof will be cement fibre sheets. The shed will be relatively modern compared to other buildings in the farm; however the design is similar with other sheds across Anglesey and is functional and fit for purpose. The shed is designed to provide the livestock with adequate space, comfort, and ventilation to meet with international standards of welfare. I consider that the design of the proposal to be suitable where the location is sufficient as it is surrounded by other sheds within an existing agricultural holding.

**Effect on neighbouring properties** – The nearest dwelling from the proposal lies approximately 50 metres away to the South West. Although it is close, this property cannot see the proposal as there are other sheds which surround the proposal. There is another dwelling which is located in the East where it can see the proposal; however there is over 200 metres distance from the proposal. In my considered opinion, there is adequate distance from the proposal to this dwelling. The proposal is situated within a working farm complex where general activities associated with farming takes place; therefore in my considered opinion the proposal would not affect any neighbouring properties to a degree that it should warrant a refusal.

## **7. Conclusion**

The principle of development for agricultural purposes is accepted within local and national planning policies. The proposal under consideration will not create unacceptable changes to the area, or have an unacceptable effect on the residential amenities. The proposed development is considered acceptable to the Local Planning Authority. Consequently, it is my opinion that the proposal should be permitted 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 building hereby approved shall be used solely for the purposes of Agriculture, as defined by Section 336(1) of the Town and Country Planning Act 1990 and for no other commercial or business use whatsoever.**

Reason: To ensure that the development will always be in the best interest of the agricultural industry.

**(03) The development permitted by this consent shall be carried out strictly in accordance with the plan(s) submitted on the 17/12/2013 under planning application reference 47C102A.**

Reason: For the avoidance of doubt.



