

12.1

Gweddill y Ceisiadau

Remainder Applications

Rhif y Cais: **19C1046C/LB** Application Number

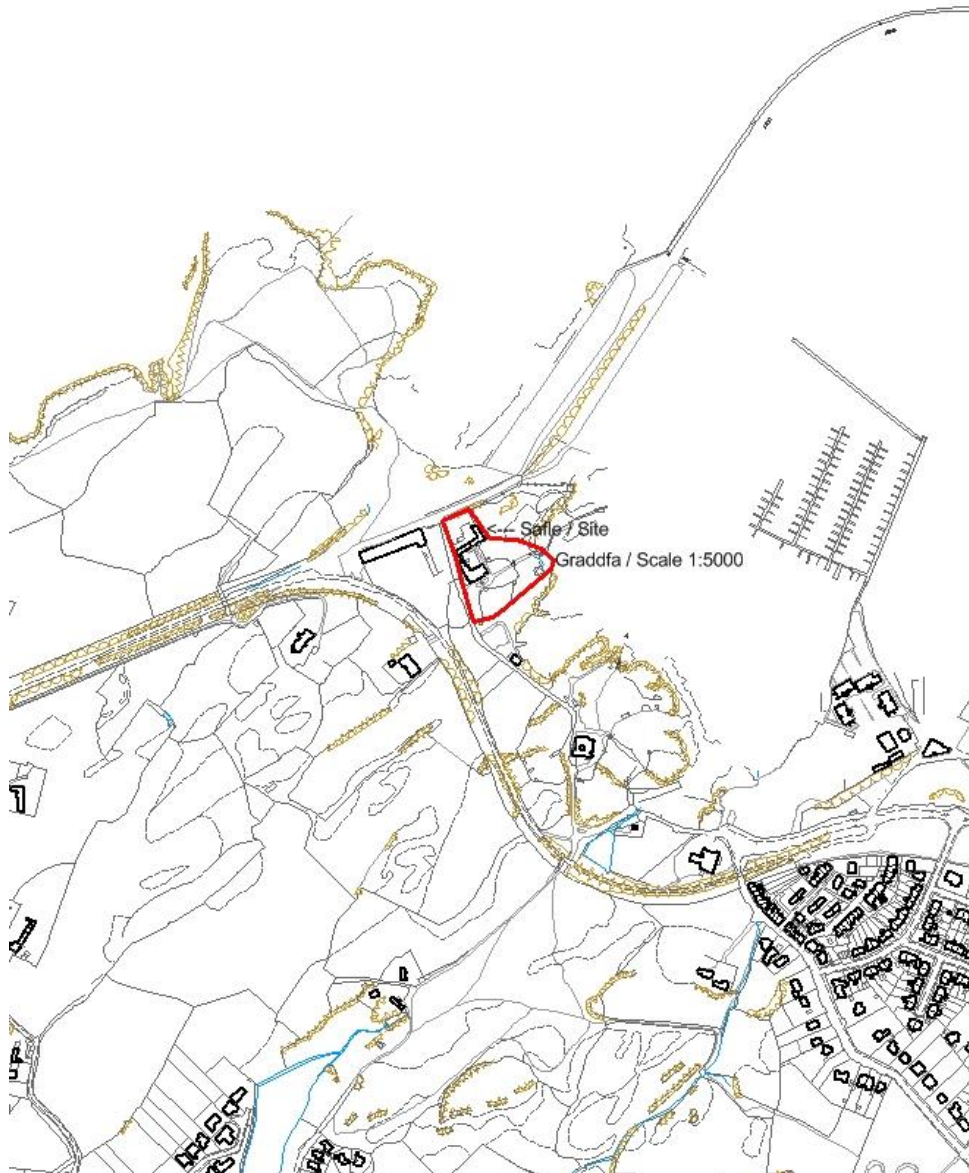
Ymgeisydd Applicant

**Conygar Stena
c/o Mr Jeffrey St Paul
Jeff St Paul Consulting
Tyddyn Sadler
Cerrigceinwen
Bodorgan
Ynys Môn
LL62 5EF**

Cais am ganiatâd adeilad rhestredig ar gyfer
dymchwel rhan o'r ty yn

Application for listed building consent for demolition
of part of the house at

Soldiers Point, Holyhead



Planning Committee: 05/03/2014

Report of Head of Planning Service (AMG)

Recommendation:

Permit

Reason for Reporting to Committee:

At the request of one of the Local Members.

1. Proposal and Site

The site is situated adjacent to the breakwater in Holyhead and is located within the designated Holyhead Conservation Area. The building is included in the statutory register of listed buildings on Anglesey and Wales as being grade II. The subject building is physically connected to another grade II listed building namely the elaborate castellated screen wall and service buildings which form two courtyards.

The application is for Listed Building Consent for demolition of part of the house at Soldiers Point, Holyhead

2. Key Issue(s)

The main planning issues are whether the proposal will have an effect on the character of the listed building.

3. Main Policies

Ynys Môn Local Plan

Policy 1 – General

Policy 40 – Conservation of Buildings

Policy 41 – Conservation of Buildings

Policy 42 – Design

Gwynedd Structure Plan

Policy D3 – Conservation Areas

Policy D4 – Location, Siting and Design

Policy D21 – Listed Buildings

Policy D22 – Listed Buildings

Policy D23 – Demolition of Listed Buildings

Policy D24 – Demolition Within 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

Conservation Area Character Appraisal - Holyhead Beach

4. Response to Consultation and Publicity

Councillor Robert Llewelyn Jones – Referred the application to the Planning and Orders Committee for determination as the building is an icon building for Holyhead and there is a need to look in depth at what is proposed by the application.

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

Councillor Arwel Roberts – Has concerns regarding the amount of the building that will be demolished.

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

The Ancient Monuments Society - No response received at time of writing the report.

The Council for British Archaeology - No response received at time of writing the report.

The Georgian Group - No response received at time of writing the report.

The Royal Commission on the Ancient and Historical Monuments of Wales – There will not be a need to make a special record of this structure if consent for demolition is granted.

The Society for the Protection of Ancient Buildings - No response received at time of writing the report.

The Victorian Society - No response received at time of writing the report.

Gwynedd Archaeological Trust - No response received at time of writing the report.

Public Consultation – The proposal was advertised through three means of publicity; the placing a site notice near the site, the distribution of personal letters of notification to the owners/occupiers of properties in the immediate locality together with a notice in the local newspaper. At the time of writing this report one letter of representations had been received at the department. The main issues raised can be summarised as follows:

i) This application appears to be out of step with planning application 19C1046A/EIA/ECON as the application states the restoration of listed building ‘Soldiers Point’ as a “tourist / leisure / training facility, to include the relocated Maritime museum and workshop, together with new, subterranean visitor centre. This would be achieved by bringing the currently derelict Soldiers Point buildings back into beneficial use”. The Holyhead Waterfront development outline planning consent has not yet realised any full planning detail and as such this application seems contrary to the stated aims of the original application. It is argued that any plan for Soldiers Point should be within the full planning detail for the whole project. This application would put the restoration of Soldiers Point at risk as it is most likely that without a plan for the whole building and proper support measures put in place the building would collapse. Soldiers Point is an important part of Holyhead’s heritage and must be preserved as a focal point for tourism and benefit the local economy.

Response – This application is for Listed Building Consent for the demolition of the single storey service wing which connects the original house to the contemporary service block. On the 15th September 2011 the main house was subjected to a catastrophic fire which resulted in almost the complete loss of the interior of the building. The proposed demolition is to help secure what remains of the house from unauthorised entry and arson. It is not considered that the proposed demolition will have an adverse impact on the special architectural or historical importance of the building, the value of the heritage asset or its setting. The proposed demolition will contribute to improving the security of the site and the survival of the house. Any further proposals for Soldiers Point will be subject to the requisite planning consent.

5. Relevant Planning History

19C1046/SCO- Request for Scoping Opinion for regeneration works comprising of: 1) a pontoon system of floating boardwalks, protected by a new breakwater, with capacity for approximately 500 boats; 2) a marina office (Captainerie and washroom); 3) a chandlery; 4) approximately 400 residential units; 5) a hotel; 6) leisure \ retail units; 7) a new sailing club building; 8) boat storage facilities; 9) boat maintenance facilities; 10) car parking and hard\soft landscaping 11) infrastructure including new roads and drainage systems and to include reclamation of land from the sea at Holyhead Waterfront, Holyhead – Environmental Impact Assessment Required 29/01/2010

19C1046A/EIA/ECON - Outline application for a mixed-use development consisting of a new marina, residential properties, a hotel, commercial, leisure and retail uses together with associated land reclamation and service infrastructure at Holyhead Waterfront, Holyhead – Approved 14/02/2014

19C1046B/SCR - Screening opinion for the erection of 25 vertical axis wind turbines with a maximum height

of 23.5m on land at Holyhead Port, Holyhead – Withdrawn 25/08/2011

19C179 - Retention of caravan at rear of Soldiers Point Hotel, Holyhead – Refused 30/06/1986

6. Main Planning Considerations

Effect of the proposal on the character of the listed building – The proposal entails the demolition of the single storey service wing which connects the original house to the contemporary service block. On the 15th September 2011 the main house was subjected to a catastrophic fire which resulted in almost the complete loss of the interior of the building. The proposed demolition is to help secure what remains of the house from unauthorised entry and arson. The Conservation Area Character Appraisal for Holyhead Beach identifies that the extensions proposed for demolition were constructed between 1852 and 1900. It is not considered that the proposed demolition will have an adverse impact on the special architectural or historical importance of the building, the value of the heritage asset or its setting. The proposed demolition will contribute to improving the security of the site and the survival of the house.

7. Conclusion

Comments have been received from consultees and all material considerations have been taken into account but have not altered the recommendation made.

8. Recommendation

Permit subject to no adverse observations received by CADW.

(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 Planning (Listed Buildings and Conservation Areas) Act 1990.

(02) No works authorised by this consent shall take place until: a programme of building recording and analysis; the making of a detailed record; a watching brief during the works affecting the historic fabric; has been undertaken by a person or body approved by the local planning authority and in accordance with the scheme approved by the local planning authority in writing.

Reason: To ensure that the development is in the interest of the protection of the listed building(s)

(03) Before any work begins, the method of ensuring the safety and the stability of the buildings and their fabric to be retained throughout the period of demolition, structural engineers' drawings and or a method statement, indicating the proposed method shall be approved in writing with the local planning authority and carried out in accordance with the scheme approved.

Reason: To ensure that the development is in the interest of the protection of the listed building(s)

(04) Before any work begins, the method of proposed demolition in the location of the two listed buildings to be retained shall be approved in writing by the local planning authority and the work shall be carried out with the scheme approved.

Reason: To ensure that the development is in the interest of the protection of the listed building(s)

(05) The development permitted by this consent shall be carried out strictly in accordance with the plan(s) submitted on the 04/12/2013 and 23/01/2014 under planning application reference 19C1046C/LB.

Reason: For the avoidance of doubt.

NOTE: This decision notice refers to the granting of Listed Building Consent only. Planning Permission may also be required and until such time as the necessary permission is granted no development may be carried out at the property.

12.2

Gweddill y Ceisiadau

Remainder Applications

Rhif y Cais: 19LPA992/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 dau 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 two of the existing windows on the first and second floor of the front elevation with traditional timber sash windows at

Dafydd Hardy, 9 Stanley Street, Holyhead



Planning Committee: 05/03/2014

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 Dafydd Hardy Estate Agents.

The proposal entails the replacement of two of the existing windows on the first and second floor of the front elevation with traditional timber sash windows at Dafydd Hardy, 9 Stanley Street, Holyhead

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 is the 6th March 2014. At the time of writing this report no representations had been received at the department.

5. Relevant Planning History

19C592 - Extension to office at 9 Stanley Street, Holyhead – Approved 14/07/1994

6. Main Planning Considerations

Effect of the proposal on the character of the designated Conservation Area – The proposal entails the replacement of two 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 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) Any further alterations which may be required to be carried out to the building and which would likely to affect its external appearance consequent to the 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: In the interests of visual amenities of the Conservation Area.

(03) The development permitted by this consent shall be carried out strictly in accordance with the plan(s) submitted on the 29/01/2014 under planning application reference 19LPA992/CC.

Reason: For the avoidance of doubt.

12.3

Gweddill y Ceisiadau

Remainder Applications

Rhif y Cais: **33C302** Application Number

Ymgeisydd Applicant

Mr S. C. Lee
c/o ERW Consulting
Llys Elwen,
Engedi,
Bryngwran,
Anglesey,
LL65 3RR

Cais llawn i newid defnydd o annedd (C3) i fod yn rhan o (A3) siop i werthu pethau poeth i fwyta allan a rhan annedd (C3) ynghyd a chreu ychwanegiad i safle parcio yn

Full application for change of use from a dwelling (C3) into a part (A3) hot food takeaway and part (C3) dwelling together with creation of additional parking at

Penffordd, Gaerwen



Planning Committee: 05/03/2014

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 situated within the development boundary of the village of Gaerwen and is located on a cross roads on the A5, on the Gaerwen Station Road, next to the Ty Crwn Garage and opposite the Gaerwen Arms. A car sales garage is situated to the rear of the property and the Stermat store and filling station is located on the opposite side of the A5.

The property is currently a bungalow. The proposal is to change the use of the bungalow into a mixed use as a hot food takeaway and living accommodation. Parking provision is made within the site.

2. Key Issue(s)

The applications key issues are whether the proposal will affect the amenities of the surrounding properties or affect highway safety.

3. Main Policies

Ynys Môn Local Plan

Policy 1 – General Policy

Policy 2 – New Jobs

Policy 5 – Design

Policy 21 - Hot Food Takeaways

Policy 26 – Parking Standards

Gwynedd Structure Plan

Policy B1 – Employment

Policy D4 – Location, Siting and Design

Policy E1 – New Retail Developments

Policy FF1 – Traffic Generation

Policy FF12 – Parking Provision

Stopped Unitary Development Plan

Policy GP1 – Development Control Guidance

Policy GP2 – Design

Policy TR10 – Parking Standards

Policy EP13 – Hot Food Takeaways

Planning Policy Wales (Edition 5)

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

Supplementary Planning Guidance – Parking Standards

Supplementary Planning Guidance – Hot Food Takeaways

Technical Advice Note 18 - Transport

4. Response to Consultation and Publicity

Cllr V Hughes: requests that the Committee visit the site in order to give full consideration to the location in

relation to highway safety issues.

Cllr H E Jones – no reply at the time of writing

Community Council – No reply at the time of writing

Welsh Water – Recommended conditional approval

Highways – Concerns expressed in relation to original plans. Formal response awaited at the time of writing in relation to amended parking proposals but considered that refusal would be difficult to sustain on appeal. Traffic Order to introduce parking restrictions may be of assistance but cannot be conditioned as part of any approval and is subject to a separate formal process.

Drainage – Requested further information with regards to the means of management of surface water.

Environmental Services – comments for operational phase

JPPU – no objection in principle

North Wales Police – no reply at the time of writing

Response to Publicity

The application was publicised by the posting of a site notice near the site and the serving of personal notifications on the occupants of neighbouring properties. The latest date for the receipt of representation was 18th February 2014. At the time of writing this report 1 letter of representation had been received at the department. The main issues raised were:

- i) safety of garage premises due to more people in the locality with food being served late at night when the garage is closed;
- ii) the property is located on a dangerous junction and the parking of cars will cause problems with the flow of traffic. There is insufficient space on site for parking which will lead to parking on the roads and pavements in the vicinity.

5. Relevant Planning History

None

6. Main Planning Considerations

Effect on surrounding properties – The property is currently a vacant dwelling. On its shared boundaries are an MOT test centre / garage and a car sales area; opposite the entrance to the site is the Gaerwen Arms public house; opposite the site on the A5 is the Stermat store and filling station. The property is surrounded by commercial development. There is a bus stop near the site entrance and near the boundary of the site on the A5.

A terrace of dwellings is located opposite the Stermat complex; there are dwellings at the Ty'n Rhos Estate to the south of the site and fronting the A5 some hundred meters distant.

It is not anticipated that the use of the property as a hot food takeaway will affect residential amenities or the general amenities of the area to such an extent as to warrant refusal. The property is situated in a commercial area and even activity later into the evening will not impact residential amenities to a degree sufficient to warrant refusal.

Concern has been expressed regarding the security of nearby property due to increased activity in the locality later at night. A public house is situated opposite the site and it is unclear why there should be any more risk from a takeaway than from this establishment. The proposal includes living accommodation which would secure an on-site presence overnight.

Effect on Highway Safety – The highway Authority objected to the originally submitted scheme due to pedestrian/ vehicular conflicts in the proposed layout and vehicular manoeuvring near the junction. An amended layout has since been received which meets Parking Standards in relation to parking spaces

contained within the curtilage.

The site is located on a busy crossroads which has no parking restrictions. Albeit the Highway Authority considered that parking restrictions would assist such a requirement cannot be imposed as a condition or through a legal agreement as it would need to follow a separate process where objections can legitimately be raised. The Highway Authority considered that refusal on appeal would be difficult to sustain.

Technical Details – Additional drainage details have been received and were under consideration at the time of writing.

7. Conclusion

The site is situated in a commercial area of the village and is unlikely to generate unacceptable amenity effects.

The parking arrangements have been modified following discussions with the Highway Authority and no objection is raised on highway safety grounds.

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 premises shall not open to the public before 12pm midday or after 10pm any evening.

Reason: In the interests of amenity

(03) All fumes from the food preparation area shall be mechanically extracted and the extraction system shall be provided with a deodorising filter: all fans and pumps shall be so mounted and installed so as not to give rise to any noise nuisance. Full details of the means of extraction of fumes from the premises to the outside, including the siting of any associated external duct work, vents or extractor fans, shall be agreed in writing with the Local Planning Authority before the development is commenced.

Reason: In the interests of amenity

(04) No use of the premises shall take place for the sale of hot food until the car parking and turning spaces shown on drawing number AL.0.02 Revision B dated 22 January 2014 have been made available for use.

Reason: In the interests of highway safety

Rhif y Cais: 34LPA993/AD/CC Application Number

Ymgeisydd Applicant

Head of Service Economic Development
c/o Mr Viral Desai
AMEC Environment & Infrastructure
Canon Court Abbey Lawn
Abbey Foregate
Shrewsbury
Shropshire
SY2 5DE

Cais i godi 31 arwyddion amrywiol ar draws

Application for the erection of 31 various signs across

Stad Diwydiannol Bryn Cefni Industrial Estate, Llangefni



Planning Committee: 5th March, 2014

Report of Head of Planning Service (GJ)

Recommendation: Permit

Reason for Reporting to Committee:

The application has been submitted by the Council and is on Council owned land.

1. Proposal and Site

The application is for the erection of 31 various signs across the Bryn Cefni and Penyrsedd Industrial Estate, Llangefni

2. Key Issue(s)

Whether the proposed signs will harm the appearance of the area or create danger to road users.

3. Main Policies

Ynys Mon Local Plan

Policy 1 – General Policy

Policy 22 – Advertisements

Policy 42 – Design

Gwynedd Structure Plan

Policy D4 – Environment

Stopped Unitary Development Plan

Policy GP1 – Development Control Guidance

Policy GP2 – Design

Policy SG10 – Advertisements

4. Response to Consultation and Publicity

Local Member (Bob Parry) – No response

Local Member (Dylan Rees) – No response

Local Member (Nicola Roberts) – No response

Community Council – No response

Welsh Water – No response

Natural Resources Wales – No response

Drainage Department – No response

Highways Department – No response

5. Relevant Planning History

None

6. Main Planning Considerations

The application is for 31 signs within the Bryn Cefni/Penyrsedd Industrial estate, Llangefni. The site covers a wide area of south Llangefni which is designated Enterprise Zone 6 within the Energy Island Enterprise Zone.

The signs are located on the edge of the highway, all signs are located on grass verges, which are either in the ownership of Isle of Anglesey County Council, or the Welsh Government.

Breakdown and description of the signs.

There are a wide range of proposed signs aimed at providing general and localized information to guide visitors. They can be summarised as follows:-

Direction Sign (x3) – These are important as they provide essential information for the visitors to make the first steps towards the individual zones identified within the main site plan. The size of the signs is 2000mm x 2800mm by 800mm.

Company Direction (x5) – More detailed information signs to reach the specific business. The size of the signs is 2000mm x 2800mm x 800mm.

Dead End (x7) – These signs inform the visitors when they are approaching a dead end. The size of the signs is 600mm x 2300mm x 700mm

Way Out (x2) – These signs are to assist visitors when leaving the business park by showing the quickest way towards the main road. The size of the signs is 600mm x 2300mm x 700mm

Zone Plan (x3) – These signs are to assist visitors once they reach the various zones of the business park. The size of the signs is 2200mm x 3100mm x 600mm

Zone Marker (x7) – These signs are to help visitors recognise the zone they are approaching. The size of the signs is 600mm x 2300mm x 700mm

Development Opportunity (x4) – These signs are focused on potential future developments of certain areas within the business park. The size of the signs is 1800mm x 3000mm x 600mm

All the signs are made from 3mm aluminium sheet fixed to the ground with galvanized steel posts.

The proposed signs provide key environmental improvements to the Anglesey Enterprise Zone EZ6 site. The signs aim to create a uniform approach to signage, improve the appearance and legibility of this key business area to existing businesses and prospective inward investors.

Welsh Language – The proposed signs are bilingual.

Policy Context - Policy 22 of the Ynys Mon Local Plan and Policy SG10 of the Stopped Unitary Development Plan states planning permission will be allowed for advertisement signs where they do not spoil the appearance of an area, create danger to road users, they will not lead to the concentration of signs and the signs shall be of high quality.

Planning Policy Wales (Edition 5) (2012) states that the test in considering an advertisement's impact on amenity is whether it will adversely affect the appearance of the building, or the immediate neighbourhood, where it is to be displayed.

Technical Advice Note 7 'Outdoor Advertisement Control' 1996 reiterates the guidance set in Planning Policy Wales stating that local planning authorities can control virtually all outdoor advertisement in the interest of amenity and public safety.

7. Conclusion

The signs will have a low impact in terms of adverse effects on public safety and visual amenity. They use the Welsh Language, do not spoil the appearance of an area, but enhance the area through co-ordination of the business parks image and do not create a danger to road users. The signs are high quality, the scale, style and colour is in keeping with the local area.

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 requirements of the Town and Country Planning Act 1990.

(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:- In the interest of amenity and highway safety

(03) 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:- In the interest of amenity and highway safety

(04) No advertisement shall be sited or displayed so as to obscure, or hinder the ready interpretation of, any road traffic sign, or so as otherwise to render hazardous the use of any highway.

Reason:- In the interest of amenity and highway safety

(05) The development permitted by this consent shall be carried out strictly in accordance with the plan(s) submitted on the 31.01.2014 under planning application reference 34LPA993/AD/CC.

Reason: For the avoidance of doubt.

9. Other Relevant Policies

Planning Policy Guidance Wales (Edition 5) 2012 – 3.5 – Control of outdoor advertisements

Technical Advice Note 7 – ‘Outdoor Advertisement Control’

Circular 70/94 – ‘Control of Advertisements’