

12.1

Gweddill y Ceisiadau

Remainder Applications

Rhif y Cais: **15C116E** Application Number

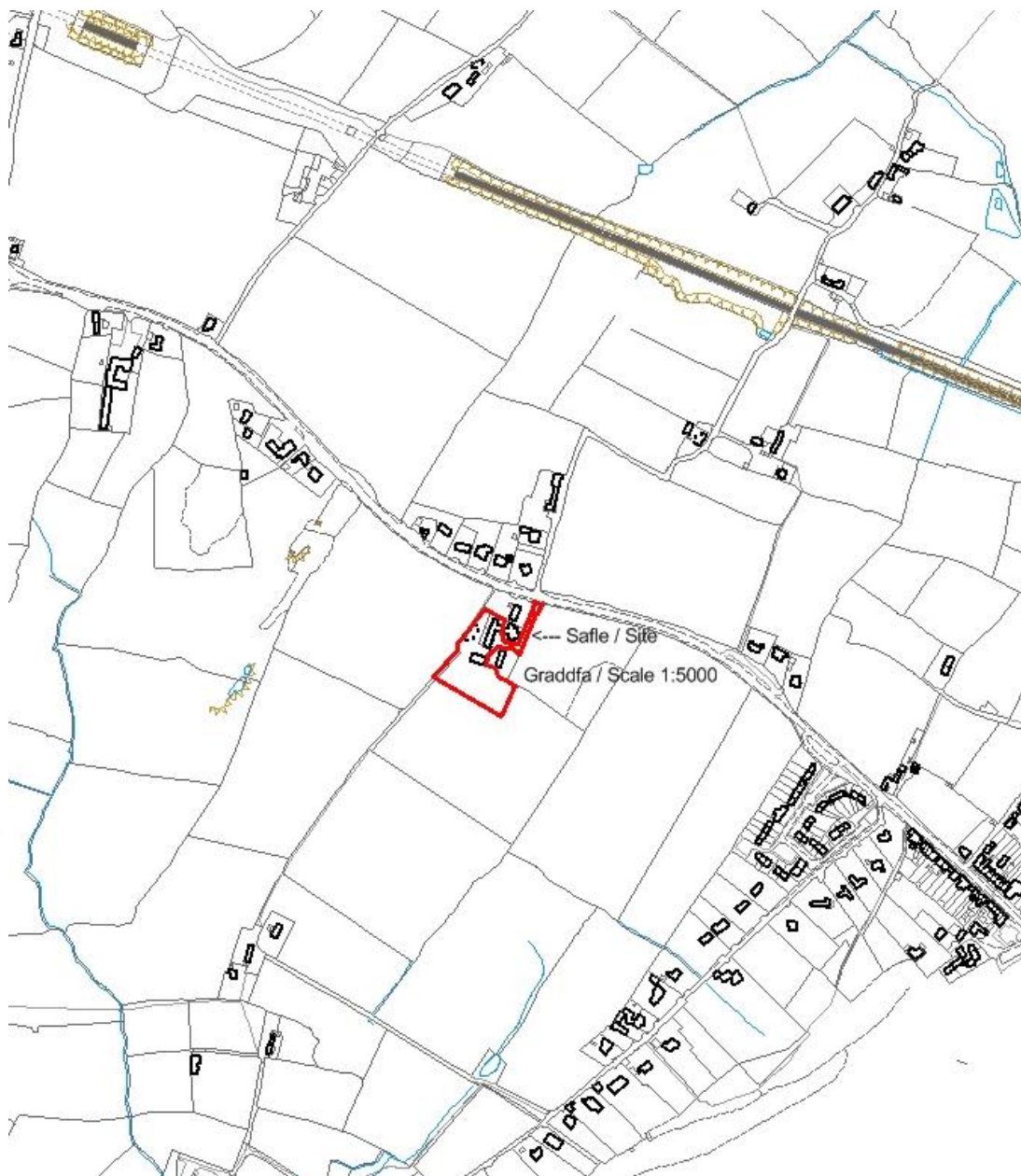
Ymgeisydd Applicant

**Mr Walter Hughes
3 Bythynnod Gwenllyr
Malltraeth
Bodorgan
Ynys Mon
LL62 5AF**

Cais llawn am addasu ag ehangu yn

Full application for alterations and extensions at

3, Bythynnod Gwenllyr, Malltraeth



Planning Committee: 02/04/2014

Report of Head of Planning Service (AMH)

Recommendation: Refuse

Reason for Reporting to Committee:

Local Member requested to be heard by the planning committee.

1. Proposal and Site

The proposal lies on the outskirts of Malltraeth village towards Hermon/Bethel. The outbuilding the subject of this application has not currently been completed, however the other outbuildings have been converted. The site lies within the AONB

2. Key Issue(s)

The key issue is whether or not the proposed extension undermines the provisions of the Council's approved policies on rural conversions and whether or not the proposal will affect the AONB.

3. Main Policies

Ynys Mon Local Plan

- 1 – General Policy
- 30 – Landscape
- 42 – Design
- 55 – Conversion
- 58 – Extensions

Gwynedd Structure Plan

- D1 – Protect and enhance the environment
- D4 – Location, Siting and Design
- D25 – New development or alterations to existing Buildings
- D29 – Ensure new developments or alterations to existing buildings are to a high standard

Stopped Unitary Development Plan

- GP1 – Development Control Guidance
- GP2 – Landscape
- EN1 – Landscape Character
- EN2 – AONB
- EN13 – Conversion
- HP8 – Conversion

4. Response to Consultation and Publicity

Local Member (Peter Rogers) – Call into committee.

Local Member (Ann Griffiths) – No response received at time of writing report.

Footpaths Officer - Comments.

The application was afforded three means of publicity. These were by the posting of a site notice near the site and the publication of a notice in the local press. The latest date for the receipt of representations is the 07th April 2014. At the time of writing this report one letter of support has been received to the department.

5. Relevant Planning History

15C116 – Alterations and extensions at Ty Pigyn, Malltraeth APPROVED 16/08/2001

15C116A - Demolition of existing steel framed barn. Extension and alterations to existing holiday cottage together with the conversion of existing outbuildings to 2 holiday cottages and one dwelling at Tŷ Pigyn, Malltraeth REFUSED 25/05/2004

15C116B – Full plans for the demolition of the existing steel framed barn, extension and alterations to the existing holiday cottages, together with the conversion of existing outbuilding to 2no. holiday cottages and 1no. dwelling at Ty Pigyn, Malltraeth APPROVED 09/08/2004

15C116C – Deletion of conditions (09) (10) (11) and (12) from planning consent 15C116B so as to allow the units to be occupied as permanent residential units at Ty Pigyn Outbuildings, Malltraeth APPROVED 10/12/2007

15C116D – Full application for alterations and extensions at 5 Bythynod Gwenllyr, Malltraeth WITHDRAWN 13/02/14

6. Main Planning Considerations

Affect on amenity

The proposal entails a large extension to the rear of the property as well as creating a first floor to the existing outbuilding. The main planning consideration is whether the original application would have been approved had it included this proposal for an extension to the building and the design of the proposed extension. Any additions to the converted dwelling-house have to be considered against Policy 55 of the Ynys Mon Local Plan. The footprint of the original building currently is 85.5 square metres. Whilst Policy 55 does stipulate that minor extensions can be supported depending on the scale, location and design; however this proposal will create an additional 255 square metres. Nearly 3 times more than the existing outbuilding. Due to the scale of this extension, the section cannot support the application as it will impact the current outbuilding and the other outbuildings in the amenity where it will dominate the surrounding area; this application cannot be supported and is contrary to Policy 55 of the Ynys Mon Local Plan.

7. Conclusion

Given the amount of extensions previously approved, the section cannot support the application for a further extension under Policy 55 of Ynys Mon Local Plan and HP8 of the stopped Unitary Development Plan.

8. Recommendation

Refuse

The Local Planning Authority consider that the proposed extension is contrary to the provisions of Policy 55 of the Ynys Mon Local Plan and Policy HP8 of the stopped Unitary Development Plan and would undermine the integrity of these policies together with the guidance contained within the Council's Supplementary Planning Guidance – Design Guide for the Urban and Rural Environment and Rural Conversions.

12.2

Gweddill y Ceisiadau

Remainder Applications

Rhif y Cais: **19C967C** Application Number

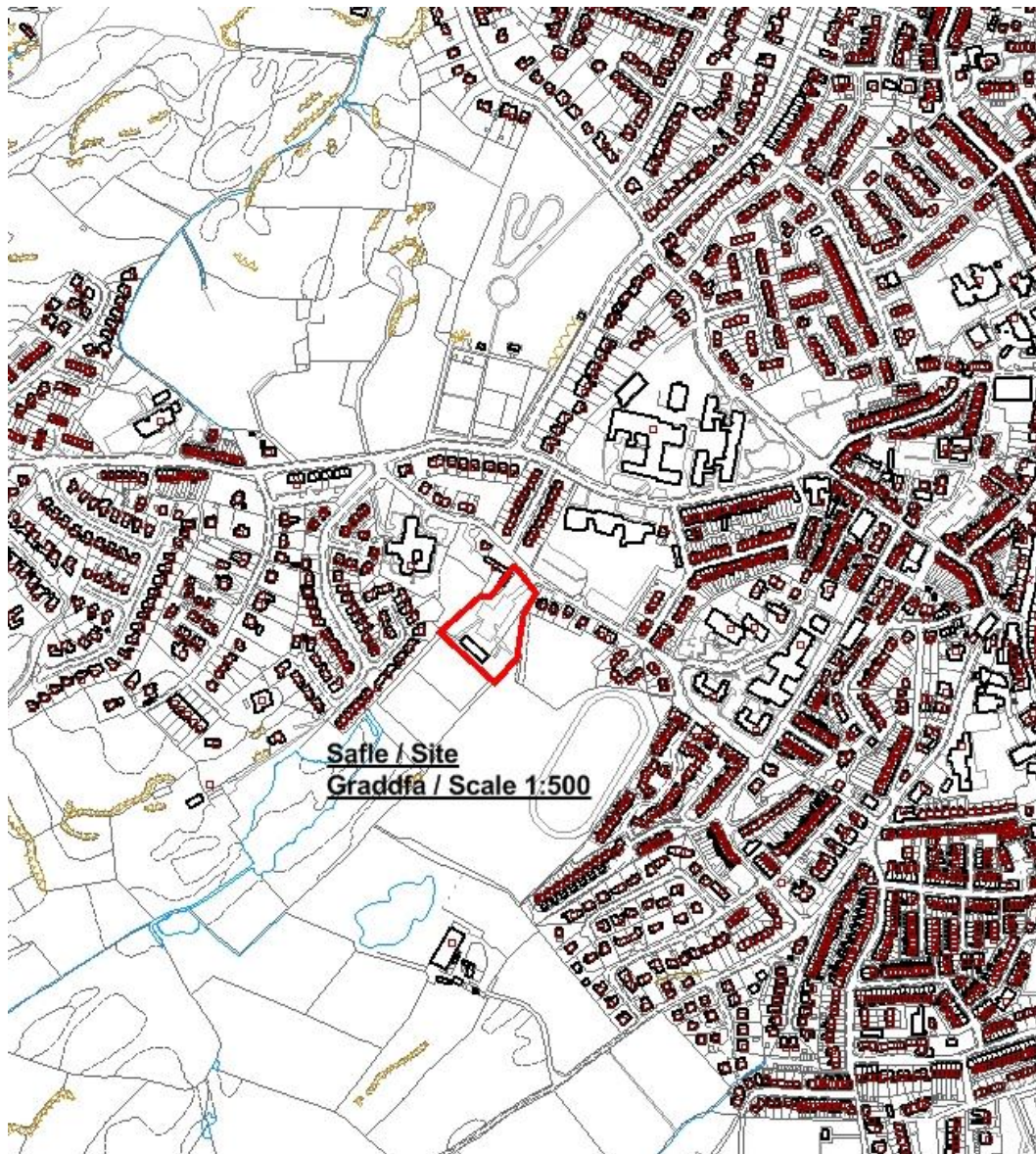
Ymgeisydd Applicant

**Holyhead and Anglesey Weightlifting and Fitness Centre
c/o J.S Allan
3 Stad Castellor
Cemaes Bay
Anglesey
UK
LL67 0NP**

Cais llawn am addasu ag ehangu yn

Full application for alterations and extensions at

Millbank Sports Facilities, Holyhead



Planning Committee: 02/04/2014

Report of Head of Planning Service (OWH)

Recommendation:

Permit

Reason for Reporting to Committee:

The application is located in a Council owned land.

1. Proposal and Site

The site is situated in Holyhead town along Garreglwyd Road to the rear of the former Holyhead Secondary school. There is a large car park on the site. The building is currently being used as a weightlifting and fitness facility.

2. Key Issue(s)

The applications main issues are whether the proposed alterations and extensions 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 (6th Edition), February 2014

Technical Advice Note 12 - Design

4. Response to Consultation and Publicity

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

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

Councillor Arwel Roberts – Support the application.

Community Council – No objection

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 02/04/2014. No letters of representations had been received at the time of writing this report.

5. Relevant Planning History

19C967 – Siting of a container for the storage of athletic equipment at Millbank Sport Field, Holyhead – APPROVED 09/11/2006

19C967A – Erection of an extension to create a weightlifting training area at Millbank Sport Centre, Holyhead APPROVED 28/07/2010

19C967B/AD – Application for the erection of one illuminated fascia sign and one non-illuminated hoarding sign at Millbank Sport Centre, Holyhead APPROVED 04/04/2012

6. Main Planning Considerations

Site and Context – The location of the proposed extension lies to the front of the building which is used as a weightlifting and fitness sport facility. Small part of the car park will be removed in order to accommodate the proposal; however there is adequate spaces in the car park to accommodate the number of public members who will use the facilities. The scale of the proposal is small where in my considered opinion will not impact the surrounding amenities. The proposed extension will form a new physiotherapy room together with a new reception and male/female changing room. The materials used are also considered acceptable as it will match with the existing building. I consider that that the design of the proposal to be suitable.

Effect on neighbouring properties – Since the proposal is a small scale extension to the current building which is already being used as a Sport Centre, I do not consider that the proposal will affect any neighbouring properties. No new windows will be formed by the proposal therefore overlooking is not an issue. There is around 35 metres from the proposal to the nearest dwelling. In my considered opinion, as the proposal is a small scale, the proposal would not affect any neighbouring properties.

7. Conclusion

The proposal is a small scale extension to the front where in my considered opinion is suitable to the current building. The proposal would not affect any amenity or neighbouring properties. There is adequate space in the car park to accommodate the proposal. 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 development permitted by this consent shall be carried out strictly in accordance with the plan(s) submitted on the 10/03/2014 under planning application reference 19C967C.

Reason: For the avoidance of doubt.

Rhif y Cais: **22C40A** Application Number

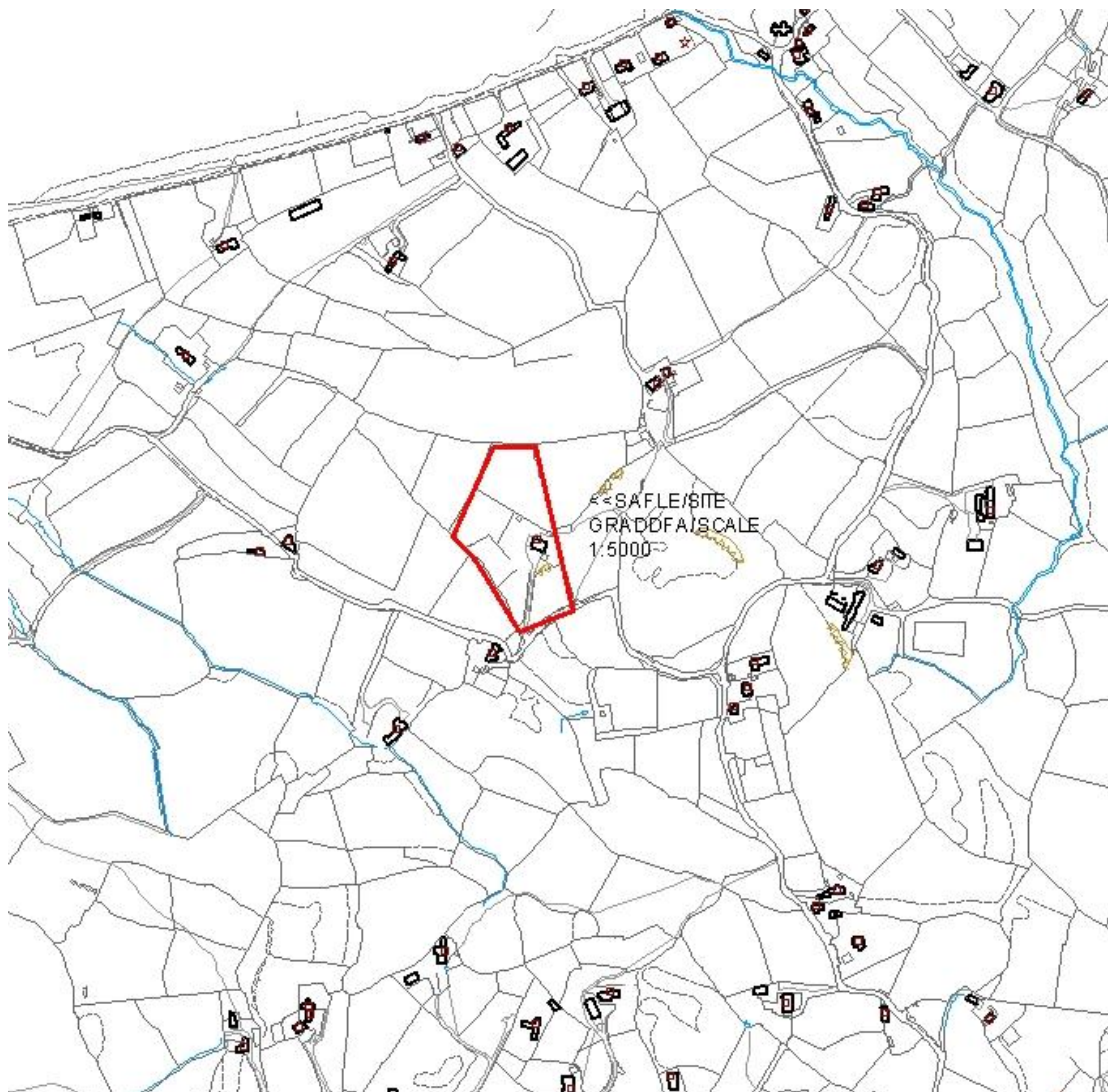
Ymgeisydd Applicant

**Mr Brian Jardine
c/o Mr Ifan Rowlands
Yr Adwy
Llanddeusant
Holyhead
Anglesey
LL65 4AD**

Cais llawn ar gyfer dymchwel yr annedd presennol a modurdy a chodi annedd a modurdy newydd, codi stablau, gosod system trin carthffosiaeth a addasu'r fynedfa presennol yn

Full application for the demolition of existing dwelling and garage, together with the erection of a replacement dwelling and garage, stables, installation of a package treatment plant and alterations to the vehicular access at

Cae Maes Mawr, Llanddona



Planning Committee: 02/04/2014

Report of Head of Planning Service (GJ)

Recommendation:

Permit

Reason for Reporting to Committee:

The application has been called in to the planning committee by 2 of the Local Members.

1. Proposal and Site

The application is a full application for the demolition of existing dwelling together with the erection of a replacement dwelling, garage, associated treatment plant, alterations to the access road track and the erection of stables.

The application site is situated within a parcel of land and accessed by an unclassified highway leading from the village of Llanddona towards the beach.

2. Key Issue(s)

The key issue is whether the proposal complies with the relevant planning policies and the effect upon the Area of Outstanding Natural Beauty

3. Main Policies

Ynys Mon Local Plan

Policy 1 – General Policy

Policy 30 – Landscape

Policy 42 – Design

Policy 48 – Housing Development Criteria

Policy 54 – Replacement Dwellings

Gwynedd Structure Plan

Policy D1 – Environment

Policy D3 – Environment

Policy D4 – Environment

Policy D28 – Roofing Material

Policy D29 – Design

Stopped Unitary Development Plan

Policy GP1 – Development Control Guidance

Policy GP2 – Design

Policy EN2 – Area of Outstanding Natural Beauty

Policy HP9 – Replacement Dwellings

Policy SG5 – Private Sewage Treatment Facilities

4. Response to Consultation and Publicity

Community Council – Recommend Refusal due to impact on Area of Outstanding Natural Beauty

Local Member (Cllr Lewis Davies) – Request that the application be presented to the Planning Committee for consideration

Local Member (Cllr Carwyn Jones) – Request that the application be presented to the Planning Committee for consideration

Local Member (Cllr Alwyn Rowlands) – No response

Welsh Water – Comments

Natural Resources Wales – Comments

Highways – Comments

Footpath Officer – Comments advising a public footpath is nearby.

Drainage – Comments

The application has been advertised by means of a site notice near the site and nearby properties have been notified. The application has also been advertised in the local newspaper as a public footpath is in close proximity of the site. The expiry date to receive representations was the 31st January, 2014.

At the time of writing the report 1 letter of support and 1 letter of objection was received.

Their main objections as follows:-

- Impact on Area of Outstanding Natural Beauty
- Public Footpath in close proximity of the application site
- Two storey dwelling will look out of place in the area

Response to objections received:-

- It is not considered that the development will have a negative impact on the Area of Outstanding Natural Beauty
- The public footpath is not affected by the development
- It is not considered that a two storey dwelling will look out of place in the area due to the topography and location of the dwelling.

5. Relevant Planning History

22C40 – Erection of a private garage at Cae Maes Mawr, Llanddona – Granted 9/12/87

6. Main Planning Considerations

Policy Context

Having regard to the provisions of section 38(6) of the 2004 act, determination must be made in accordance with the development plan unless material considerations indicate otherwise. The development plan for Anglesey comprises the approved Gwynedd Structure Plan (approved November 1993) and the adopted Ynys Mon Local Plan (December 1996).

On the 1st December 2005 the County Council voted to implement the transitional arrangements set out in the LDP Wales regulations and to 'stop work' on the Ynys Mon Unitary Development Plan (UDP). The deposit plan of 2001, as amended by the Inspector's report, remains a material planning consideration carrying weight commensurate to the stage it reached.

Policy 54 of the Ynys Mon Local Plan permits the replacement of existing dwellings in the countryside subject to the listed criteria being met that the proposed dwelling is on the same site and reflects the size, scale and massing of the existing dwelling. Policy HP9 of the Stopped Ynys Mon Unitary Development Plan contains similar provisions whilst allowing greater flexibility on the scale of the resultant dwelling.

Policy 1 and 42 of the Ynys Mon Local Plan, D4 and D29 of the Gwynedd Structure Plan, Planning Policy Wales, Technical Advice Note 12 (Wales): Design, GP1 and GP2 of the Stopped Ynys Mon Unitary Development Plan are material in respect of design and the external appearance of the development

Policy 30 of the Ynys Mon Local Plan, Policy D1 and D3 of the Gwynedd Structure Plan, and Policy EN2 of the Stopped Ynys Mon Unitary Development Plan are material in respect of the Area of Outstanding Natural Beauty.

Area of Outstanding Natural Beauty.

The application site is located within an Area of Outstanding Natural Beauty under the provisions of Policy 30 of the Ynys Mon Local Plan and D1 of the Gwynedd Structure Plan and Policies EN1 and EN2 of the Stopped Ynys Mon Unitary Development Plan. It is not considered that the proposal would unacceptably affect the character and appearance of this landscape designation.

It is acknowledged that the site is within an Area of Outstanding Natural Beauty and we have taken on board the comments made by the objector and the Community Council regarding the impact on the Area of Outstanding Natural Beauty. The proposed dwelling has a slate roof and the front elevation and parts of the North and East elevation are clad in natural stonework. The glazing on the North elevation has been reduced to allow more stone to be seen. The original dwelling has little architectural merit and it is our considered opinion that the proposed new dwelling is of high quality and design which will fit in with its surroundings and positively contribute to the Area of Outstanding Natural Beauty.

Effect on Amenities

Policy 1 of the Ynys Mon Local Plan, GP1 of the Stopped Ynys Mon Unitary Development Plan and Planning Policy Wales relate to the effect on residential amenities, pollution and nuisance problems will be assessed in determining planning applications. It is not considered that the development will materially affect the amenities of any adjacent properties.

Landscape/Trees

The trees on site are not subject to a Tree Preservation Order. The existing trees provide some additional screening from the roadside but are not individually significant, and less prominent than those on the site boundary. Recent work has taken place and trees have been felled prior to the submission of the application.

The application involves altering the existing track, Originally more trees were affected by the proposal, however the track has been amended so that less trees are being affected. It is now proposed that 2 trees will need to be felled as part of the proposal. A condition will be placed on the permission that an inspection of the trees is undertaken prior to the commencement of any works to check the presence of bats. The likelihood of there being bats in the trees is low because the trees involved are neither large nor particularly old.

No further landscaping is proposed as part of the application. The site is already screened by trees and hedges.

The Biodiversity Officer has commented on the proposal and the preference would be for a specialist to inspect the 2 trees that are proposed for felling for the presence of bats prior to the determination of the application. Notwithstanding this preference it is considered in this instance a suitably worded condition will act as a satisfactory safeguard in respect of the protected species.

Species Survey

A bat survey has been carried out on the existing dwelling. The conclusion of the survey revealed that a bat was observed exiting the building and there is evidence of bats in the roof space a development licence will be required from Natural Resources Wales in order to undertake works which will damage or destroy a bat roost. The licence application can only be made once planning permission has been obtained. A specialist will be present on site prior to the commencement of any works. A condition will also be placed on the permission in order that the 2 trees that are proposed for felling will also be inspected prior to the commencement of any works on site.

Footpath

Public Footpath Number 11 goes through the curtilage of the applicant and is adjacent to the proposed development.

The applicant has confirmed that the footpath and existing gate will not be disturbed.

Drainage

Surface water will be disposed of via an existing watercourse. Foul drainage will be disposed via a Package Treatment Plant. No objections have been raised by the Natural Resources Wales or Drainage Section to these proposals and it is considered that they can be assessed under the Building Regulations.

Justification

The application has been accompanied by a Structural Survey which explains the defects that have been found on the property.

- Roof Structure
- Internal ground floor
- External masonry walls
- Inadequate foundations

It is not considered that the existing dwelling has any significant architectural value.

The proposal is located upon the footprint of the existing dwelling. The proposed dwelling footprint size is approximately 30% increase to that of the original.

7. Conclusion

The development complies with all policies listed above and it is not considered that the proposal will have an unacceptable impact on the character or appearance of the Area of Outstanding Natural Beauty.

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 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.

(03) 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.

(04) 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.

(05) No other part of the development hereby approved shall commence until the existing dwelling has been completely demolished.

Reason: For the avoidance of doubt and because the Local Planning Authority would not accept an additional dwelling on this site due to the open countryside location.

(06) The provisions of Schedule 2, Part 1, Classes A, B, C and E of the Town and Country Planning (General Permitted Development) (Amendment) (Wales) Order 2013 (or any Order re-voking or re-enacting that Order) are hereby excluded.

Reason: In the interests of the amenities of the locality

(07) Natural slates of uniform colour shall be used as the roofing material of the proposed building(s).

Reason: To ensure that the development is in the interests of amenity.

(08) The development hereby approved shall be faced with a local natural stone of equivalent colour texture and weathering characteristics as indicated on drawing number IPR-2/13/04B Rev B received on the 12th March, 2014.

Reason: To ensure a satisfactory appearance of the development

(09) The garage hereby permitted shall only be used as a private garage incidental to the enjoyment of the adjoining dwelling known as Cae Maes Mawr, Llanddona and for no commercial or business use whatsoever.

Reason: For the avoidance of doubt.

(10) The stable hereby permitted shall only be used as a private stable incidental to the enjoyment of the adjoining dwelling known as Cae Maes Mawr, Llanddona and for no commercial or business use whatsoever.

Reason: For the avoidance of doubt.

(11) No demolition of the existing building shall take place between 1st March or 30th September in any year unless the site has been checked for the presence of nesting birds by a suitably qualified ecologist and certified as being free of nesting birds. Should nesting birds be found to be present, no development shall take place until the chicks have fledged.

Reason: To safeguard any nesting birds which may be present on the site.

(12) No development shall take place until full details of the bat roosting area within the new roof void of the garage and the means of access to it, together with a timetable for its provision, has been submitted to and approved in writing by the local planning authority. The works shall thereafter proceed in accordance with the approved details unless the local planning authority gives its prior written consent to any variation. The bat roosting area and access points shall be maintained in perpetuity after installation.

Reason: To mitigate the loss of bat roosting opportunities present in the existing building.

(13) The two trees that are proposed for felling will be inspected by an ecologist for the presence of bats. The report shall be submitted and approved in writing by the Local Planning Authority prior to any works commencing on site.

Reason: To ensure that any remaining risks to bats/nesting birds are minimised.

(14) The development permitted by this consent shall be carried out strictly in accordance with the plan(s) submitted on the 19/12/13, 07/02/14, 12/03/14 under planning application reference 22C40A.

Reason: For the avoidance of doubt.

9. Other Relevant Policies

Supplementary Planning Guidance

- Parking Standards
- Housing Design Guide

Technical Advice Note 12: Design

12.4

Gweddill y Ceisiadau

Remainder Applications

Rhif y Cais: **34LPA121R/VAR/CC** Application Number

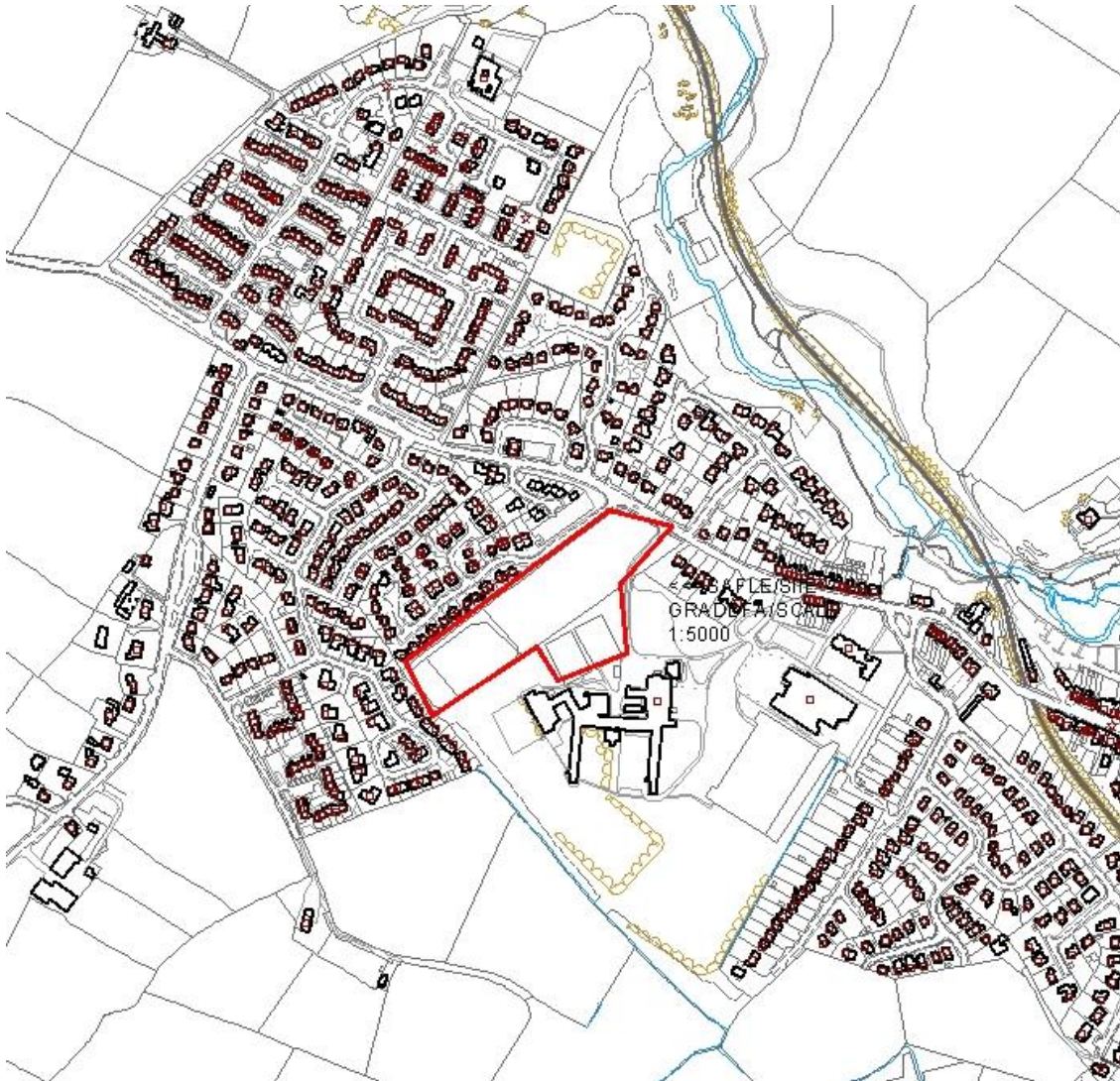
Ymgeisydd Applicant

**Head of Education
c/o Head of Property
Cyngor Sir Ynys Mon
Council Offices
Llangefni
Anglesey
LL77 7TW**

Cais i newid amod (05) ar ganiatad cynllunio rhif 34LPA121Q/CC er mwyn newid lliw y fflui o wyrdd i ddu gwrthstaen yn

Application to vary condition (05) on planning permission 34LPA121Q/CC so as to change the flue colour from green to stainless steel at

Ysgol y Bont, Llangefni



Planning Committee: 2nd April, 2014

Report of Head of Planning Service (GJ)

Recommendation:

Permit

Reason for Reporting to Committee:

The application is reported to the Planning Committee because the Isle of Anglesey Council is the applicant and the landowner.

1. Proposal and Site

The application relates to the re-located Ysgol y Bont which is under construction at Ysgol Gyfun Llangefni campus.

The application is for variation of condition (05) (flue colour from green to stainless steel) from planning application reference 34LPA121Q/CC at Ysgol y Bont, Llangefni.

2. Key Issue(s)

The key issue is whether the flue fits in with Ysgol y Bont and the impact on the landscape and surrounding area.

3. Main Policies

Ynys Mon Local Plan

Policy 1 – General Policy

Policy D42 – Design

Policy D45 – Renewable Energy

Gwynedd Structure Plan

Policy C7 – Renewable Energy

Policy C8 – Energy Conservation

Policy D4 – Siting, Location and Design

Policy D20 – Pollution

Policy D29 – High Standard of Design

Stopped Ynys Mon Unitary Development Plan

Policy GP1 – Development Control Guidance

Policy GP2 – Design

Policy EP18 – Renewable Energy

Policy SG8 – Air Quality

Planning Policy Wales 6th Edition February, 2014

Technical Advice Note 8 Renewable (2005)

Technical Advice Note 12 Design (2009)

Technical Advice Note 22 Sustainable Buildings (2010)

Practive Guidance: Planning for Renewable and Low Carbon Energy – A Toolkit for Planners, Welsh Assembly Government (2010)

Practice Guidance Planning Implications of Renewal and Low Energy (February 2011)

4. Response to Consultation and Publicity

Local Member (Cllr Bob Parry) – No response

Local Member (Cllr Dylan Rees) – No response

Local Member (Cllr Nicola Roberts) – No response

Environmental Health – No observations

The application was advertised by means of 4 site notices near the site and neighbouring properties have been notified by individual letters. The expiry date to receive representations was the 20th March, 2014. At the time of writing the report no letters were received.

5. Relevant Planning History

34LPA121M/CC/ECON – Re-location of Ysgol y Bont from Llangefni Industrial Estate onto the Ysgol Gyfun Llangefni Campus. Works to include the construction of a new Special Educational Needs School, together with relevant enabling works including the re-location of playing field, car park, modifications to the site entrance and covered games area – Granted 18/10/11

34LPA121N/CC – Variation of conditions (06) and (07) of planning permission 34LPA121M/CC/ECON – Granted 03/08/12

34LPA121P/CC – Installation of a biomass wood pellet boiler unit in connection with the new school – Granted 02/08/12

34LPA121Q/CC - Installation of a biomass wood pellet boiler unit in connection with the new school – Granted 02/08/13

6. Main Planning Considerations

Principle of Development

The principle of renewable energy development and energy conservation accords with the policies listed above subject to detailed consideration below.

External Appearance and Relationship with its Surroundings

Permission has already been granted for a biomass boiler with a flue to a height of 16 metres. The flue colour was originally leaf green however it has been erected in stainless steel.

The flue is most prominent from the principal elevation and from the highway. It is not considered that the change in colour from leaf green to stainless steel will have a negative impact on the area. Numerous items on the new school are in stainless steel i.e lighting poles, the steel of the covered area near the entrance, the fire escape structure, gates and fences to the rear and downpipes. It is therefore considered that the flue is acceptable in stainless steel.

7. Conclusion

Though the flue will be prominent by virtue of its 16 meter height it is considered acceptable to change the colour to stainless steel. It is not considered that the amenities of any residential properties will be affected.

8. Recommendation

Permit

(01) The development hereby permitted shall be begun before the expiration of (five) years from the date of this permission.

Reason: To comply with the requirements of Section 91(1) of the Town and Country Planning Act 1990.

(02) An air quality assessment using Nitrogen Dioxide Diffusion Tubes shall be undertaken and submitted in writing to the local planning authority within 12 months and 24 months of the commencement of the operation of the development hereby approved 'the monitoring'. The results of 'the monitoring' shall be approved in writing by the local planning authority. Where 'the monitoring' indicates a 'Significant negative impact on air quality' a scheme of mitigation including a timetable

for the implementation thereof shall be included with the results of 'the monitoring' 'significant negative impact on air quality' means a breach of any air quality standard. 'Significant negative impact on air quality' means a breach of any Local Air Quality Standard.

Reason To demonstrate that the stack height of the biomass boiler is sufficient to prevent emissions having a significant negative impact on air quality objectives for nitrogen dioxide (NO₂).

(03) The biomass boiler hereby approved shall only be fuelled with wood chip sourced from virgin timber or clean wood pellets that comply with a recognised fuel standard. The quantity of wood pellets to be used on an annual basis and the fuel specification of the wood pellets (in accordance with CEN/TS 14961:2005 or similar recognised standard as may be approved in writing by the local planning authority) shall be submitted to an approved in writing by the local planning authority prior to the installation of the biomass boiler hereby approved. The operation of the biomass boiler hereby approved shall be in accord with the details to be approved under the provisions of this condition unless otherwise approved in writing by the local planning authority.

Reason To prevent emissions having a significant negative impact on air quality.

(04) The flue hereby approved shall be coloured Stainless Steel.

Reason: To ensure a satisfactory appearance to the development.

(05) The development hereby permitted shall only be constructed with a slab level as indicated on drawing number AL(20)54 Rev A received 25.04.13 of application reference 34LPA121Q/CC (or any other drawing as maybe approved in writing by the local planning authority).

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

(06) The development permitted by this consent shall be carried out strictly in accordance with the plan(s) submitted on the 17.02.2014 under planning application reference 34LPA121R/VAR/CC.

Reason: For the avoidance of doubt.

9. Other Relevant Policies

Technical Advice Note 5 – Nature Conservation and Planning (2009)

Technical Advice Note 16 – Sport, Recreation and Open Space (2009)

Technical Advice Note 22 – Sustainable Buildings (2010)

Rhif y Cais: **38C237B** Application Number

Ymgeisydd Applicant

**Mr Huw Eurig Jones
c/o Cadnant Planning Ltd
1 & 2 Connaught House
Riverside Business Park
Benarth Road
Conwy
LL32 8UB**

Cais amlinellol ar gyfer codi annedd ynghyd a creu mynedfa i geir ar dir ger

Outline application for the erection of a dwelling together with the construction of a vehicular access on land adjoining

Careg y Daren, Llanfechell



Planning Committee: 02/04/2014

Report of Head of Planning Service (MTD)

Recommendation:

Refuse

Reason for Reporting to Committee:

On request of Local Member

1. Proposal and Site

This is a vacant green site and it is proposed to erect a dwelling with associated access

2. Key Issue(s)

Would the development of this site conform with the relevant policy requirements.

3. Main Policies

Gwynedd Structure Plan

A2 Housing

D3 Landscape

D4 Location siting and design

Ynys Mon Local Plan

1 General Policy

31 Landscape

48 Housing Development Criteria

50 Listed settlements

Unitary Development Plan (Stopped 2005)

Policy 1 General Policy

Policy EN1 Landscape Character

Policy HP4 Villages

4. Response to Consultation and Publicity

Local Member K Jones has referred the application to Committee to discuss policy issues.

Local Member J Griffiths has commented in respect of the application stating;

“May lead to development outside boundary but this is for a local Welsh family which could be acceptable, officer to make recommendation”

Local Member LM Huws has not commented

Highways Conditions

Drainage comments

4 letters have been received points raised include;

Access will be unsafe and it is located on a bend which is used as a passing bay

The area is becoming built up and will soon join the village

Will extend area into hamlet

Would harm privacy

5. Relevant Planning History

38C237 erection of a dwelling refused 10/11/2006

38C237A erection of a dwelling refused 11/02/2008

6. Main Planning Considerations

Applications have been submitted for this site as listed above and have been refused. The reasons for refusal centred around the location of the proposed development in relation to the existing settlement.

It is considered that this objection remains and as such the application should be refused for the reasons given previously.

7. Recommendation

Refuse

The proposal would constitute an unacceptable extension to the existing form of development constituting sporadic development in an open rural location detrimentally affecting the visual amenity and character of the area and as such would be contrary to policies 31,48 and 50 of the Ynys Mon Local Plan, policies HP6 and EN1 of the Ynys Mon Stopped Unitary Development Plan policies A2 and D4 of the Gwynedd Structure Plan and the provisions of Planning Policy Wales February 2014