

12.1

Gweddill y Ceisiadau

Remainder Applications

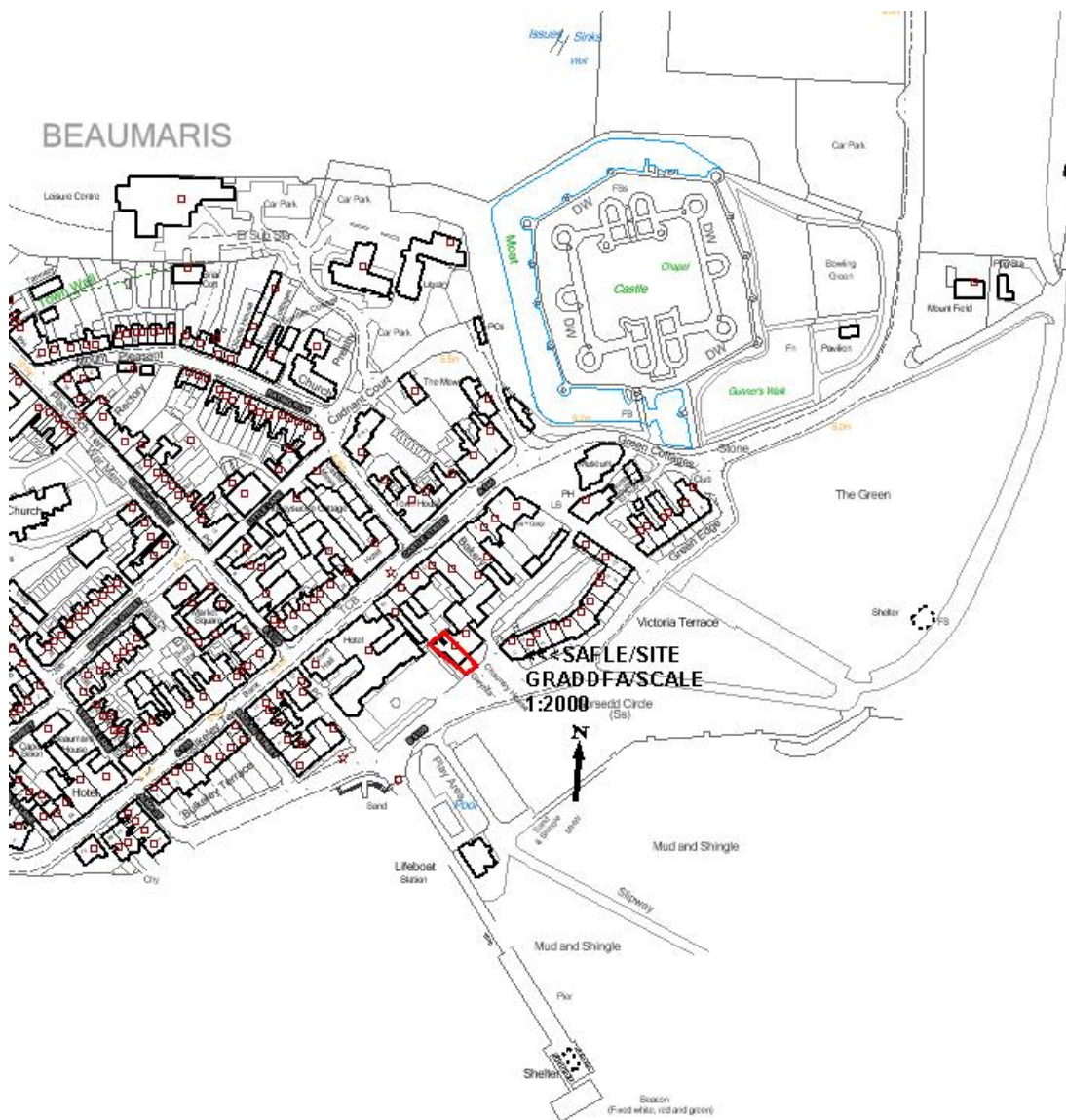
Rhif y Cais: 12C431C/LB Application Number

Ymgeisydd Applicant

Mr & Mrs Ian Jones

Caniatad Adeilad Rhestredig ar gyfer newid y ffenestr presennol gyda drysau ffrengig yn/Listed Building Consent to replace the existing window with french doors at

Gwynfa, Beaumaris



Planning Committee: 02/07/2014

Report of Head of Planning Service (GJ)

Recommendation:

Refuse

Reason for Reporting to Committee:

The application has been called in to the planning committee at the request of the local member.

1. Proposal and Site

The application is for Listed Building Consent for a replacement of existing window with a French door at Gwynfa, Beaumaris.

2. Key Issue(s)

The key issues which need to be considered are the design and effect on the Conservation Area and Listed Building.

3. Main Policies

Ynys Mon Local Plan

Policy 1 – General Policy

Policy 30 – Landscape

Policy 40 – Conservation of Buildings

Policy 42 – Design

Policy 58 – Extensions

Gwynedd Structure Plan

Policy D4 – Environment

Policy D29 – Design

Stopped Unitary Development Plan

Policy GP1 – Development Control Guidance

Policy GP2 – Design

Policy EN1 – Landscape Character

Policy EN2 – Area of Outstanding Natural Beauty

Policy EN13 – Conservation of Buildings

4. Response to Consultation and Publicity

Town Council - Approval recommended

Local Member (Councillor Lewis Davies) – No response

Local Member (Councillor Carwyn Jones) – No response

Local Member (Councillor Alwyn Rowlands) – The Councillor called in the application to the Planning and Orders Committee for consideration.

Royal Commission on the Ancient and Historical Monuments of Wales – Comments

Victorian Society – No response

Georgian Group – No response

Ancient Monument Society – No response

Society for the Protection of Ancient Buildings – No response

Council for British Archaeology – No response

5. Relevant Planning History

12C431/LB – Listed Building Consent for internal and external work at Gwynfa, Beaumaris – Listed Building Approved – 24/02/14

12C431A – Alterations and extensions at Gwynfa, Beaumaris – Approved 07/02/14

12C431B – Replacement of existing window with a French door at Gwynfa, Beaumaris – Undetermined.

6. Main Planning Considerations

The subject building is included in the statutory register of listed buildings on Anglesey and in Wales as being grade II.

The subject building is located in a prominent location inside the special designated conservation area covered by an Article 4 (2) Direction, in an Area of Outstanding Natural Beauty, in the setting of a number of other listed buildings and in the essential setting of Beaumaris Castle designated a Scheduled Ancient Monument (SAM) a grade I Listed Building and a World Heritage Site (WHS).

Fenestration is possibly one of the most important architectural and historic features of a listed building.

Welsh Office Circular 61/96 provides the Welsh Governments guidance and advice in respect to the protection of historic windows which follows sound historic building philosophy. National and Local plan policies also follow this stance. Therefore the protection and preservation of historic windows must always be the primary aim of the decision maker. Good practice guide recommend that Listed Building windows are repaired and restored for as long as is possible and only replaced 'like for like' when repair is no longer possible.

Policy 1, 42 of the Ynys Mon Local Plan, Policies D4, D29 of the Gwynedd Structure Plan, 4.11 Promoting sustainability through good design, Technical Advice Note 12 (Wales): Design SPG on The Design Guide for the Urban and Rural Environment and SPG on Conversion Character Appraisal. Policies GP1 and GP2 of the Stopped Ynys Mon Unitary Development Plan are material in respect of siting, design, external appearance.

Policy 40 and 41 of the Ynys Mon Local Plan, Policy EN2, EN13 of the Stopped Unitary Development Plan and paragraphs 6.4.5, 6.4.6 and 6.4.7 of Planning Policy Wales Edition 6 states that proposals within Conservation Areas should be protected from unsympathetic development, alterations or demolition. Buildings of special architectural and historic interest and the designation of conservation areas.

7. Conclusion

The replacement of an existing window with a French door would not protect the historic window.

Should members wish to recommend approval of the Listed Building application contrary to the officer

recommendation, the application will need to be referred to CADW for determination.

8. Recommendation

Refuse

The loss of the existing window would be detrimental to the character and appearance of the Grade II Listed Building the primary material consideration is the statutory requirement to have special regard to the desirability of preserving the building, or any features of special architectural or historic interest which it possesses. The proposal would be contrary to Policy 1 and 41 of the Ynys Mon Local Plan and Policy EN13 of the Stopped Unitary Development Plan and the advice contained within the Welsh Office Circular 61/96 (December 1996) and paragraphs 6.4.5, 6.4.6 and 6.4.7 of Planning Policy Wales Edition 6 (February, 2014).

9. Other Relevant Policies

Technical Advice Note 12 – Design

Supplementary Planning Guidance – Urban and Rural Environment

Supplementary Planning Guidance – Beaumaris Conservation Area

Planning Policy Wales (Edition 6 February 2014) Paragraphs 6.4.5, 6.4.6, 6.4.7

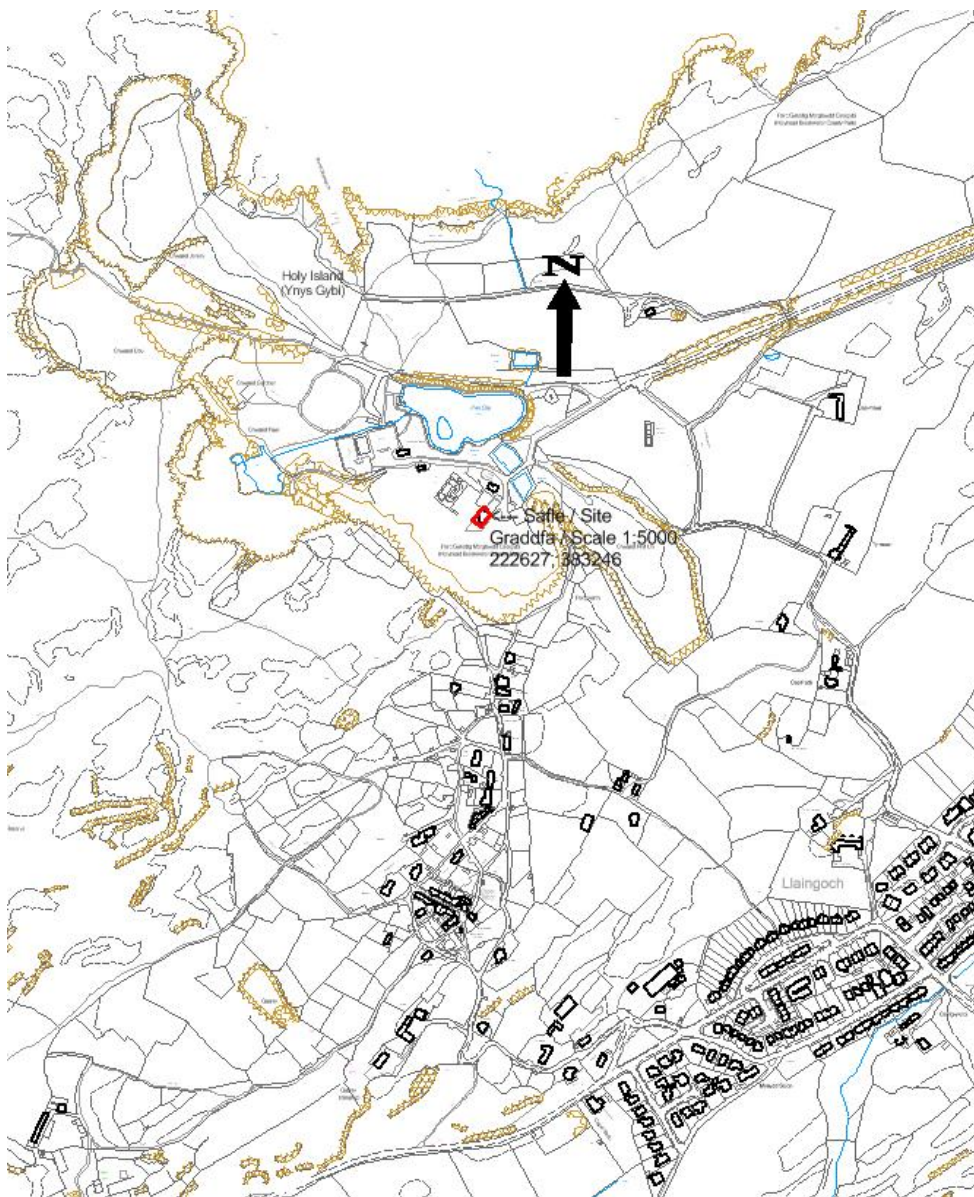
Rhif y Cais: 19C792H Application Number

Ymgeisydd Applicant

Môn Social Enterprises

Cais llawn ar gyfer newid defnydd y modurdy a'r adeilad storio i lety byncws yn / Full application for the change of use of the garage and storage building into bunkhouse accommodation at

Breakwater Country Park, Holyhead



Planning Committee: 02/07/2014

Report of Head of Planning Service (SCR)

Recommendation:

Permit

Reason for Reporting to Committee:

The application is on Council owned Land.

1. Proposal and Site

The application site is situated within the Breakwater County Park in Holyhead which is outside the development boundary of Holyhead. The site is adjacent to the Anglesey Coastal Path. The building was last used as a garage/store and is single storey lying to the rear of the new venture known as 'Caffi'r Parc'.

The application is for the change of use of the existing garage/storeroom into bunkhouse type accommodation for visitors. A small extension to the rear of the building is proposed in order to provide toilet and shower facilities for the visitors.

2. Key Issue(s)

The applications key issues are whether the proposal complies with current policies, whether the design of the proposal is acceptable and whether the proposal will harm the surrounding area.

3. Main Policies

Ynys Môn Local Plan

Policy 1 – General Policy

Policy 2 – New Jobs

Policy 5 – Design

Policy 7 – Rural Buildings

Policy 8 – Holiday Accommodation

Policy 26 – Car Parking

Policy 31 – Landscape

Gwynedd Structure Plan

Policy B8 – Employment

Policy B9 - Employment

Policy D3 - Landscape

Policy D4 – Location, Siting and Design

Policy D28 – Design

Policy D29 – Design

Stopped Unitary Development Plan

Policy GP1 – Development Control Guidance

Policy GP2 – Design

Policy EN1 – Landscape Character

Policy EP4 – Other Employment Opportunities and Rural Diversification

Policy EP6 – Reuse of Buildings
Policy TO2 – Holiday Accommodation

Planning Policy Wales (6th Edition)

Technical Advice Note 12: Design

Technical Advice Note 13: Tourism

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

4. Response to Consultation and Publicity

Local Member, Cllr. R Jones – No response to date

Local Member, Cllr. R LI Jones – No response to date

Local Member, Cllr. A Roberts – No response to date

Town Council – No response to date

Highways – No recommendation

Drainage – Standard comments

Welsh Water – Recommend conditional approval

Natural Resources Wales – No response to date

Response to Publicity

The application was afforded two means of publicity. These were by the posting of notices near the site and the serving of personal notifications. The latest date for the receipt of representations was the 17th June, 2014 and at the time of writing this report no representations had been received at the department.

5. Relevant Planning History

19C792: Conversion of existing buildings into 24 bed self-catering youth hostel at Ex Rangers Accommodation Breakwater Country Park, Holyhead. Approved - 20/03/03

19C792A: Amended detailed plans for the conversion of the existing building into 24 bed self-catering youth hostel at Ex Rangers Accommodation Breakwater Country Park, Holyhead. Withdrawn - 15/01/07

19C792B: Full application for the change of use of the existing warden's accommodation into a cafe with offices and storage above together with alterations and extensions thereto at Ex Rangers Accommodation Breakwater Country Park, Holyhead. Approved - 08/03/12

19C792C: Full application for the siting of a storage container on land at Breakwater Country Park, Holyhead. Approved - 07/09/2012

19C792D: Full application for the change of use of the existing warden's accommodation into a cafe with offices and storage above together with alterations and extensions thereto at Warden's Accommodation, Holyhead Breakwater Park, Holyhead. Approved - 07/09/2012

19C792E: Prior notification for the removal of material from a mineral working deposit at Holyhead Breakwater Park, Holyhead. Permitted Development - 24/09/2012

19C792F: Full application for the replacement of three angling platforms with a hard surface safe deck area together with the alterations and extension to three angling platforms on land at Holyhead Breakwater Park, Holyhead. Approved -26/04/2013

19C792G: Full application for the construction of a bin store at Caffi'r Parc, Holyhead Breakwater Park, Holyhead. Approved - 22/05/14

6. Main Planning Considerations

Policy Context – The proposal is for the change of use of the existing building to provide bunkhouse accommodation for tourists. Holyhead Breakwater Country Park is designated for Physical Infrastructure and Environment Proposal within the Ynys Môn Local Plan. It is proposed that one full time and two part time workers will be employed by the venture. Policy 7 of the Ynys Môn Local Plan states that existing buildings in the countryside will generally be acceptable locations for small businesses.

Policy 8 of the Ynys Môn Local Plan states that applications for high quality accommodation will be permitted where they do not conflict with other policies of the plan. In particular; the Council will favourably consider proposals which form an integral part of an overall scheme which adds to tourism and recreation facilities in the area. The site is situated within the Holyhead Breakwater Country Park and lies close to the Coastal Path and therefore the proposal complies with current policies.

Policy EP6 of the stopped Unitary Development Plan allows for the change of use or redevelopment of existing buildings for employment purposes provided they cause no unacceptable harm to the character or amenity of the area.

Design – The building is of a single storey and is finished in slate and stone. An extension is proposed at the rear of the building which will square off the building. The finishing material of the proposed extension will be render and although this does not match that of the existing building it will define the traditional and new part of the building. Following discussion the scheme has been amended with metal rainwater goods being used in lieu of the upvc that was originally proposed. The design of the proposal appears to be fit for purpose. There is acceptable space within the site to accommodate the proposal.

Effect on surrounding area – As stated above the site is situated within the Holyhead Breakwater Country Park and lies close to the Coastal Path which attracts tourists. The proposal will provide accommodation for walkers and tourists. Parking facilities are available within the park. The re-use of the building will ensure that the building does not fall into a state of disrepair. The proposal makes beneficial use of an existing building with very limited changes to its appearance and consequently will not harm the surrounding area.

7. Conclusion

The proposed bunkhouse accommodation will encourage visitors to the area and provide

accommodation for users of the Coastal Path. The re-use of the building will ensure that the building will not fall into a state of disrepair and the design of the proposal is sympathetic to the character of the existing building. The proposal conforms to both national and local policies and should be approved in line with the following 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) Any further structural alterations which may be required to be carried out to the building, and which would be likely to affect its external appearance, consequent upon 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: For the avoidance of doubt.

(03) Details of the finishing of the proposed extension, windows, doors, fascias and bargeboards shall be submitted to and approved in writing by the local planning authority prior to the commencement of works on site, or as otherwise may be agreed in writing.

Reason: To ensure a satisfactory appearance of the development.

(04) Foul water and surface water discharges must be drained separately from the site.

Reason: To protect the integrity of the public sewerage system.

(05) No surface water shall be allowed to connect either directly or indirectly to the public sewerage system unless otherwise approved in writing by the local planning authority.

Reason: To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no detriment to the environment.

(06) Land drainage run-off shall not be permitted to discharge either directly or indirectly into the public sewerage system.

Reason: To prevent hydraulic overload of the public sewerage system and pollution of the environment.

(07) No net increase of surface water shall be allowed to connect either directly or indirectly to the public sewerage system.

Reason: To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no detriment to the environment.

(08) The development hereby permitted shall be carried out in strict conformity with the details shown on the submitted plans and contained in the form of application, Protected Species

Survey (The Cambrian Ecological Partnership, July, 2013) and in any other documents accompanying such application, unless conditions of this permission stipulate otherwise.

Reason: To ensure that the development is implemented in accord with the approved details

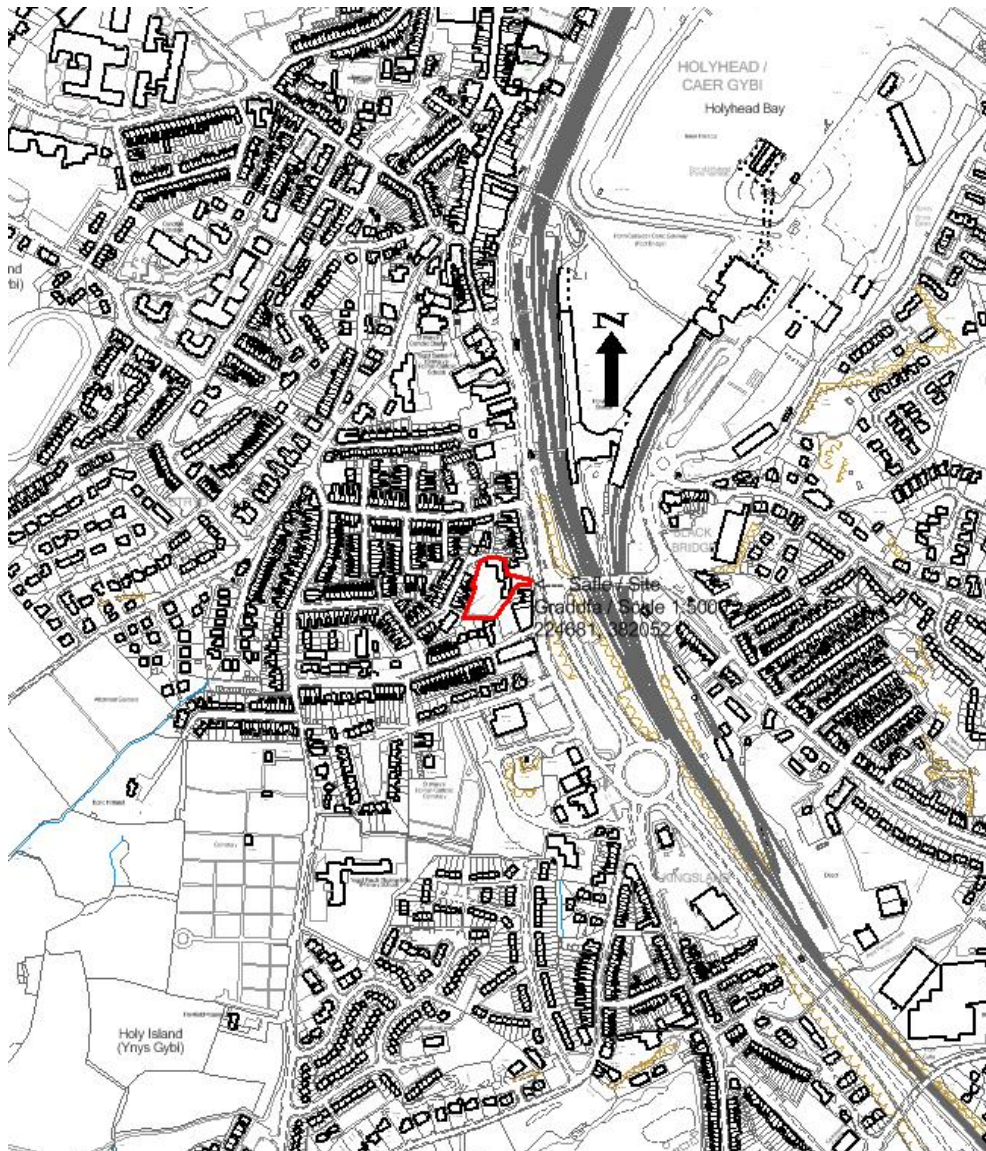
Rhif y Cais: 19LPA434B/FR/CC Application Number

Ymgeisydd Applicant

Head of Service (Education and Leisure)

Cais llawn ar gyfer adnewyddu'r adeiladau gwreiddiol, dymchwel yr estyniad cyswllt ynghyd a chodi estyniad deulawr newydd yn / Full application for the refurbishment of the existing buildings, demolition of the link extension together with the erection of a new two storey extension at

Jesse Hughes Community Centre, Holyhead



Planning Committee: 02/07/2014

Report of Head of Planning Service (NJ)

Recommendation:

Permit

Reason for Reporting to Committee:

The application is made by the Council on Council owned land

1. Proposal and Site

The Jesse Hughes centre is located centrally within Holyhead and is used for a number of educational and community activities including youth clubs, as a school (for the Pupil Referral Unit), gateway club, prayer group, flying start and parent and toddler group. The application proposes the refurbishment of the centre together with its extension to create new Dechrau'n Deg centre and office space.

A new ramped access to the front of the building and improved main access accommodation will be provided; a lift will be installed for accessibility; a new two storey extension will provide central office space, the Dechrau'n Deg centre, classrooms and wc facilities; the first floor will provide office spaces and wc facilities; parking facilities will be formalised at the rear of the building. There is some 17m between the proposed extended building and the dwellings to the rear of the site which back onto the play area.

2. Key Issue(s)

Effect on residential amenities

3. Main Policies

Ynys Môn Local Plan

Policy 1 – General Policy

Policy 5 – Design

Policy 17 – Community Facilities

Gwynedd Structure Plan

Policy B1 – Employment Generating Development

Policy D33 – Improving Local Amenities

Stopped Unitary Development Plan

Policy GP1 – Development Control Guidance

Policy GP2 – Design

Planning Policy Wales (Edition 6)

4. Response to Consultation and Publicity

Town Council - No objection

Local Member Robert L Jones – No reply at the time of writing

Local Member Arwel Roberts – No reply at the time of writing

Local Member Raymond Jones – No objection

Highways Authority – No reply at the time of writing

Dwr Cymru-Welsh Water – Standard comments

Natural Resources Wales – Standard advice and local ecologist should be consulted

Response to Publicity

The application has been publicised by personal notification and site notice with an expiry date for receipt of representations of 4th July 2014. No representations had been received at the time of writing.

5. Relevant Planning History

None

6. Main Planning Considerations

Principle of the Development: The building is in extensive use as an educational and community centre. It is not anticipated that uses proposed to take place will add to amenity impacts – the building's use is concentrated during daytime hours but it is not anticipated that any changes will occur with the use of the facility to hold an evening youth club which already takes place. Activity already occurs at and around the site. The vehicular access to the rear of the site is already in existence and the area operates a one-way traffic system which would ensure that no vehicles conflict with each other in the surrounding streets. The site is easily accessible by a number of public transport modes and it is anticipated that the majority of users would access the site on foot.

Design: the original parts of the centre are retained and enhanced as part of the scheme and retain their identity and integrity. Albeit the roofline of the proposed two storey extension to the rear will be higher than the existing ridge, the building is not easily seen in its entirety at ground level from the surrounding streets and only glimpses will be visible. The site is visible from black bridge but the extension will be set against existing buildings set on higher ground to the rear of the site and will not produce an unacceptable impact.

Residential Amenities: The centre is already in extensive use as an educational and community facility. Properties to the front of the site have their rear gardens and rear elevations facing the proposed entrance elevation. As this is already the main thoroughfare for the site and is also used for vehicular parking, it is not anticipated that increased daytime use of the site would increase amenity impacts to such a degree as to warrant refusal of planning consent. The three storey properties to the rear of the site are elevated and are bounded by significant stone walls such that no overlooking or loss of privacy will take place from the car park and there is sufficient distance between first floor office windows and the properties to maintain an acceptable level of amenity. An enclosed ball-game area is proposed as part of the scheme but this is located on an existing playground area and additional impacts are not anticipated.

Technical Matters: Consultee responses had not been received at the time of writing. However, it is not anticipated that the proposal will give rise to unacceptable highway impacts as the site is already

served by an existing access and is highly accessible by sustainable transport modes. It is not anticipated that unacceptable drainage impacts will occur.

7. Conclusion

The proposal seeks to improve and extend the accommodation at the site to physically segregate sensitive uses but retains and respects the character and integrity of the original building. The extension design utilizes contemporary building techniques and will sit well with the traditional centre. It is not anticipated that unacceptable impacts will occur in the locality as a result of the development.

8. Recommendation

To **permit** the development subject to conditions and subject to no material representations being received prior to the expiry of the notification period.

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

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

(02) The car parking accommodation shall be completed in full accordance with the details as submitted before the use hereby permitted is commenced and thereafter retained solely for those purposes.

Reason: To enable vehicles to draw off clear of the highway for the safety and convenience of the highway user.

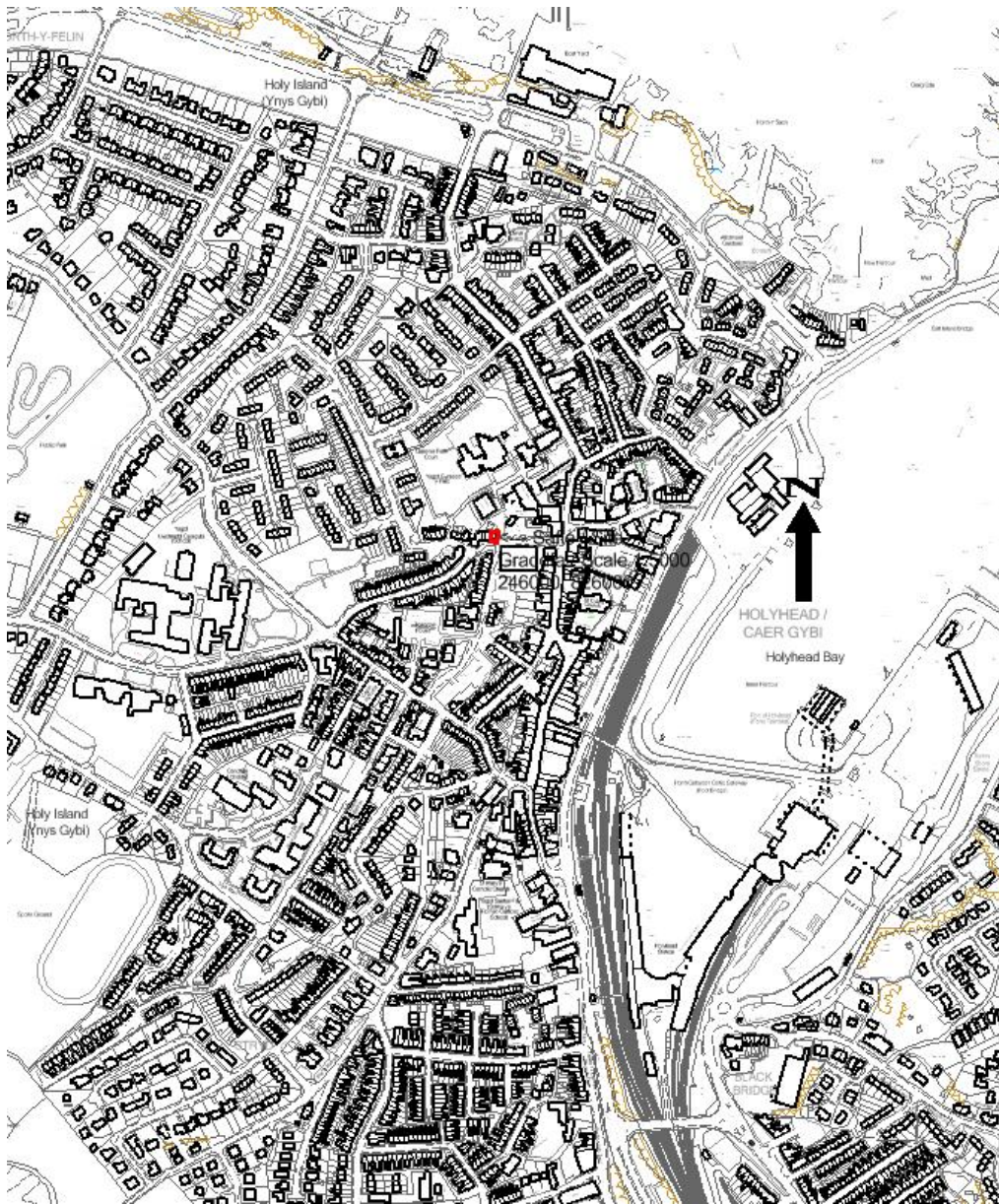
Rhif y Cais: 19LPA999/CC Application Number

Ymgeisydd Applicant

Head of Service (Planning and Public Protection)

Cais llawn ar gyfer gosod plac yn / Full application for the erection of a plaque at

1 Market Hill, Holyhead



Planning Committee: 02/07/2014

Report of Head of Planning Service (AMG)

Recommendation:

Permit

Reason for Reporting to Committee:

The application is submitted by the Council.

1. Proposal and Site

The site is situated along Market Hill adjacent to Cambria Street and Trearddur Square in Holyhead. The building is a three storey end terrace property with a shop on the ground floor and two flats on the upper levels. The site is located within the designated Holyhead Conservation Area.

The proposal entails the erection of a plaque at 1 Market Hill, Holyhead.

2. Key Issue(s)

The key issue to consider is the effect of the proposal on 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 6, February 2014

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

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

Councillor Robert Llewelyn Jones – 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 the posting of a site notice near the site together with a notice in the local newspaper. The latest date for the receipt of representations is the 3rd July 2014. At the time of writing this report no representations had been received at the department.

5. Relevant Planning History

19C1101 – Full application for the refurbishment of the building and the installation of a new shop front at 1 Market Hill, Holyhead – Approved 16/10/2012

6. Main Planning Considerations

Effect of the proposal on the character of the designated Conservation Area – Proposal entails the erection of a plaque to acknowledge contributions by grant funding partner's support of the Holyhead Townscape Heritage Initiative towards the recent refurbishment project at 1 Market Hill in Holyhead. The plaque is made from 1.6mm VE grade steel coated in Vitreous Enamel and is 175mm wide by 222mm high with a 15mm return to the edges to hide the fixing studs on the rear. The fixings will be stainless dowels drilled into the substrate render with resin bonding used to affix them to both the building and rear studs. The proposed plaque is considered to be appropriate and fit for purpose in meeting the requirements of planning policies. Therefore, it is not considered that the proposal will unduly affect the character of 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: For the avoidance of doubt.

(02) The development permitted by this consent shall be carried out strictly in accordance with the plan(s) submitted on the 03/06/2014 under planning application reference 19LPA999/CC.

Reason: For the avoidance of doubt

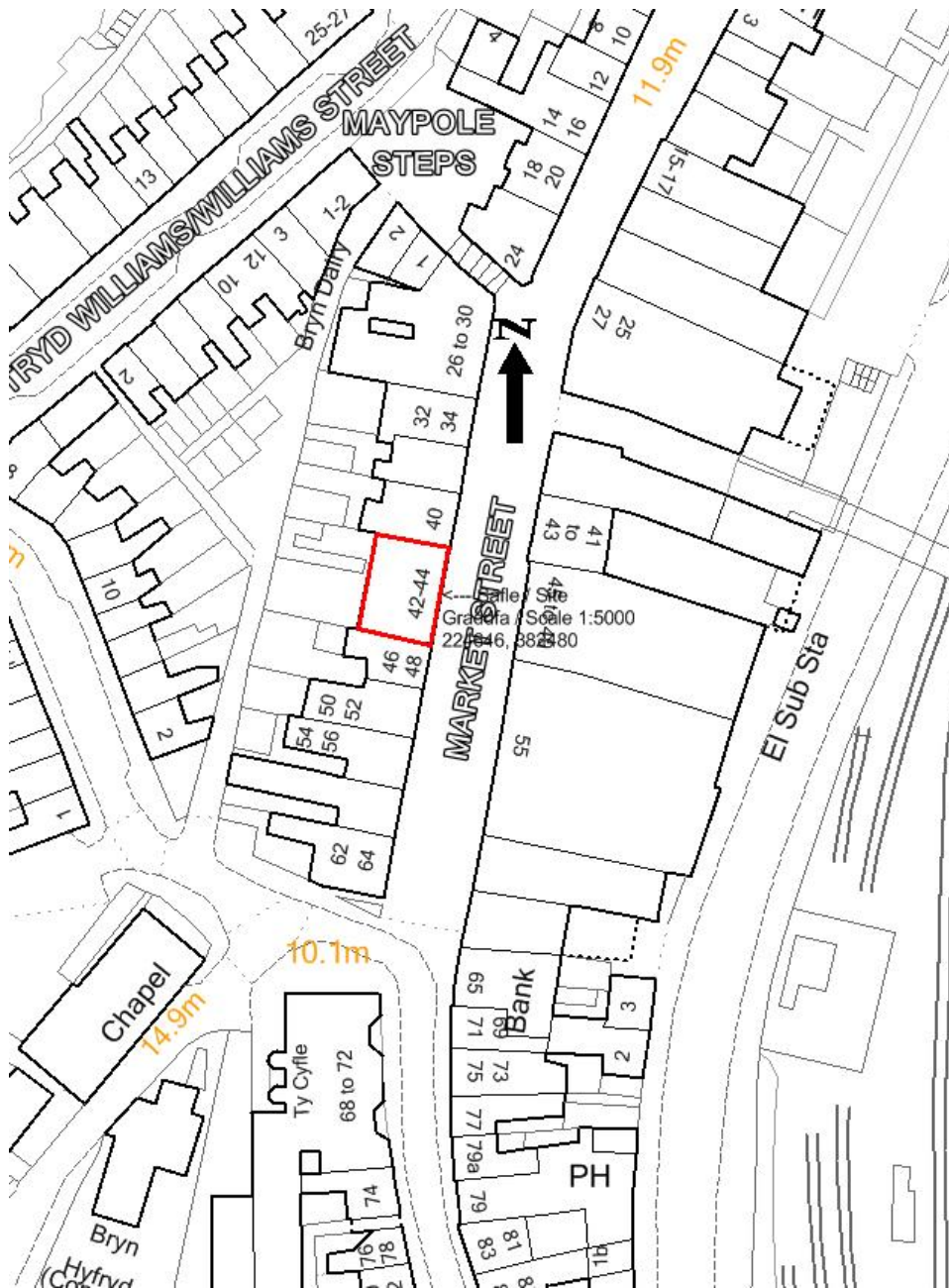
Rhif y Cais: 19LPA1000/CC Application Number

Ymgeisydd Applicant

Head of Service (Planning and Public Protection)

Cais llawn ar gyfer gosod plac yn / Full application for the erection of a plaque at

42-44 Market Street, Holyhead



Planning Committee: 02/07/2014

Report of Head of Planning Service (AMG)

Recommendation:

Permit

Reason for Reporting to Committee:

The application is submitted by the Council.

1. Proposal and Site

The site is situated within the main shopping street in Holyhead and comprises a vacant shop unit with various offices above, formerly occupied by the Kwik Save food retailer. The site is within a designated Conservation Area and prime retail frontage.

The proposal entails the erection of a plaque at 42-44 Market Street, Holyhead.

2. Key Issue(s)

The key issue to consider is the effect of the proposal on 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 6, February 2014

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

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

Councillor Robert Llewelyn Jones – 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 the posting of a site notice near the site together with a notice in the local newspaper. The latest date for the receipt of representations is the 3rd July 2014. At the time of writing this report no representations had been received at the department.

5. Relevant Planning History

19C1086 - Full application for the installation of a shop front, change of use of first and second floors into 4 self-contained flats together with the erection of an extension to accommodate 2 flats at 44 Market Street, Holyhead – Approved 05/12/2011

6. Main Planning Considerations

Effect of the proposal on the character of the designated Conservation Area – Proposal entails the erection of a plaque to acknowledge contributions by grant funding partner's support of the Holyhead Townscape Heritage Initiative towards the recent refurbishment project at 42-44 Market Street in Holyhead. The plaque is made from 1.6mm VE grade steel coated in Vitreous Enamel and is 175mm wide by 222mm high with a 15mm return to the edges to hide the fixing studs on the rear. The fixings will be stainless dowels drilled into the substrate render with resin bonding used to affix them to both the building and rear studs. The proposed plaque is considered to be appropriate and fit for purpose in meeting the requirements of planning policies. Therefore, it is not considered that the proposal will unduly affect the character of 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: For the avoidance of doubt.

(02) The development permitted by this consent shall be carried out strictly in accordance with the plan(s) submitted on the 03/06/2014 under planning application reference 19LPA1000/CC.

Reason: For the avoidance of doubt

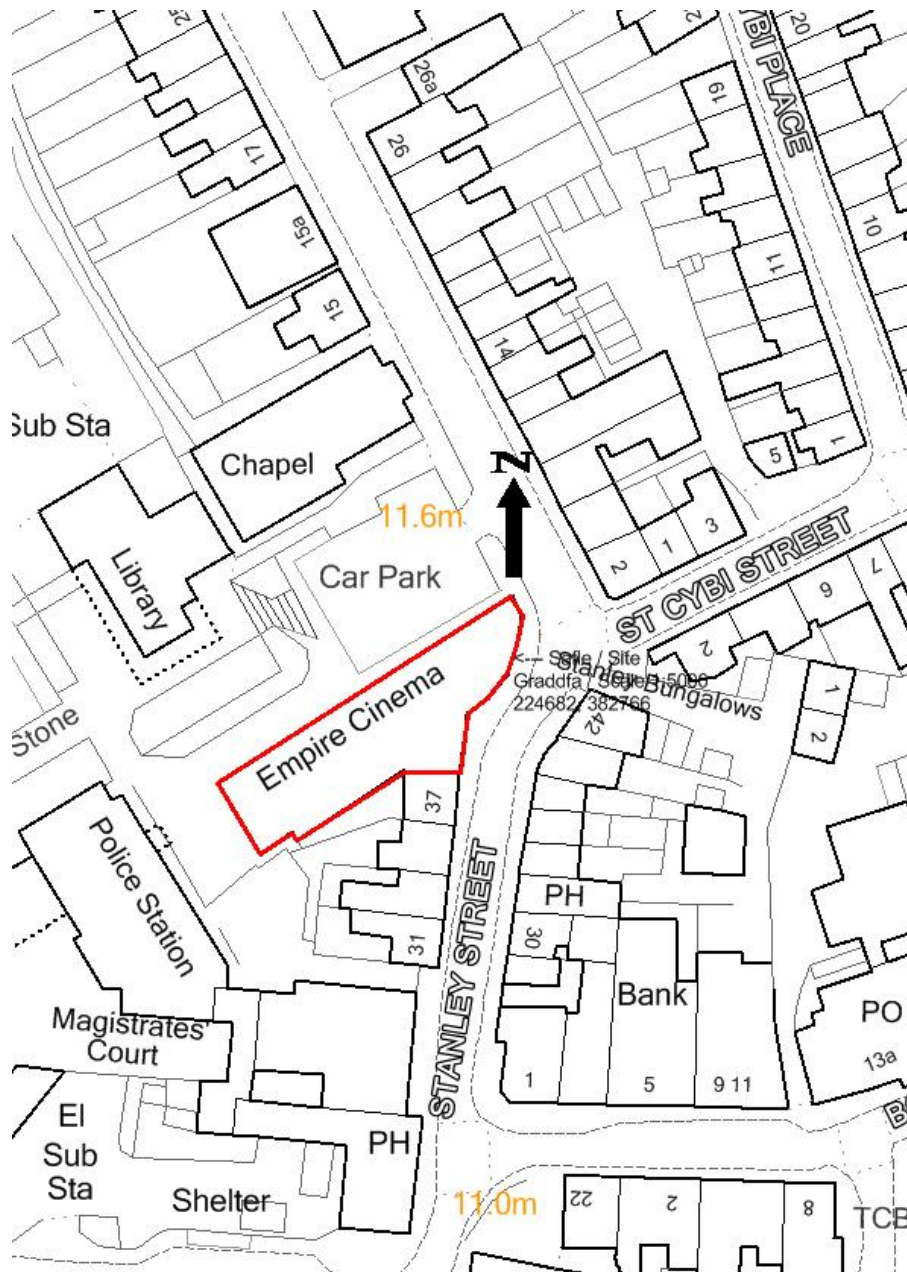
Rhif y Cais: 19LPA1001/CC Application Number

Ymgeisydd Applicant

Head of Service (Planning and Public Protection)

Cais llawn ar gyfer gosod plac yn / Full application for the erection of a plaque at

Empire Cinema, 39 Stanley Street, Holyhead



Planning Committee: 02/07/2014

Report of Head of Planning Service (AMG)

Recommendation:

Permit

Reason for Reporting to Committee:

The application is submitted by the Council.

1. Proposal and Site

The site is situated along Stanley Street in Holyhead and is located within the designated Holyhead Conservation Area. The application site is currently occupied by the Empire Cinema.

The proposal entails the erection of a plaque at Empire Cinema, 39 Stanley Street, Holyhead.

2. Key Issue(s)

The key issue to consider is the effect of the proposal on 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 6, February 2014

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

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

Councillor Robert Llewelyn Jones – 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 the posting of a site notice near the site together with a notice in the local newspaper. The latest date for the receipt of representations is the 3rd July 2014. At the time of writing this report no representations had been received at the department.

5. Relevant Planning History

19C199 – Change of use of cinema into an amusement arcade at the Empire Cinema, Stanley Street, Holyhead. – Approved 17/11/1986

19C199A – Provision of 25 non gaming machines in addition to the 20 gaming machines approved under 1/19/C/199 at Empire Cinema, Stanley Street, Holyhead. – Refused 11/05/1987

19C199B – Change of use of shop into an amusement arcade at Empire Cinema, Stanley Street, Holyhead. – Refused 16/09/1988

19C199C – Change of use of part of cinema into an amusement arcade at Empire Cinema, Stanley Street, Holyhead. – Refused 24/01/1992

19C199D – Conversion of existing shops and part of ground, first and second floors into 3 flats and an amusement arcade together with the demolition of existing store and the erection of a new store at the Empire Cinema, Stanley Street, Holyhead. – Approved 21/10/1997

19C199E – Amended plans for re-location of the arcade at Empire Cinema, Stanley Street, Holyhead. – Approved 04/12/1997

19C199F – Change of use of 1st and 2nd floor flats into sunbed studio/manicure and circulation areas at Empire Cinema/Bingo, Stanley Street, Holyhead. – Approved 29/09/2003

19C199G – Change of use of the existing building into a pub at Empire Cinema, Stanley Street, Holyhead. – Withdrawn 01/10/2008

6. Main Planning Considerations

Effect of the proposal on the character of the designated Conservation Area – Proposal entails the erection of a plaque to acknowledge contributions by grant funding partner's support of the Holyhead Townscape Heritage Initiative towards the recent refurbishment project at 39 Stanley Street in Holyhead. The plaque is made from 1.6mm VE grade steel coated in Vitreous Enamel and is 175mm wide by 222mm high with a 15mm return to the edges to hide the fixing studs on the rear. The fixings will be stainless dowels drilled into the substrate render with resin bonding used to affix them to both the building and rear studs. The proposed plaque is considered to be appropriate and fit for purpose in meeting the requirements of planning policies. Therefore, it is not considered that the

proposal will unduly affect the character of 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: For the avoidance of doubt.

(02) The development permitted by this consent shall be carried out strictly in accordance with the plan(s) submitted on the 03/06/2014 under planning application reference 19LPA1001/CC.

Reason: For the avoidance of doubt

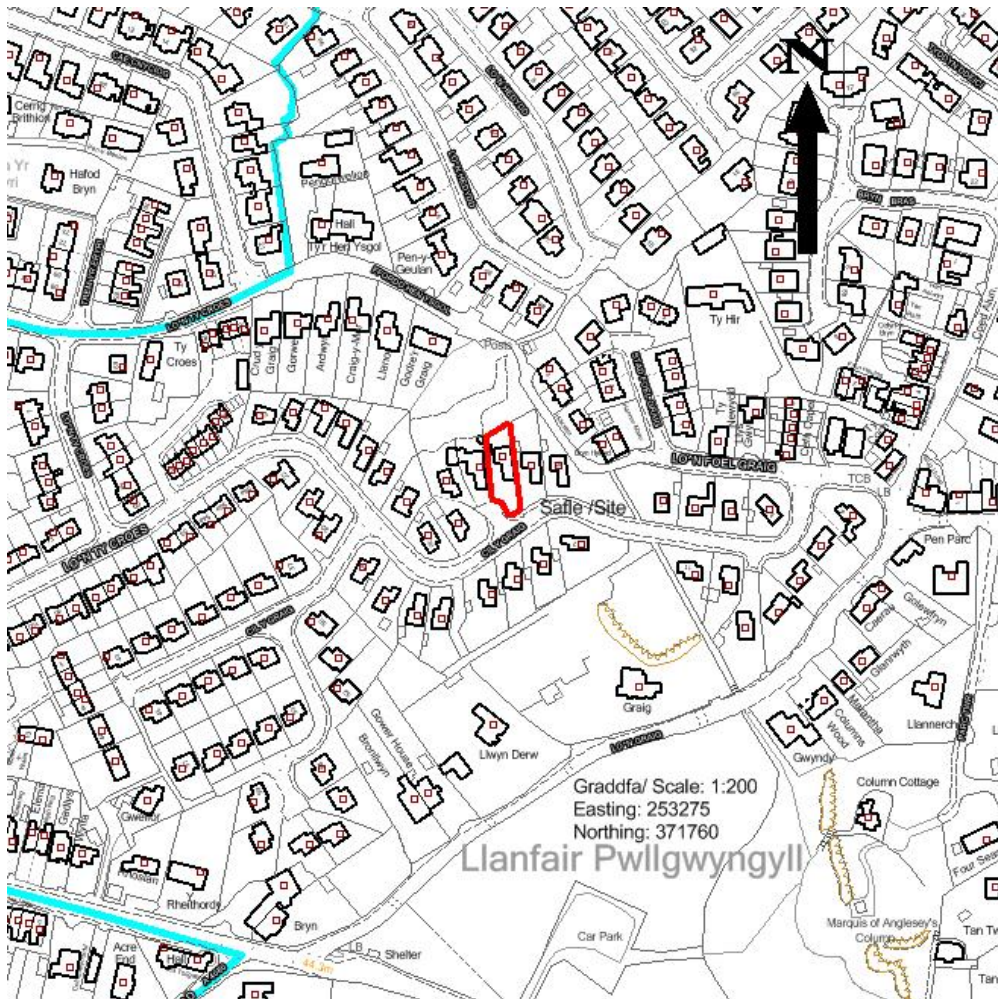
Rhif y Cais: 31C14V/1 Application Number

Ymgeisydd Applicant

Mr Gary & Mrs Eira Evans

Cais llawn i addasu ag ehangu yn / Full application for alterations and extensions at

34 Cil y Graig, Llanfairpwll



Planning Committee: 02/07/2014

Report of Head of Planning Service (OWH)

Recommendation:

Permit

Reason for Reporting to Committee:

The application has been called-in by Local Members.

1. Proposal and Site

The application lies in an established estate known as Cil-Y-Graig in Llanfairpwll village. There is limited privacy in the estate as most dwellings have windows facing each other leading to a high degree of mutual overlooking. The majority of the dwellings in the estate have a gable end roof style.

The proposal entails an extension to the side and front of the dwelling. The scheme as originally submitted had a hipped roof to the front of the property. The scheme has since been amended to show a gable end to the front to reflect and retain the style in the remainder of the estate.

2. Key Issue(s)

The key issue is whether the siting and design of the extension is acceptable.

3. Main Policies

Ynys Mon Local Plan

Policy 1 – General Policy

Policy 5 - Design

Policy 42 - Design

Gwynedd Structure Plan

Policy D4 – Location, Siting and Design

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 Alun Mummery – Call in due to local objections

Councillor Meirion Jones – Call in due to local objections

Councillor Jim Evans – No response

Community Council – No response

Welsh Water – Comments

Public Consultation – The application was afforded two means of publicity. These were by the placing of a notice near the site and serving of personal notifications on the owners of neighbouring properties. The latest date for the receipt of representations was the 12/06/2014. Four letters of representations had been received at the time of writing this report together with a 11 name petition.

Their concerns were:

1. Impact on views
2. Loss of light to kitchen window at 33 Cil-y- Graig
3. Create a corridor effect between 33 Cil-y- Graig and 34 Cil-y-Graig.
4. Applicant has changed the internal layout to suit the proposed extension.
5. Applicant has bought and renovated numerous properties and then building extensions and selling them on again for profits.
6. Not keeping with the character of the estate.
7. Loss of light to the patio on the front elevation of 35 Ci-y-Graig.
8. Side window overlooks towards dwelling 35 Cil-y-Graig.
9. De-valuing adjoining properties.

5. Relevant Planning History

No relevant site history.

6. Main Planning Considerations

The proposed extension will be situated to the side elevation and front elevation to form a new kitchen, utility room and a dining room. The internal layout will be changed where the existing kitchen will be changed into a bathroom. One new window will be formed in the side elevation (East) for the lounge which overlooks the property known as 35 Cil-y-Graig. However this elevation already includes a kitchen window which will be changed into a bathroom which will be obscured glazed; therefore there is no adverse change on this elevation. A new window will be formed in the other side elevation (West) for the new kitchen. Overlooking from this window will not be materially increased as there is already a French door in place. The other windows formed will face towards the estate road. The plans have been amended so as to incorporate a gable which is more in keeping with other properties in the estate.

The following comments are made with regard to the objections:

1. Impact on views - Planning Policy Wales Edition 6 – February 2014, section 3.1.7 states 'The planning system does not exist to protect the private interest of one person against the activities of another. Proposal should be considered in terms of their effect on the amenity and existing use of land and buildings in the public interest.' It is not considered that the proposal would affect the views enjoyed by the neighbouring properties to such a degree it should warrant refusing the application.
2. Loss of light to kitchen window 33 Cil-y-Graig – The property has been visited and viewed internally and it is not consider that the proposed kitchen window will create an adverse impact on loss of light that it should warrant a refusal. The kitchen window faces the East elevation and will only have small amount of light during the day as the dwelling is in the middle of an established estate.
3. The proposed extension lies on the existing patio. There is a gap of approximately 4.5 metres

from the extension to the dwelling. It is not considered that the scheme will create a 'corridor affect' between the two properties and the scale of the extension is suitable.

4. The change in layout does not materially affect the privacy or amenity if neighbours.
5. Again, this is a civil matter and not a planning consideration.
6. As mentioned earlier, the proposal has changed from hip end to gable end in order to reflect the surrounding area.
7. It is not considered that the scheme will create a major loss of light to the patio at the property known as 35 Cil-y-Graig as the patio window faces towards the West; and would create an adverse loss of light that it should warrant a refusal.
8. As mentioned, the said elevation already consist a side window. One new window will be formed for the living room. Currently the estate has limited levels of existing privacy, each window faces next door property. It is not considered that the proposed scheme will materially increase adverse overlooking.
9. De-value adjoining properties - Although potential issues of devaluing property values are not generally considered to be material planning consideration. Consideration has nonetheless been given to the effect that the proposal might have upon the amenities of neighbouring properties. Following site inspection and having given due consideration to the objectors' comments and all relevant planning considerations it is not considered that the proposal will have such an adverse impact upon the amenities of neighbouring properties that it should warrant refusing.

The materials used for the proposal are considered acceptable as they would match the existing dwellings and as such will not look out of place.

It is considered following representations received at this department; all which have been taken into consideration, the proposal would not affect any neighbouring properties or impact the surrounding amenities to such an extent that it would warrant a refusal.

7. Conclusion

The proposed development is considered acceptable to the Local Planning Authority. Consequently, it is recommended 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 15/05/2014 under planning application reference 31C14V/1.

Reason: For the avoidance of doubt.

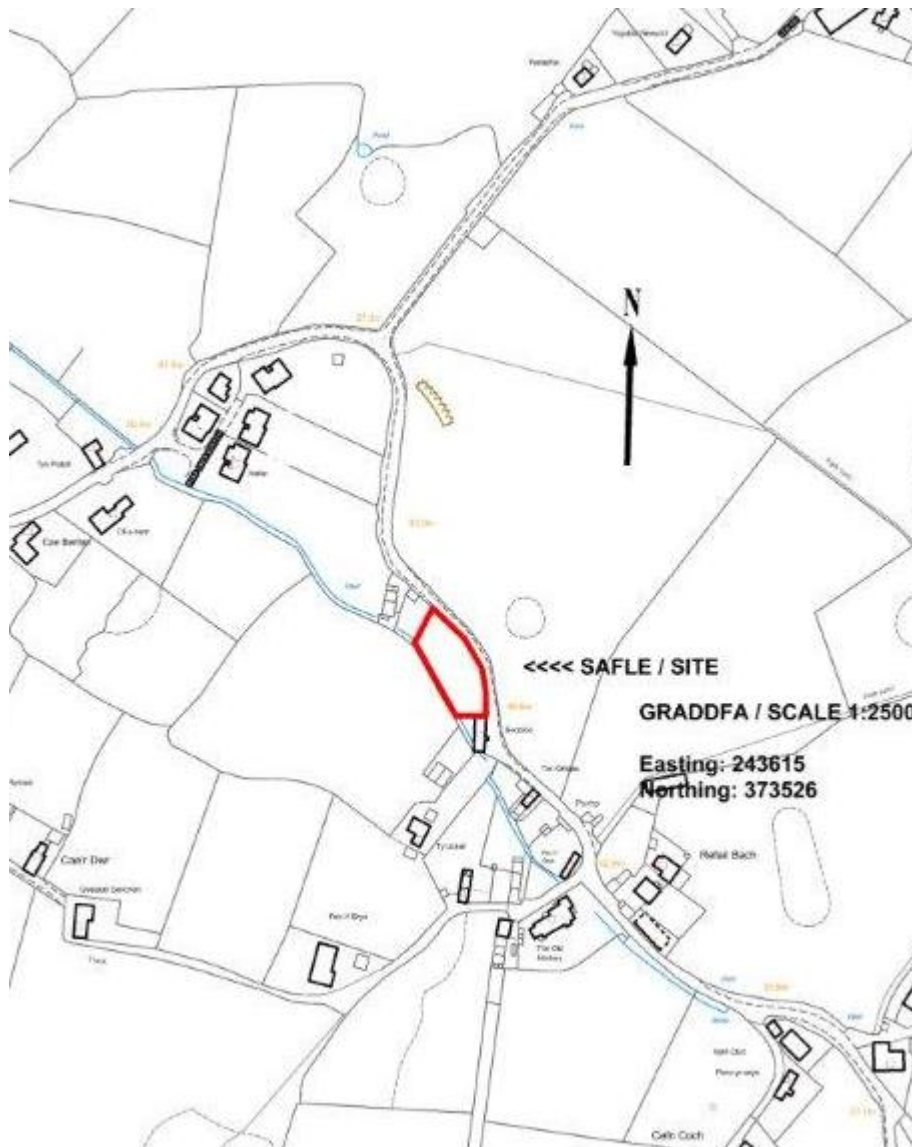
Rhif y Cais: 36C328A Application Number

Ymgeisydd Applicant

Mr Roger Dutton

Cais amlinellol gyda rhai materion wedi eu cadw yn ôl ar gyfer codi annedd a chreu mynedfa newydd ynghyd a dymchwel y garej bresennol ar dir ger / Outline application with some matters reserved for the erection of a dwelling and the creation of a new vehicular access together with demolition of the existing garage on land adjacent to

Bodafon, Llangristiolus



Planning Committee: 02/07/2014

Report of Head of Planning Service (SCR)

Recommendation:

Permit

Reason for Reporting to Committee:

At the request of the Local Member

1. Proposal and Site

The application is in outline form, for the erection of a detached dwelling with only the means of access to the site and layout being considered as part of the application.

The land currently forms part of the garden of the property known as Bodafon which lies on the outskirts of the settlement of Llangristiolus.

2. Key Issue(s)

The applications main issues are whether the proposal complies with current policies, will the proposal affect the amenities of the neighbouring properties and whether the proposal will harm the surrounding landscape and highway safety.

3. Main Policies

Ynys Môn Local Plan

Policy 1 – General Policy

Policy 31 – Landscape

Policy 32 - Landscape

Policy 42 – Design

Policy 50 – Listed Settlement

Gwynedd Structure Plan

Policy A2 – Housing

Policy D3 - Landscape

Policy D4 – Location, Siting and Design

Policy D28 – Design

Policy D29 – Design

Stopped Unitary Development Plan

Policy GP1 – Development Control Guidance

Policy GP2 – Design

Policy EN1 – Landscape Character

Policy EN14 – Tree Preservation Orders and Hedgerows

Policy EN16 – Landscape features of major importance for flora and fauna

Policy HP4 – Villages

Technical Advice Note 12: Design

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

4. Response to Consultation and Publicity

Local Member, Cllr V Hughes – Call-in due to over-development in the open countryside

Local Member, Cllr H E Jones – No response to date

Community Council – No response to date

Welsh Water – Recommended conditional approval

Natural Resources Wales – No objection

Highways – Recommended conditional approval

Drainage – Drainage details satisfactory in principle

Footpath Officer – Comments regarding Public Footpath Extinguishment

The application was afforded three means of publicity these were; the posting of a site notice near the site, publication of a notice in the local press and the serving of personal notifications on neighbouring properties. The latest date for the receipt of representations was the 7th May, 2014 and at the time of writing this report no letters of representation had been received at this office.

5. Relevant Planning History

A/692 – Demolition of existing cottages at both ends of land known as Bodafon, Llangristiolus and use of that land for the erection of four pairs of semi-detached houses. Refused – 03/03/65

A/692A – Use and layout of land near Caer Eurych, Llangristiolus for the erection of five terraced bungalows including demolition of the existing cottage. Withdrawn 01/12/55

A/692B – Alterations to Bodafon, Pant, Llangristiolus for the erection of garage and septic tank. Approved 07/12/66

A/692C – Erection of an entrance porch at front of Bodafon, Llangristiolus. Approved 08/05/68

36C328 – Outline application with some matters reserved for the erection of a dwelling and the creation of a new vehicular access together with the demolition of the existing garage on land adjacent to Bodafon, Llangristiolus. Refused 25/07/13

6. Main Planning Considerations

Policy Context – Llangristiolus is defined as a Listed Settlement under policy 50 of the Ynys Môn Local Plan and as a village under Policy HP4 of the stopped UDP.

Single plot applications within or on the edge of a settlement are considered acceptable under Policy 50 of the Ynys Môn Local Plan. The erection of a dwelling on this site is considered acceptable as the site lies immediately adjoining the property known as Bodafon, and lies within a cluster of 7 dwellings.

Policy HP4 of the stopped Unitary Development Plan states that residential development within the village boundary will be permitted subject to the listed criteria. The application site lies outside the development boundary of Llangristiolus as defined under Policy HP4 of the stopped Unitary Development Plan.

Although the site lies outside the development boundary as the proposal is for a single dwelling the proposal is to be determined under the Ynys Môn Local Plan policies as they carry more weight.

Effect on neighbouring properties – The site lies within the curtilage of the dwelling known as Bodafon. The existing dwelling is a detached, single storey cottage. The proposed dwelling lies 20 metres away from the side of Bodafon and this distance together with careful consideration during the detailed design stage will ensure that the proposal will not harm the amenities of the neighbouring properties.

Effect on surrounding area – Planning application reference 36C328 was refused as the scheme proposed the removal of the majority of the trees, hedges and cloddiau along the boundary of the site in order to provide the necessary visibility splay. The visibility splay proposed was 24 x 60 metres to the north and 2.4 x 40 metres to the south of the access point. This would have resulted in the reduction in the height of the existing wall and removal of the tress for 55 metres along the front of the site. It was determined that the removal of a significant portion of the roadside boundary would affect the integrity and continuity of a visible landscape feature.

The proposal currently under consideration involves the removal of two groups of trees in order to create the access as the visibility splay has been reduced to 2.0 x 22.5 m to the north and 2.0 x 22 metres to the south of the access point and therefore the majority of the roadside boundary is being retained. The proposal also involves the planting of additional trees within the site which will reduce the impact of the proposal on the surrounding area. A condition will be imposed on the permission requesting full details of the landscaping of the site to be submitted as part of a full or detailed application.

In order to further reduce the impact of the proposal on the surrounding area and neighbouring property a condition will be imposed on the permission to restrict the height of the dwelling to 6.0 metres. Due to the above amendments the proposal will not harm the character of the area and therefore the proposal can be supported.

Highway Safety – A speed survey has been undertaken by the Highway Authority which confirms that the visibility splay of 2.0 x 22.5 and 2.0 x 22 is sufficient and is in accordance with the advice contained within the document – Manual for Streets.

7. Conclusion

The proposal complies with Policy 50 of the Ynys Môn Local Plan and will not adversely affect the amenities of the neighbouring properties or have a detrimental effect on the character of the surrounding area or on highway safety.

8. Recommendation

Permit

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

of the site.

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

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

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

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

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

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

Reason: In the interests of visual amenity.

(05) Full details of all fencing, walling or other means of enclosure or demarcation shall be submitted to and approved in writing by the local planning authority before any work on the site is commenced.

Reason: In the interests of visual amenity.

(06) 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), (or any subsequent equivalent and/or standard as may be in force at the time of registration). 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.

(07) 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.

(08) 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), (or any subsequent equivalent and/or standard as may be in force at the time of registration).

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

(09) Land drainage run-off shall not be permitted to discharge either directly or indirectly into the public sewerage system.

Reason: To prevent hydraulic overload of the public sewerage system and pollution of the environment.

(10) No surface water shall be allowed to connect either directly or indirectly to the public sewerage system unless otherwise approved in writing by the local planning authority.

Reason: To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no detriment to the environment.

(11) Foul water and surface water discharges must be drained separately from the site.

Reason: To protect the integrity of the public sewerage system.

(12) The access shall be constructed with a 2.0 metre by 22 metre splays on either side. Within the visibility splays nothing exceeding 1 meter in height above the level of the adjoining carriageway shall be permitted at any time.

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

(13) The access shall be laid out and constructed strictly in accordance with the submitted plan before the use hereby permitted is commenced and thereafter shall be retained and kept free from permanent obstruction and used only for access purposes.

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

(14) The access shall be constructed with its gradient not exceeding 1 in 20 for the first 5 metres back from the nearside edge of the adjoining carriageway.

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

(15) The access shall be completed with an asphalt/concrete surface or other suitable surfacing material as may be agreed in writing with the Local Planning Authority for the first 5 metres from the nearside edge of the County Highway with the surface water drainage system completed and in working order before the use hereby permitted is commenced.

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

(16) No surface water from within the curtilage of the site to discharge onto the county Highway. No development shall commence until full design details for the drainage of the site have been submitted to and approved by the Local Planning Authority. The dwelling shall not be occupied until the approved scheme has been implemented in full and to the written satisfaction of the Local Planning Authority.

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

(17) The car parking accommodation shall be completed in full accordance with the details as submitted before the use hereby permitted is commenced and thereafter retained solely for those purposes.

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

(18) No other part of the development shall commence until the visibility splays either side of the access, as detailed on the submitted plan have been provided. Within the visibility splays nothing shall exceed 1.0 metres in height above the level of the nearside channel of the County Highway.

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

(19) The dwelling hereby approved shall be no higher than 6.0 metres.

Reason: In the interests of residential and visual amenity.

(20) Full details of the existing and proposed ground levels and finished floor levels shall be submitted as part of any full or detailed application.

Reason : In the interest of amenity

(21) Full details of the proposed landscaping of the site shall be submitted as part of any full or detailed application.

Reason: In the interest of the amenities of the locality.

(22) The development permitted by this consent shall be carried out strictly in accordance with the plans, sections and elevations required to be approved by the local planning authority under the conditions imposed.

Reason: For the avoidance of doubt.

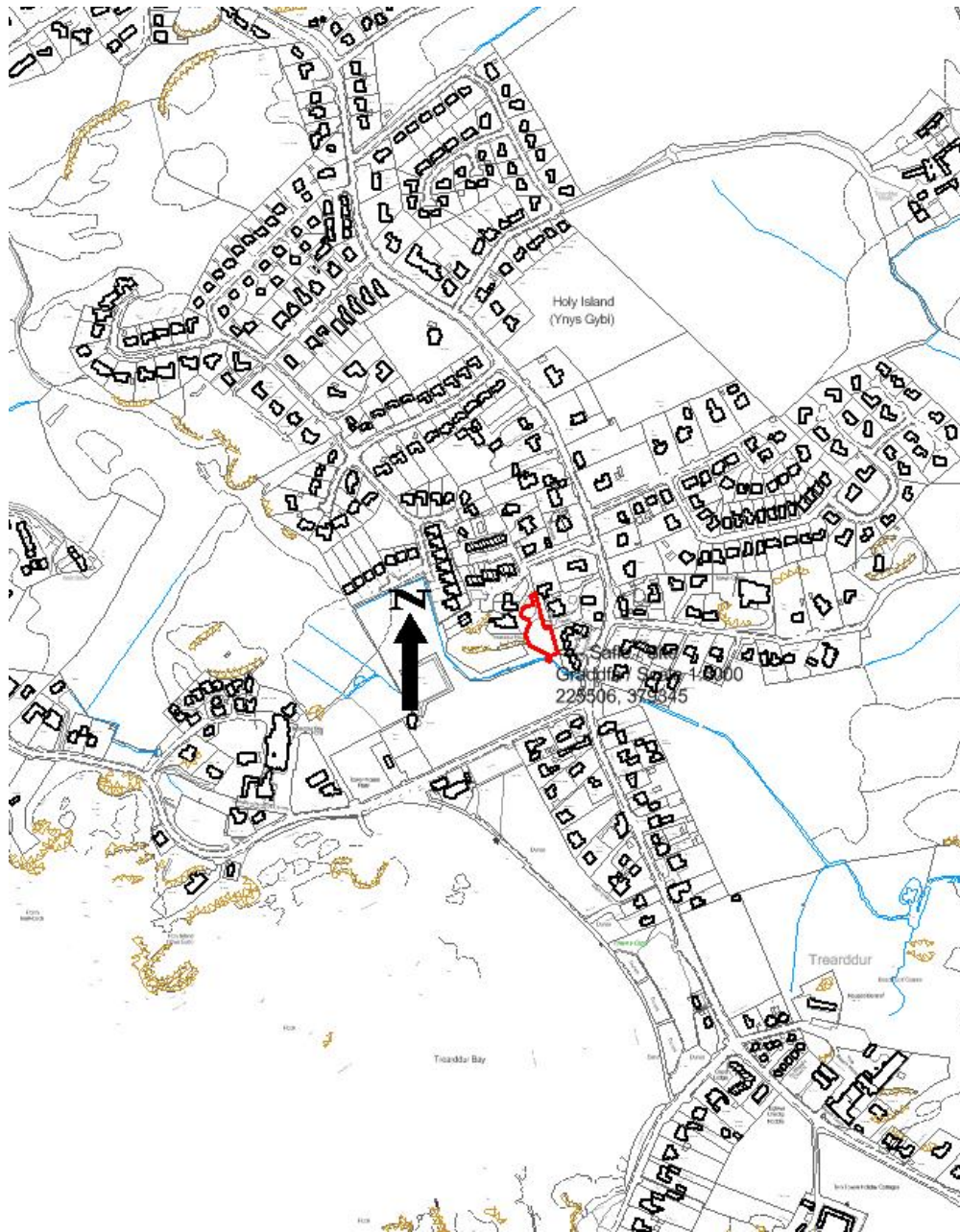
Rhif y Cais: 46C168A/FR Application Number

Ymgeisydd Applicant

Capt David and Mrs Beverley Warden Owen

Cais amlinellol gyda'r holl faterion wedi'w gadw'n ôl ar gyfer codi annedd ar dir yn / Outline application with all matters reserved for the erection of a dwelling on land at

Trearddur House, Lôn St. Ffraid, Trearddur Bay



Planning Committee: 02/07/2014

Report of Head of Planning Service (NJ)

Recommendation:

Permit

Reason for Reporting to Committee:

Part of the site includes Council owned land and notice has been served on the Council.

1. Proposal and Site

The application is an outline application with all matters reserved for the erection of a dwelling on part of the garden area of the property at Trearddur House.

The site is accessed along a residential road from Lôn St Ffraid. The site is elevated above the playing field located on the junction of Lôn Isallt and Lôn St Ffraid.

2. Key Issue(s)

Effects on residential amenities and on a listed building, together with the fall-back position of an extant planning consent.

3. Main Policies

Ynys Môn Local Plan

Policy 1 – General Policy

Policy 5 – Design

Policy 41 – Conservation of Buildings

Policy 42 – Design

Policy 48 – Housing Development Criteria

Policy 49 – Defined Settlements

Gwynedd Structure Plan

Policy A2 – Housing Land

Policy A3 – Scale and Phasing of New Housing Development

Policy D22 – Listed Buildings

Stopped Unitary Development Plan

Policy GP1 – Development Control Guidance

Policy GP2 – Design

Policy EN13 – Conservation of Buildings

Policy HP3 – New Housing development – Main and Secondary Centres

Planning Policy Wales (Edition 6)

TAN12: Design

TAN 22: Planning for Sustainable Buildings

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

4. Response to Consultation and Publicity

Community Council - No reply at the time of writing.

Local Members – Cllr Trefor Lloyd Hughes requests that the application be determined by the Planning and Orders Committee due to concerns regarding possible overdevelopment.

Highways Authority – No reply at the time of writing.

Dwr Cymru-Welsh Water – No reply at the time of writing.

Natural Resources Wales – Comments; no objection raised.

Drainage Section – Comments; no objection raised.

Response to Publicity

The application has been publicised by personal notification and site notice with an expiry date for receipt of representations of 9th July 2014.

1 letter of objection has been received from the owner of 5 Wellington Court if the development has a detrimental effect on the views out from the property or overlooks and blocks out light to the dwelling.

The protection of private views is not a consideration of sufficient weight to influence the recommendation made. It is not considered that the development would lead to any overlooking or loss of light to such an extent that permission should be withheld.

5. Relevant Planning History

46C168 - Erection of a dwelling on land at Trearddur House, Trearddur Bay – approved 31/07/1995

6. Main Planning Considerations

Principle of the Development: The site is located centrally in Trearddur, within a large garden plot and within an area of residential development and is acceptable in principle for the development proposed.

The application is made in outline with the upper limit for the dwelling being noted as 15m x 11m on plan and 7.8m to ridge. This compares with the previous permission for an L-shaped configuration of 15 x 15m on its longest elevations and 8.1m at highest.

Effect on Residential Amenities: Trearddur House is set in an extensive plot bordered by other properties. The Old School is a property located to the north of the existing dwelling at Trearddur House with its rear elevation abutting the access drive. Some windows overlook the garden area of Trearddur House but given the separation between it and the proposed plot, together with the intervening Trearddur House; it is not considered that any unacceptable effects will occur.

The eastern boundary of the plot is defined by a low wall beyond which is a lawned garden area and summer house belonging to the adjoining property. The boundary is very open and mutual

overlooking occurs between the garden areas. The property at Bryn Hyfryd is orientated gable-on to the proposed plot. It has large bay windows to its front elevation but the addition of a dwelling on this site would not unduly affect its privacy, in particular given the existing use of the garden area.

To the south eastern side of the plot, at a lower level, are situated the Wellington Court flats. Except when standing right on the boundary, these properties are not generally overlooked, the orientation being slightly away from the main view. Nevertheless, additional screening would ensure that privacy levels are adequately maintained.

The site has an extent planning permission for the erection of a substantial two storey dwelling located within 3.8m of the boundary of the garden with a summerhouse and 9.25m with the eastern boundary of the site. The proposal as presented is located 5m from the corner of the summerhouse garden and between 7 and 11m from the eastern boundary.

Effect on Wider Amenities: The site is elevated above the playing field at the junction between Lôn Isallt and Lôn St Ffraid. Properties are clearly visible on this ridge and Wellington Court occupies a prominent position in the street-scene to the east of the proposed site. The proposal will in-fill an existing gap without detriment to the visual character of the area. The site already has the benefit of planning consent and this fall-back position must be weighted. The site can comfortably accommodate the proposal.

Listed Building: Planning permission for the erection of a dwelling was granted on the plot in 1995. A stone turret structure on the eastern boundary of the site is a Second World War pillbox fortification forming part of the defences for Trearddur and was listed as a grade II listed building in 1998. It was listed because it represents an unusual fortification type following a design believed only to have been used on Anglesey.

The site has the benefit of an extent planning permission for the erection of a dwelling. The pillbox is located within the existing garden area of Trearddur House and it is not readily discernible from public views e.g. on Lôn Isallt, as it is ivy-covered and partially screened by a belt of trees on lower ground. Nevertheless, the pillbox will remain unobscured from public views due to the siting of the proposed dwelling being further back into the site. The proposal meets the statutory tests set out Section 66 of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990 to 'have special regard to the desirability of preserving the building or its setting or any features of architectural or historic interest which it possesses.'

Technical Issues: Foul drainage for the site is to connect to the public sewer located on the playing field beneath the site and notice has been served on both the owner and on the council as leaseholder. The site already has the benefit of an extent planning consent and no issues are anticipated in relation to traffic or highway safety. Given the elevated nature of the site Natural Resources Wales has raised no concern regarding the risk of flooding.

7. Conclusion

The site has the benefit of planning permission for the erection of a dwelling on the plot and the outline application made proposes a slight reconfiguration. It is not considered that effects on residential amenities are such as to warrant refusal of consent, in particular in light of the existence of the fall-back position. Technical issues are not anticipated and the proposal is considered to meet the statutory test in relation to the listed building.

8. Recommendation

Permit

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

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

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

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

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

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

(04) The details to be submitted for approval in writing by the Local Planning Authority in accordance with condition (01) above shall include details of the proposed slab levels of the building(s) in relation to the existing and proposed levels of the site and the surrounding land. The building(s) shall be constructed with slabs at levels that have been approved in writing by the Local Planning Authority.

Reason: To ensure that the development will be satisfactory from an amenity and architectural point of view.

(05) No development shall take place until trade descriptions of the materials proposed to be used on the external surfaces of the development have been submitted to and approved in writing by the Local Planning Authority. The approved materials shall be used in the implementation of the development.

Reason: To ensure that the development will be satisfactory from an amenity and architectural point of view.

(06) No development shall commence until a scheme to provide screening to the eastern boundary of the site, together with a timetable for the works, has been submitted to and approved in writing by the local planning authority. The development shall thereafter proceed in accordance with the approved details.

Reason: In the interests of amenity.

(07) Full details of all fencing, walling or other means of enclosure or demarcation shall be submitted to and approved in writing by the local planning authority before any work on the site is commenced.

Reason: To ensure that the development will be satisfactory from an amenity and architectural point of view.

(08) 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.

(09) 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.

(10) 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.

(11) No development shall commence until a drainage scheme has been submitted to and approved in writing by the local planning authority showing how foul and surface water are to be discharged from the site. The said drainage scheme shall show foul and surface water being drained separately. The development shall thereafter proceed in accordance with the approved details. No occupation of the dwelling hereby approved shall take place until the said drainage arrangements are completed and operational.

Reason: To ensure that the site is satisfactorily drained.