

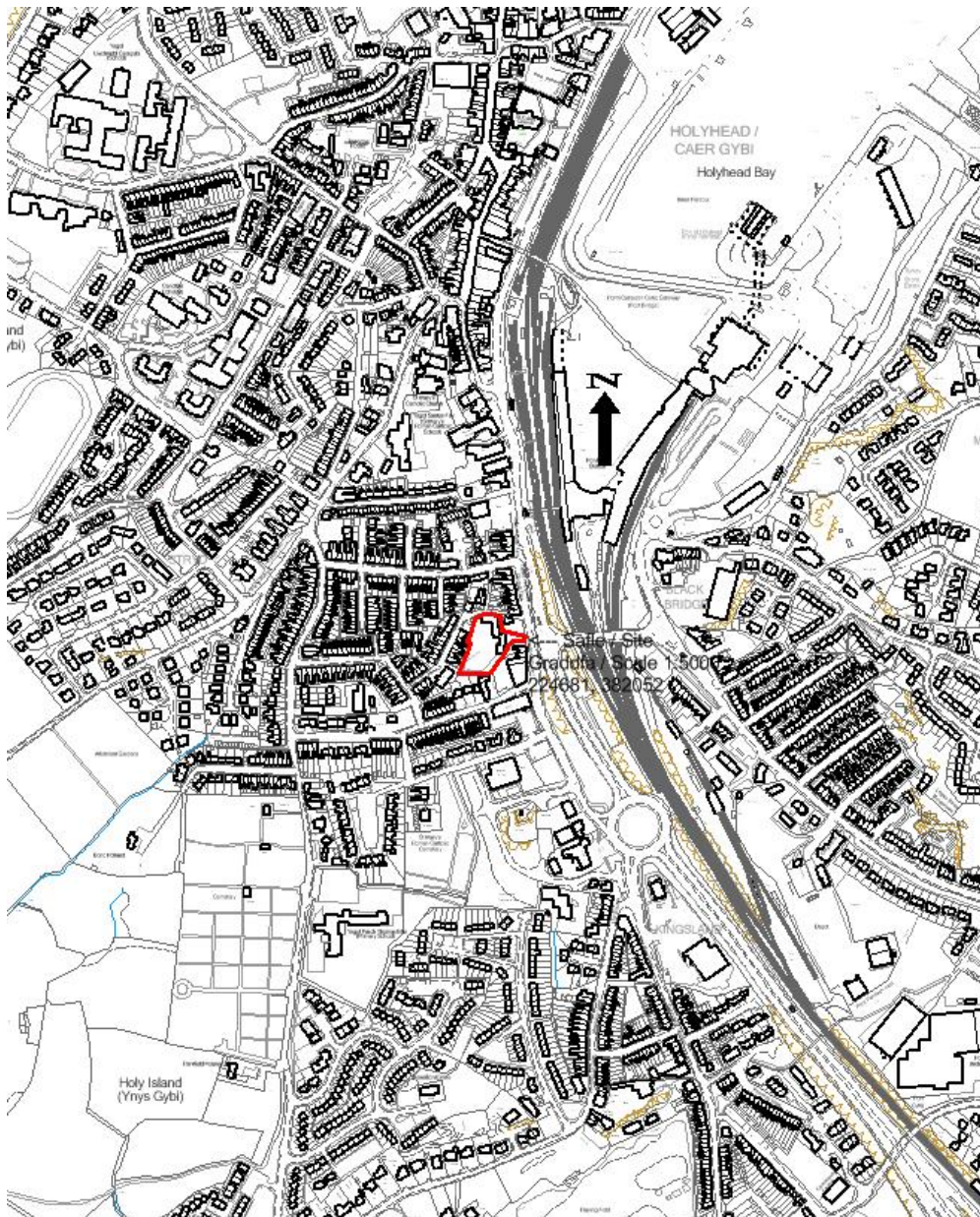
Rhif y Cais: 19LPA434B/FR/CC Application Number

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: 30/07/2014**

**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.

At its meeting held on 2<sup>nd</sup> July 2014 the Committee resolved to defer the application as the incorrect local members had been consulted. This omission has been rectified.

**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–T LI Hughes** No reply at the time of writing

**Local member – J Evans** No reply at the time of writing

**Local member –D R Thomas** No reply at the time of writing

**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.

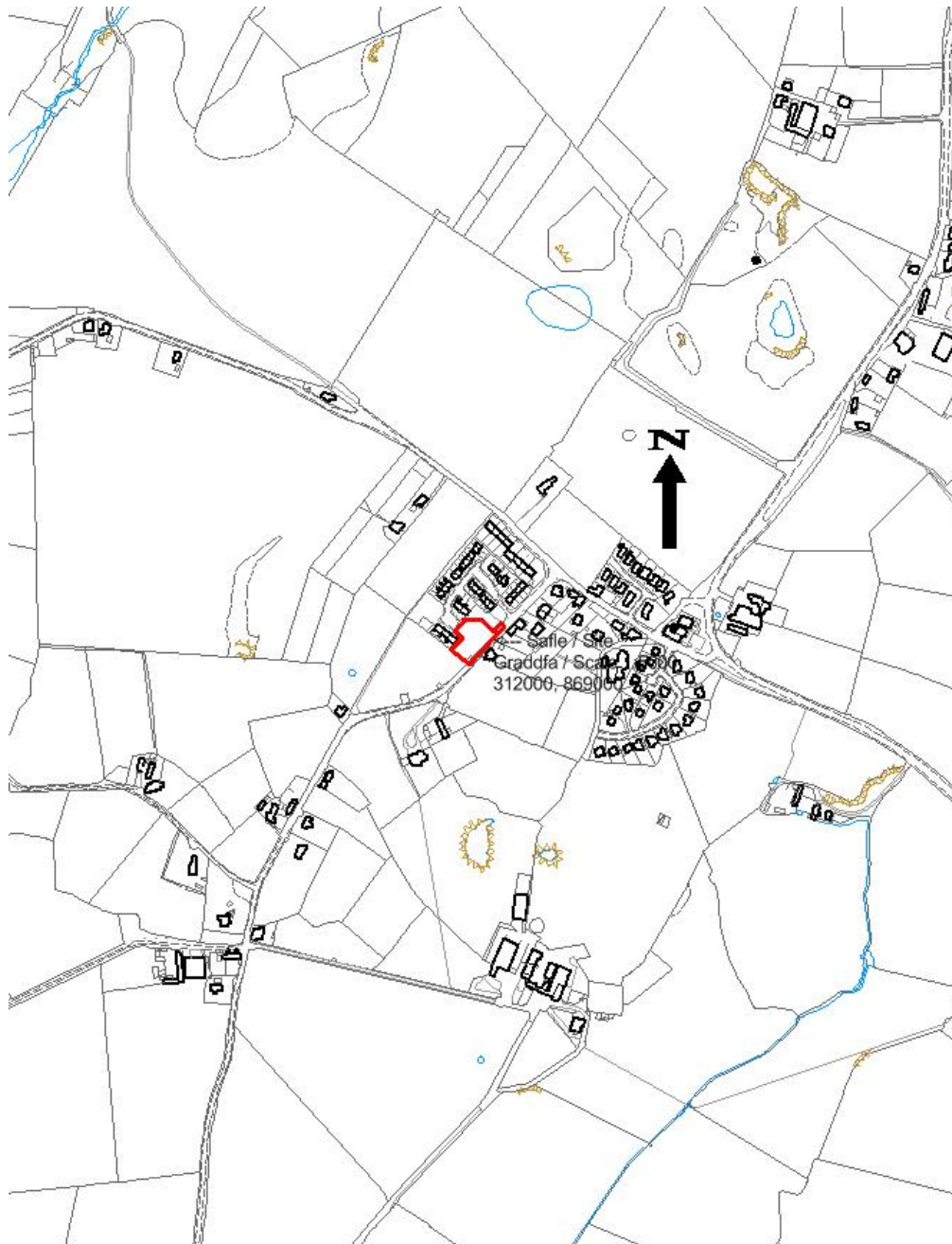
Rhif y Cais: 29LPA996/CC Application Number

Ymgeisydd Applicant

**Head of Service - Environment and Technical**

**Cais amlinellol ar gyfer codi 5 annedd newydd ar dir yn / Outline application for the erection of 5 dwellings on land at**

**Maes Maethlu, Llanfaethlu**



**Planning Committee: 30/07/2014**

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

**Recommendation:**

Permit

**Reason for Reporting to Committee:**

The application is submitted by the Council on Council-owned land.

**1. Proposal and Site**

The application is an outline application with scale and access reserved for the erection of 5 dwellings on vacant land forming part of the housing estate at Maes Maethlu, Llanfaethlu.

At its meeting held on 2<sup>nd</sup> July the Planning and Orders Committee resolved to defer determination of the application and to invite the applicant to take account of the views of the local community.

The application was withdrawn on the 15<sup>th</sup> July, 2014.



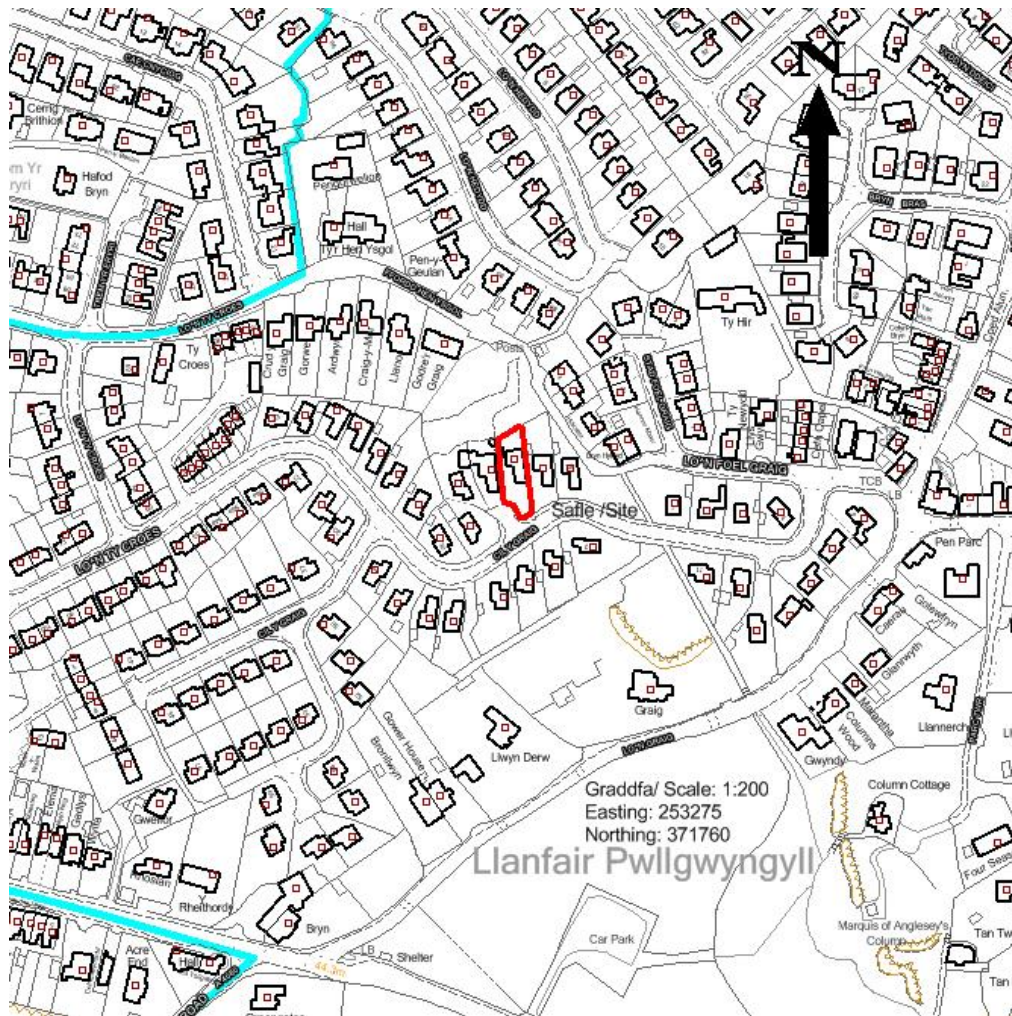
Rhif y Cais: 31C14V/1 Application Number

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: 30/07/2014**

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

#### **Recommendation:**

Permit

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

The application has been called-in by Local Members.

Members will recall that the application was presented to the Planning and Orders Committee that was held on the 2<sup>nd</sup> July, 2014 where it was resolved to defer the determining of the application in order to carry out a site visit.

The site was visited on the 17<sup>th</sup> July, 2014 and Members will now be familiar with the site and its setting.

#### **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 Cil 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 at this dwelling

## **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 approximately 4.5 metres from the extension to the dwelling. The gap is a drive-yard to the applicant garage, another gap for walking path at the 33 Cil-Y-Graig. It is not considered that the scheme will create an ‘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 scheme of 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.

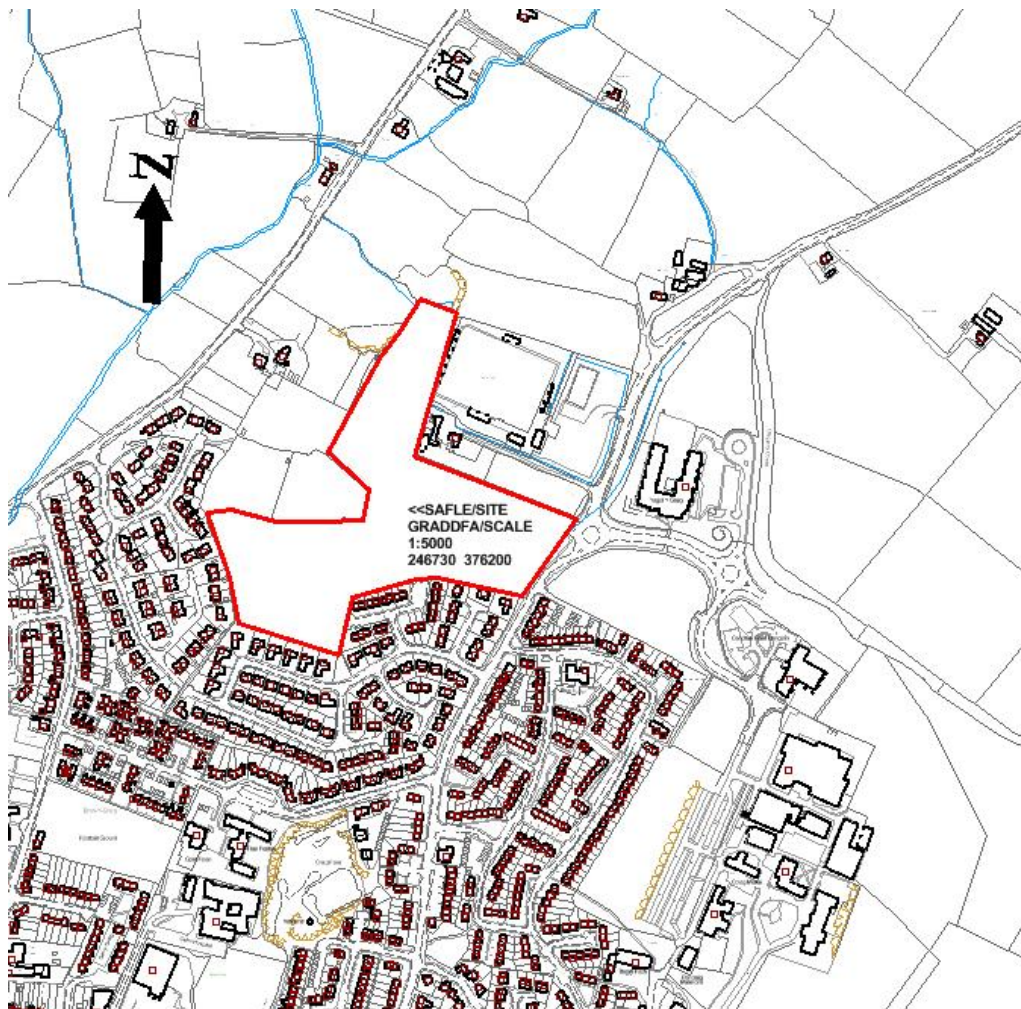
Rhif y Cais: 34C553A Application Number

Ymgeisydd Applicant

**St Malo (Llangefni) Ltd**

**Cais amlinellol ar gyfer datblygiad trigiannol yn cynnwys cyfleuster gofal ychwanegol, priffordd a rhwydwaith cysylltiol yn/Outline application for residential development including extra care facility, highway and associated infrastructure at**

**Ty'n Coed, Llangefni**



**Planning Committee: 30/07/14**

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

**Recommendation:**

Permit

**Reason for Reporting to Committee:**

The application is reported to the Planning Committee because it has been advertised as a departure from the development plan, and is being recommended for approval.

Members will recall visiting the site in the 21<sup>st</sup> August, 2013.

**1. Proposal and Site**

The application relates to an area of approximately 5.34 hectares of agricultural land to the north of Llangefni between the B5110 (leading to Brynteg) & B5108 (leading to Talwrn). There are residential properties at Bro Ednyfed abutting the southern boundary of the application site. To the east on the opposite side of Talwrn Road members may be aware of the recently constructed school and extension to the Coleg Menai campus, and associated facilities.

The application is made in outline form, with all details reserved for further consideration. The proposal entails two elements which are distinguished in the assessment of this application below:

**Residential Development**

The residential part of the proposal encompasses approximately 4.5 hectares. The supporting statement with the application states that 138 dwellings developed in three phases could be accommodated on this area.

**Extra care facility**

The extra care facility encompasses approximately 0.84 hectares on the south eastern corner of the application site abutting Bro Ednyfed, and is shaded grey on the plan accompanying this report. Indicative layout plans of a 50 unit extra care facility with ancillary parking and on site resident facilities accompany this application. The facility would provide independent housing for elderly residents, whilst also providing support, communal leisure and retail facilities.

Access to the above development would be via the relatively recently constructed roundabout on Talwrn Road, which currently serves the development to the east.

**2. Key Issue(s)**

\* Adequacy of existing residential land supply.

\* Compliance of the respective proposals with development plan and other material policy considerations.

**3. Main Policies**

**Gwynedd Structure Plan**

A1 (Distribution of Housing Development)

A2 (Housing Land Location)

A3 (Scale & Phasing of Housing Development)

A6 (New Dwellings in the Open Countryside)

A9 (Affordable Housing)

A10 (Sheltered Housing & Residential Homes for the Elderly)

FF15 Pedestrian & Disables Access

**Ynys Môn Local Plan**

47 (Housing Requirements)  
48 (Housing Development Criteria)  
49 (Defined Settlements)  
53 (Housing in the Countryside)

**Stopped Anglesey Unitary Development Plan**

HP1 (5 Year Supply)  
HP2 (Housing Density)  
HP3 (New Housing Development – Main & Secondary Centres)  
HP6 (Dwellings in the Open Countryside)  
HP7 (Affordable Housing)  
HP11 (Residential & Nursing Homes)  
TR9 (Walking, Cycling & Horse Riding)

**Technical Advice Note (Wales) 1 Joint Land Availability Studies (2006)****Supplementary Planning Guidance “Nursing Homes & Homes for the Elderly” (July 1988)****Interim Planning Policy Large Sites Feb 2011****Planning Policy Wales, 6<sup>th</sup> Edition, February 2014****Supplementary Planning Guidance: Design\_Guide for the Urban and Rural Environment****4. Response to Consultation and Publicity**

**The Local Members:** No observations received.

**Town Council:** Comments in respect of number of houses and that any permission should be the subject of a Section 106 Agreement.

**Highways:** Conditional permission.

**Public Rights of Way:** No objections.

**Drainage:** Conditional permission requiring a Sustainable Urban Drainage System (SuDS) in respect of surface water drainage.

**Housing & Social Services Department:** No objections subject to affordable housing provision in respect of both the residential and extra care facility.

**Environmental Services:** No objections subject to conditions in respect of working hours during construction. Also noted that the development is close to a sporting facility which can give rise to complaints of noise nuisance in the future, to which little or no amelioration measures can be applied retrospectively.

**Welsh Water:** No objections subject to the requirements in respect off-site public sewerage improvements to be financed by the developers.

**National Resources Wales:** Conditional permission.

**Countryside Council for Wales:** No objections but require details of the implementation of the great crested newt mitigation strategy.

**Welsh Language Board:** Observations made on submitted Welsh Language Assessment; no objections.

**Education:** Require contribution from developer of £434.692 this figure reflects the calculated



additional costs which would be imposed as a consequence of additional demand for child education.

## **5. Relevant Planning History**

34C553/SCR - Screening opinion for residential development including extra care facility, highway and associated infrastructure. Environmental Impact Assessment not required - 28.02.07.

## **6. Main Planning Considerations**

### **Principle of Residential Development**

Having regard to the provisions of section 38(6) of the 2004 Act, determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise. The development plan for Anglesey comprises the approved Gwynedd Structure Plan (approved November 1993) and the adopted Anglesey Local Plan (adopted December 1996). Other material policy considerations include the Stopped Anglesey Unitary Development Plan, National and other Planning Guidance listed in the relevant section of this file.

Policy A1 of the Gwynedd Structure states sufficient land (including that with planning consent) will be made available for housing to allow for the development of some 9,070 additional dwellings in Gwynedd during the plan period 1991 to 2006, Anglesey's distribution was 3,170.

Policy A2 of the Gwynedd Structure Plan states housing land to meet the requirements of policy 1 will be located within, or on the edge of, existing settlements at a scale which reflects the settlements existing population as a proportion of the total population of the relevant district. Policy A3 of the Gwynedd Structure Plan is also relevant and states that the scale and phasing of new housing development will be expected to take account of the listed criteria.

Policy 47 of the adopted Anglesey Local Plan states enough land (including land with planning permission) will be made available for the provision of some 2150 new dwellings during the period 1991-2001.

Llangefni is identified as a defined settlement under the provisions of policy 49 of the Anglesey Local Plan and the application site lies outside this settlement boundary, this is why the application has been advertised as a departure from the provisions of the development plan.

On 1<sup>st</sup> 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. Llangefni is identified as a Main Centre under the provisions of policy HP3 of the Stopped Anglesey Unitary Development Plan "Stopped UDP" and the application site lies outside this settlement boundary.

In February 2011 the Council adopted an Interim planning Policy for large sites immediately adjacent to the development boundaries of main centres. This policy was to ensure that sufficient housing land was made available to maintain a 5 year land supply until the Joint Local Development Plan is adopted. This policy can be used to consider applications for 50 or more residential units immediately adjacent to Llangefni.

Given the process undertaken to prepare the policy, its adoption via Council resolution and its main purpose, namely; to try to facilitate development that could enable the LPA to maintain a statutory 5 year supply of land, it is considered that the interim Policy can be afforded weight as a material planning consideration.

The latest published Joint Housing Land Availability Study shows a 5.8 year land supply. This is above the need for a 5 year land supply although it should be recognised that 5 year supply is a minimum requirement. A significant upturn in the completion rate over the next year to 18 months could result in the land supply falling below the minimum 5 year supply and thereby leaving the Council open to applications in potentially less sustainable locations being approved.

The planning support statement refers to National Policies that support the development of this site in sustainability terms. These were part of the justification for an interim policy that is applicable to main centres on the island since these are the most sustainable locations for large housing proposals. The statement addresses the the individual criteria within the interim policy.

It is considered that the granting of permission in this instance would assist the council in maintaining a 5 year supply of land until the Joint Local\_Development Plan is adopted of which 20% will be affordable dwellings.

This figure has been agreed following the submission of viability figures for the development.

### **Principle of the Extra Care Facility**

There are different policies applicable to the extra care facility element of the application contained in Policies A10 of the Gwynedd Structure Plan, HP11 of the Stopped Anglesey Unitary Development Plan the Isle of Anglesey Council Supplementary Planning Guidance “Nursing Homes & Homes for the Elderly” (July 1988). These development plan and other material policy considerations do not require that such developments are located within settlement boundaries, in the same way as housing developments.

Policy A10 of the Gwynedd Structure Plan states that such developments will be permitted subject to the following material criterion:

1. Level of provision.
2. Effects on the locality.
3. Siting.

Policy HP11 of the “Stopped UDP” repeats the considerations set out in Policy A10 of the Structure Plan, with the exception of the first point above - ‘Levels of Provision’.

Analysis of demographic changes shows that the older population is going to increase at an accelerating rate, and the provision of specialist care services will have to expand to meet increasing levels of need. This aspect of the application is also supported by the council’s Housing & Social Services Department.

The effects of the proposal on the locality and the acceptability of the siting of an extra care facility are assessed in detailed considerations below.

### **Siting of the Development**

Development plan and other material policy considerations detailed above require facilities of this type to be sited within reasonable safe walking distance of the ordinary amenities of community life. The application site is located on the north eastern outskirts of Llangefni and limited facilities are available in this locality including a shop within walking distance.

### **Effect on Amenities**

Policy 1 of the Ynys Mon Local Plan and GP 1 of the Stopped Ynys Mon Unitary Development Plan relate the effect on residential amenities and pollution and nuisance problems will be assessed in determining planning applications. The effect on property values is not in this instance a material consideration. It is not considered that the proposals would unacceptably affect the outlook from the adjacent properties. The proposed dwellings can be sited a sufficient distance away from boundaries to prevent any unacceptable overlooking. For the reasons described is not considered that the proposals will unacceptably affect the amenities of any adjacent properties. A condition has been recommended to be attached to any permission granted so as to restrict construction times and distances of development from the boundary with Bro Ednyfed. Issues in relation to noise nuisance during construction are subject to separate legislative provisions.

Objections have also been received on the basis that the adjacent football field may unacceptably affect the amenities of occupants of this development. This factor is also acknowledged by the

council's Environmental Services Section. Having weighted the distance between the existing and proposed developments and the frequency of disturbance, it is not a factor which could be attributed such weight so as to refuse planning permission.

Objections have also been received from residents in respect of existing and anticipated drainage problems, and this is considered below.

### **Flooding & Drainage**

Foul sewerage is proposed to be discharged to the public sewer. Welsh Water initially objected to the development are now recommending approval subject to a requirement that the developer fund any improvements works necessary to facilitate the development.

Many concerns were expressed by residents of Bro Ednyfed in respect of surface water flooding. Members of the Planning Committee who attended the site visit also noted that the part of the application site that they viewed poorly drained, and raised a number of questions about the existing and proposed surface water drainage arrangements. As this is an outline planning permission it is necessary to establish in principle that surface water can be discharged from the development satisfactorily.

These issues have been investigated in detail by officers and Natural Resources Wales, who have statutory responsibility for this matter. The following principles have been established:

1. There are outlets on the application site into which surface water can be discharged from the development.
2. There are a number of engineering solutions for surface water disposal, but it would not comply with circular advice to require a detailed scheme at the outline planning application stage as these are matters appropriately dealt with via a planning condition.
3. Any scheme to be submitted under conditions will need to take account of:
  - the geology and topography and existing drainage arrangements, to ensure that amongst other considerations that there is no detrimental impact of residential properties in the locality.
  - Any scheme to be submitted under conditions should also be of a sustainable drainage approach to surface water management (SUDS). This involves using techniques such as soak ways and permeable surfaces, ponds and wetlands.
  - NRW will require that surface water runoff rates from the development will not exceed 1 in a 100 years.

Whilst residents of Bro Ednyfed may have experienced problems of flooding in their garden, this is not a reason for withholding planning permission. Members are urged to adhere to the condition below which will ensure that the development can proceed in an acceptable manner.

### **7. Recommendation**

*The Head of Planning Service to **permit** the application subject to an agreement under section 106 of The Town and Country Planning Act 1990 (as amended) containing the following provisions:*

- **30% of extra care units to comprise affordable housing units.**
- **20% of the new dwellings to comprise affordable housing units.**
- **No development shall commence until a report investigating the feasibility and costs of including the extra care facility as a pick-up/drop off point in the local Llangefni bus service to the town centre has been submitted to and approved in writing by the local planning authority. Any identified funding requirements in the provision of such a service shall be borne by the developer in the duration of the use of the development hereby approved.**
- **A contribution of funds to the Education Authority**
- **The age sector for which the extra care facility is to be provided**

**That delegated powers are granted to the Head of Service to resolve matters relating to the requirements of Natural Resources Wales in respect of Great Crested Newts prior to the release of any permission.**

Conditions recommended to be attached to any planning permission granted

**(01) The development hereby permitted shall be begun not later than whichever is the later of the following dates:**

**i) The expiration of five years from the date of this permission.**

**ii) The expiration of two years from the date of approval of the last of the reserved matters to be approved.**

Reason: To prevent the accumulation of planning permission: to enable the Council to review the suitability of the development in the light of altered circumstances and to comply with the provisions of Section 92(2) of the Town and Country Planning Act 1990.

**(02) Application for approval of reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.**

Reason: To prevent the accumulation of planning permissions: to enable the Council to review the suitability of the development in the light of altered circumstances and to comply with the provisions of Section 92(2) of the Town and Country Planning Act 1990.

**(03) Approval of the details of the appearance to include floor plans, layout; scale and access thereto and the landscaping of the site (hereafter called 'the reserved matters') shall be obtained in writing from the Local Planning Authority before the development is commenced.**

Reason: The application is for outline planning permission.

**(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: For the avoidance of doubt and to ensure a satisfactory form of development

**(05) The Extra Care development shall only be used as an Extra Care Facility for housing Elderly occupants under the provisions Class C3 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended) or any Order revoking or re-enacting that Order. The gross floor area, number of extra care units and use(s) of any ancillary leisure, retail or other facilities to be incorporated in the development shall be specified for approval in writing by the Local Planning Authority under the provisions of condition (03). Thereafter the approved floor area, number of extra care unit and use(s) shall be strictly adhered to unless written approvals for any variations are obtained from the local planning authority.**

Reason: To define the scope of this permission.

**(06) The details to be submitted shall illustrate the development sited and designed so that no window shall overlook an existing habitable room window at a distance of less than 21 meters, and no residential curtilage at a distance of less than 10 meters.**

Reason: To safeguard the amenities of adjacent properties at Bro Ednyfed.

**(07) The details to be submitted for the approval in writing of the Local Planning Authority in accordance with condition (01) above shall include a scheme of landscaping and tree planting for the site which provides for the retention of the existing trees. The landscaping scheme shall show the proposed planting including species, size and density and distinguish the trees to be retained showing their species spread and maturity together with measures for their protection in the course of development. The approved new planting shall be implemented not later than the first planting season after the occupation of the buildings or completion of**

**the development, whichever is the sooner. The approved protection measures shall be implemented prior to the commencement of development.**

Reason: In the interests of the visual amenities of the locality.

**(08) Any tree or shrub which forms part of the approved landscaping scheme which within a period of five years from planting fails to become established, becomes seriously damaged or diseased, dies or for any reason is removed shall be replaced in the next planting season by a tree or shrub of a species, size and maturity to be approved by the Local Planning Authority.**

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

**(09) No development shall take place (unless otherwise approved in writing by the Local Planning Authority) until full details of a scheme indicating all of the proposed means of enclosure around and within the site whether by means of walls, fences or hedges has been submitted to and approved in writing by the Local Planning Authority. The approved means of enclosure shall be constructed, erected or planted prior to the occupation of the development hereby approved.**

Reason: To ensure that the details and appearance of the development are acceptable to the Local Planning Authority.

**(10) The development hereby permitted shall be roofed with natural Welsh heather blue, heather red or heather grey mineral slates, unless alternative natural mineral slates of equivalent colour, texture and weathering characteristics are approved in writing by the Local Planning Authority.**

Reason To ensure a satisfactory appearance of the development.

**(11) No development shall take place until the samples or trade description of the materials and colours proposed to be used on 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 a satisfactory appearance to the development.

**(12) Before any development commences, plans shall be submitted and approved by the Local Planning Authority showing details of the following reserved matters:**

**(i) the proposed layout and typical construction details based on ground investigation information to verify its adequacy.**

**(ii) longitudinal and cross section through the roads illustrating the proposed road levels relative to the existing ground levels and proposed buildings' finished floor levels.**

**(iii) the surface water drainage and means of disposal including the position of gullies, pipe diameters, design data and outfall.**

**(iv) the location and the type of street lighting furniture**

**(v) pedestrian and cycle routes including provision to safeguard the existing Public Footpaths which crosses the site.**

**(vi) scheme for parking, garaging and manoeuvring and the loading and unloading of vehicles which shall accord with the Isle of Anglesey Council Supplementary Planning Guidance 'Parking Standards' (2008) (or any subsequent amendment or policy document as may be approved in writing by the Local Planning Authority).**

**(vii) the extent and location of provision for refuse collection and recycling facilities.**



**(viii) bicycle storage area including rack specification and design.**

Reason: In order to minimise danger, obstruction and inconvenience to users of the highway and the development

**(13) The hours of operation for all contractors for the duration of the development hereby approved shall unless otherwise agreed in writing by the local planning authority be limited to: 7.30am to 6.00pm on Mondays to Fridays. 7.30 am to 1.00pm on Saturdays No work shall be carried out on Sundays and Bank Holidays.**

Reason In the interests of the amenities of neighbouring properties.

**(14) The development shall not be occupied until all essential off-site public sewerage improvement works, identified within the modelling assessment report (Report No. RS3156-07-0A or any alternate report as maybe subsequently approved in writing by the Local Planning Authority) has been completed and fully operational and written confirmation of such has been obtained from the Local Planning Authority.**

Reason: To protect the integrity of the public sewerage system and prevention of pollution to the environment.

**(15) No development shall commence until a “scheme” for foul, surface and land drainage of the development has been submitted to and approved in writing by the local planning authority. The “approved scheme” shall be completed and operational before any of the dwellings hereby approved are occupied. The “scheme” to be submitted shall show foul drainage being connected to the public sewerage system and in accord with the provisions of condition (14).**

Reason In order to ensure that the development is adequately drained.

**(16) Prior to the submission of the “scheme” under condition (15) above, written confirmation shall be obtained from the Local Planning authority that:**

- a) An assessment into the potential for disposing of surface water by means of sustainable drainage systems (“SuDS scheme”) and
- b) the results of this assessment have been submitted to the local planning authority.

If the assessment under the provisions of b) above demonstrates that there is potential for disposing of surface water by means of a “SuDS scheme”, the “scheme” to be submitted pursuant to condition (15) above shall incorporate such provision. Where a “SuDS scheme” is to be implemented, the submitted “SuDS scheme” shall:

- i) Provide information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the development and the measures to be taken to prevent pollution of the receiving groundwater and/or surface waters;
- ii) Specify the responsibilities of each party for the implementation of the “SuDS scheme”, together with a timetable for that implementation; and
- iii) Provide a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public authority or statutory undertaker or other arrangements to secure the operation of the scheme throughout its lifetime.

Reason To ensure that the principles set out in Technical Advice Note 15: Development and Flood Risk has been satisfactorily undertaken.

**(17) The housing development shall take place in accordance with a phased scheme of development (hereinafter called the schedule of development) to be submitted to and agreed in writing with the local planning authority prior to the commencement of any development on the site. No dwellings comprised in any subsequent phase shall be commenced before the works to construct the dwellings comprised in the previous phase are substantially physically**

**completed.**

Reason: For the avoidance of doubt and in the interests of amenity.

### **Informatives**

*This decision notice relates solely to the Town and Country Planning Act 1990 (as amended) and does not purport to grant any approval, which may be required under any separate European or UK legislation in relation to protected species. Under the Wildlife & Countryside Act 1981 (as amended) and the Conservation (Natural Habitats &c) Regulations 1994, it is an offence to disturb a bat in its place of shelter, to kill or injure a bat or to damage, destroy or prevent access to its roosting site, whether or not the roost is occupied at the time. If evidence of use by bats is found a licence may be required from the Welsh Assembly Government (Countryside Division) before any development can proceed. The applicant is advised to contact: Welsh Government, Cathays Park, Cardiff, CF10 2NQ, telephone 02920 823363.*

*The decision notice must be read in conjunction with the terms of the legal agreement of the (date). You are advised to satisfy yourself that you have all relevant documentation.*

### **8. Other Relevant Policies**

#### **Gwynedd Structure Plan**

D3 Landscape Conservation Area  
D4 Location, Siting & Design  
D20 Foul Effluent  
D28 Natural Mineral Slate  
D29 High Standard of Design  
FF11 Traffic Generation  
FF12 Parking Provision

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

1 General  
31 Landscape  
32 Landscape  
42 Design  
26 Car Parking  
28 Tidal Inundation & Flooding

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

GP1 Development Control Guidance  
GP2 Design  
EN1 Landscape Character  
SG4 Foul Sewage Disposal  
SG6 Surface Water Run Off  
TR10 Parking Standards

#### **Isle of Anglesey County Council Parking Standards (2008)**

#### **Supplementary Planning Guidance Planning & the Welsh Language**

#### **Ministerial Interim Planning Policy Statement (MIPPS) 01/2006 – Housing**

#### **Ministerial Interim Planning Policy Statement (MIPPS) 01/2008 - on Good Design**

#### **Technical Advice Note 5 (Wales) Nature Conservation and Planning**

#### **Technical Advice Note 12 (Wales) Design**

#### **Technical Advice Note 18 (Wales) Transport**

## **Technical Advice Note 20 (Wales) The Welsh Language-Unitary Development Plans and Planning Control**

### **Supplementary Planning Guidance on Affordable Housing**

#### **9. Other Responses to Consultation and Publicity**

160 letters and a petition signed by 85 people received objecting to the planning application on the following grounds:

Need for housing development of this scale in Llangefni;  
Greenfield site;  
Need for extra care facility;  
Health and safety of location for existing residents adjacent and occupants of extra care facility;

Effect of development on Plas Penlan Nursing Home;  
Development not in compliance with planning policies and outside of settlement boundary of Llangefni;  
Effect on residential amenities of adjacent existing residential properties;  
Effect of Llangefni football ground on the amenities of occupants of the proposed dwellings;  
Flooding;  
Overdevelopment;  
Traffic;  
Precedent for further development;  
Sewerage infrastructure inadequate;  
Development of this scale should be to the west of Llangefni;  
Police and ambulances are cutting services in Llangefni thus making development unsustainable;

Part of hedgerow shown as being on the application site is actually in Bro Ednyfed;  
No details in respect of the public footpath which traverses the application site;  
Effect on views;  
Lack of information on the extra care facility, particularly having regard to the re-located school opposite;  
Impact of a development of this scale on school provision;  
Demographic and Welsh Language considerations;  
Electricity supply problems already at Bro Ednyfed;

Affordable housing;  
No information regarding loss of existing trees;  
Planning Committee requested to refuse the application;  
Increased anti-social and criminal activity from public footpath crossing application site.

One letter received from the Assembly Member for Anglesey expressing the following concerns of constituent:

Affordable housing – Houses will be too high in comparison with relatively low wages locally.  
Local Services - Additional pressure on existing local services – doctor and dentist surgeries, waste collection, schools, shops and so on.

Lack of demand for houses - There are empty houses in Llangefni and others under construction.

It is requested that constituents concerns are considered in determining the application.

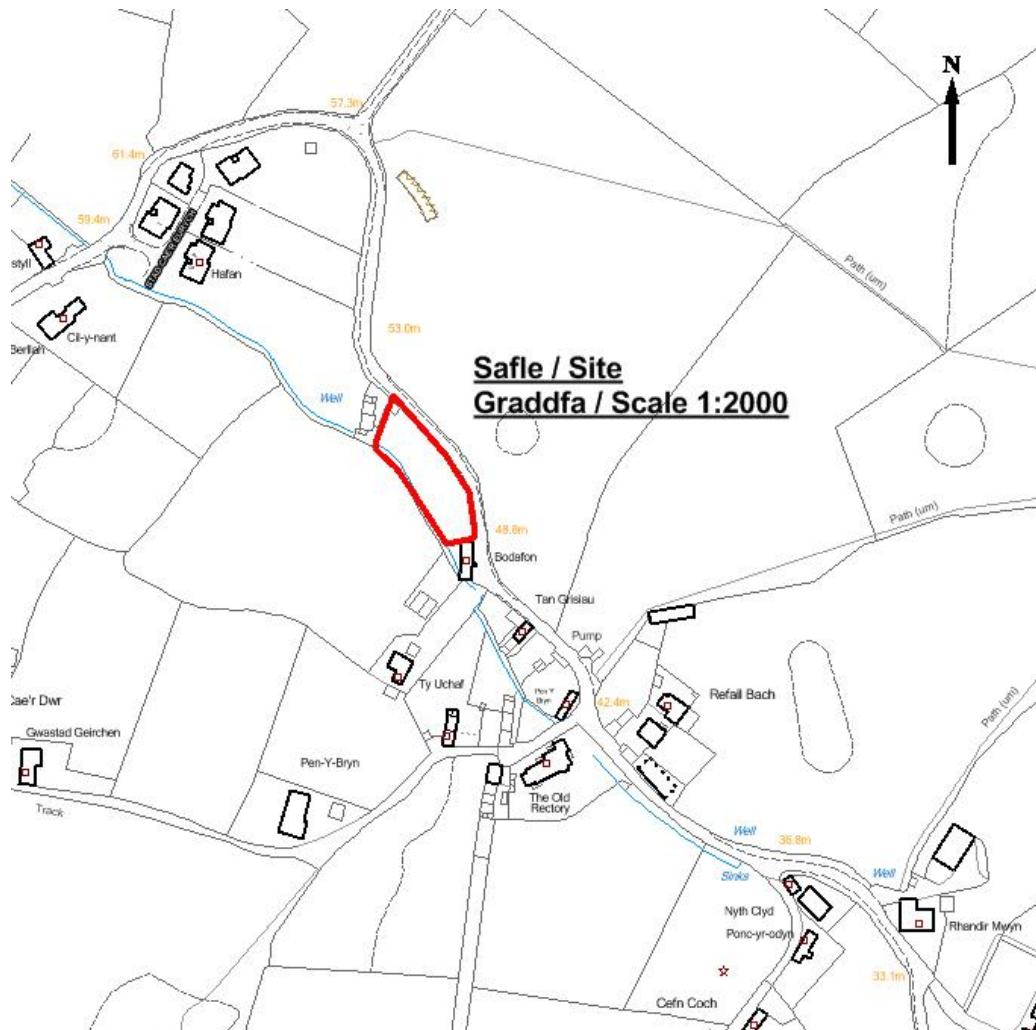
Rhif y Cais: 36C328A Application Number

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: 30/07/2014**

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

#### **Recommendation:**

Permit

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

At the request of the Local Member.

Members will recall that the application was presented to the Planning and Orders Committee that was held on the 2<sup>nd</sup> July, 2014 where it was resolved to defer the determining of the application in order to carry out a site visit.

The site was visited on the 17<sup>th</sup> July, 2014 and Members will now be familiar with the site and its setting.

#### **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 7<sup>th</sup> 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 11<sup>th</sup> 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.

**(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 11<sup>th</sup> 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 11<sup>th</sup> November 2010 (Version 3).**

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.