

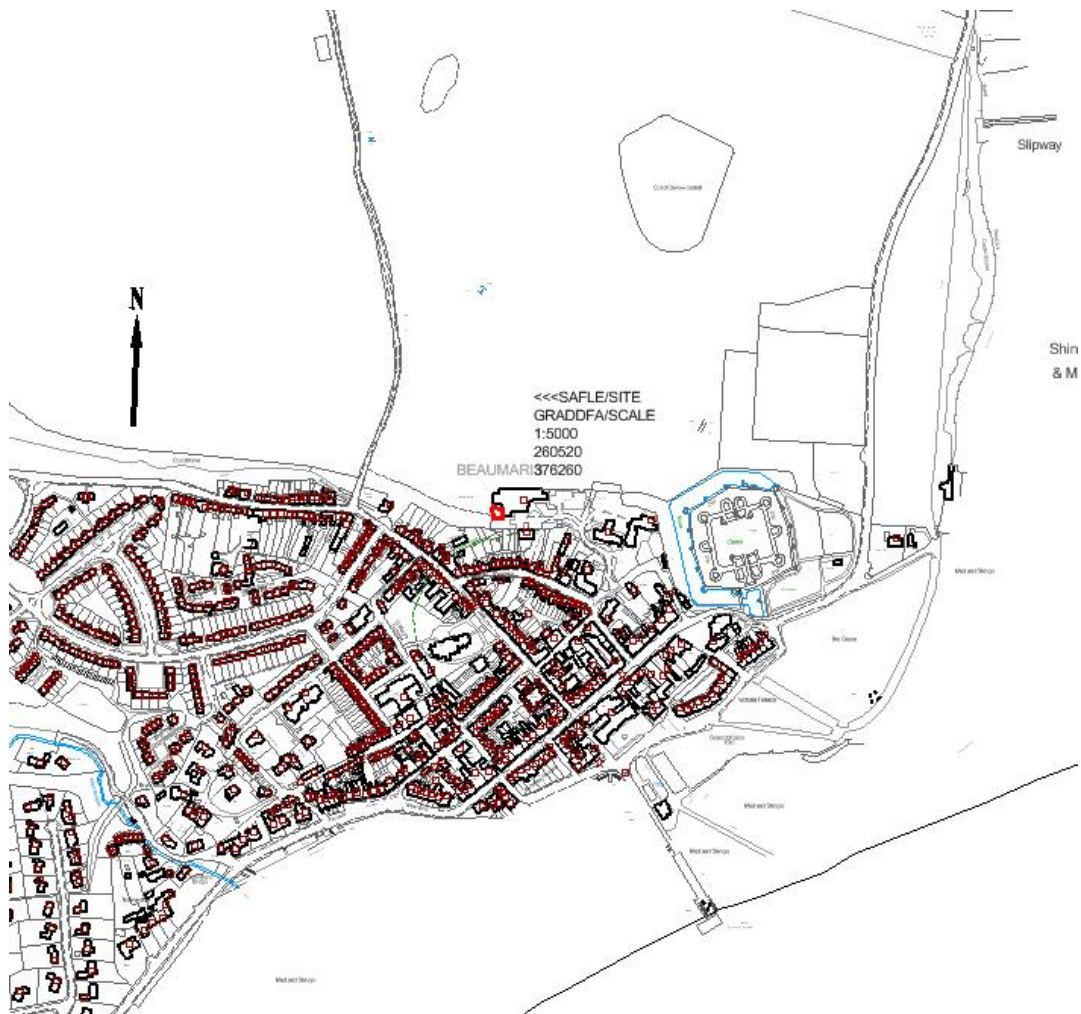
Rhif y Cais: 12C239A Application Number

Ymgeisydd Applicant

**Canolfa Beaumaris**

**Cais llawn ar gyfer gosod uned cludadwy dros dro yn/Full application for the siting of a temporary portable unit at**

**Canolfan Bwmares, Bwmares**



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

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

**Recommendation:**

Permit

**Reason for Reporting to Committee:**

The application site is on Council owned land.

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

Full application for the erection of a temporary portable unit for extra room for increased demand for classes such as yoga at Beaumaris Leisure Centre, Beaumaris.

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

The key issue is the design, location the impact on the Area of Outstanding Natural Beauty, Conservation Area, setting of Listed Buildings and whether the proposal will have any impact on adjoining properties.

### **3. Main Policies**

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

Policy 1 – General Policy  
Policy 17 - Recreation and Community Facilities  
Policy 30 - Landscape  
Policy 40 – Conservation of Buildings  
Policy 42 – Design

#### **Gwynedd Structure Plan**

Policy D1 – Environment  
Policy D4 – Location, siting and design  
Policy D25 – Environment  
Policy D26 – Environment

#### **Stopped Ynys Mon Unitary Development Plan**

Policy GP1 – Development Control Guidance  
Policy GP2 – Design  
Policy EN2 – Area of Outstanding Natural Beauty  
Policy EN13 – Conservation of Buildings

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

**Town Council** – Recommend approval.

**Local Member (Cllr Lewis Davies)** – No objections raised

**Local Member (Cllr Alwyn Rowlands)** – No response at the time of writing the report

**Local Member (Cllr Carwyn Jones)** – No response at the time of writing the report

**Drainage** – Comments

A site notice was placed near the site and individual letters were posted to neighbouring properties. The application was also advertised in the local newspaper as the development is within the Beaumaris Conservation Area and within the setting of Listed Buildings. The expiry date to receive representations was the 9<sup>th</sup> July, 2014. At the time of writing the report no representations were

received.

## 5. Relevant Planning History

12C239/AD – Non illuminated sign – Approved 5/8/97

12LPA584/DC – Felling of two trees – No objection 7/2/90

## 6. Main Planning Considerations

The site is located inside the special designated conservation area covered by an Article 4 Direction, in the AONB, in the setting of many listed buildings and in the essential setting of Beaumaris Castle designated a Scheduled Ancient Monument (SAM) Grade I Listed Building and a World Heritage Site (WHS).

The proposed new portacabin will be approximately 6 metres wide, 12 metres long and 3 metres high with a flat roof.

**Policy context** – Planning policy encourages the provision of community facilities within or on the edge of other settlements.

**Effect on the locality** – The proposal will not have visual impact as it is sited to the rear of Beaumaris Leisure Centre. The portacabin will not be visible from the highway or the public vista and is screened by a tall stone wall.

I do not consider that the proposal will have a detrimental effect on the locality. The building will be located within the Leisure Centre grounds adjacent to the school building. There is acceptable space within the site to accommodate the proposal without appearing cramped or overdeveloped. The proposal will allow the Leisure Centre to meet its extra demands for classes such as Yoga and Pilates. As the proposed building is a temporary structure therefore the local planning authority considers it acceptable to grant permission for a temporary period of 5 years.

**Effect on the amenities of the surrounding properties** - It is not considered that the proposal will detrimentally affect the amenities of the neighbouring properties.

## 7. Conclusion

Planning policy encourages the provision of community facilities within or on the edge of other settlements.

The proposal will allow the Leisure Centre to meet its extra demands for classes such as Yoga and Pilates. As the proposed building is a prefabricated building it is unsupported within planning policy as a permanent building due its construction and design, therefore the local planning authority considers it acceptable to grant permission for a temporary period of 5 years.

## 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: For the avoidance of doubt.

**(02) The portable unit hereby permitted shall be removed off the land by 30/07/2019 and the land reinstated to its former condition by 30/07/2019 unless otherwise agreed in writing with the Local Planning Authority.**

Reason: Permission would not normally be granted

but regard has been given to the particular circumstances of the applicant.

**(03) The development permitted by this consent shall be carried out strictly in accordance with the plan(s) submitted on the 11/06/2014 under planning application reference 12C239A.**

Reason: For the avoidance of doubt

**9. Other Relevant Policies**

None

**10. Other Non-Material Issues Raised**

**Planning Policy Wales, Edition 6, February 2014**

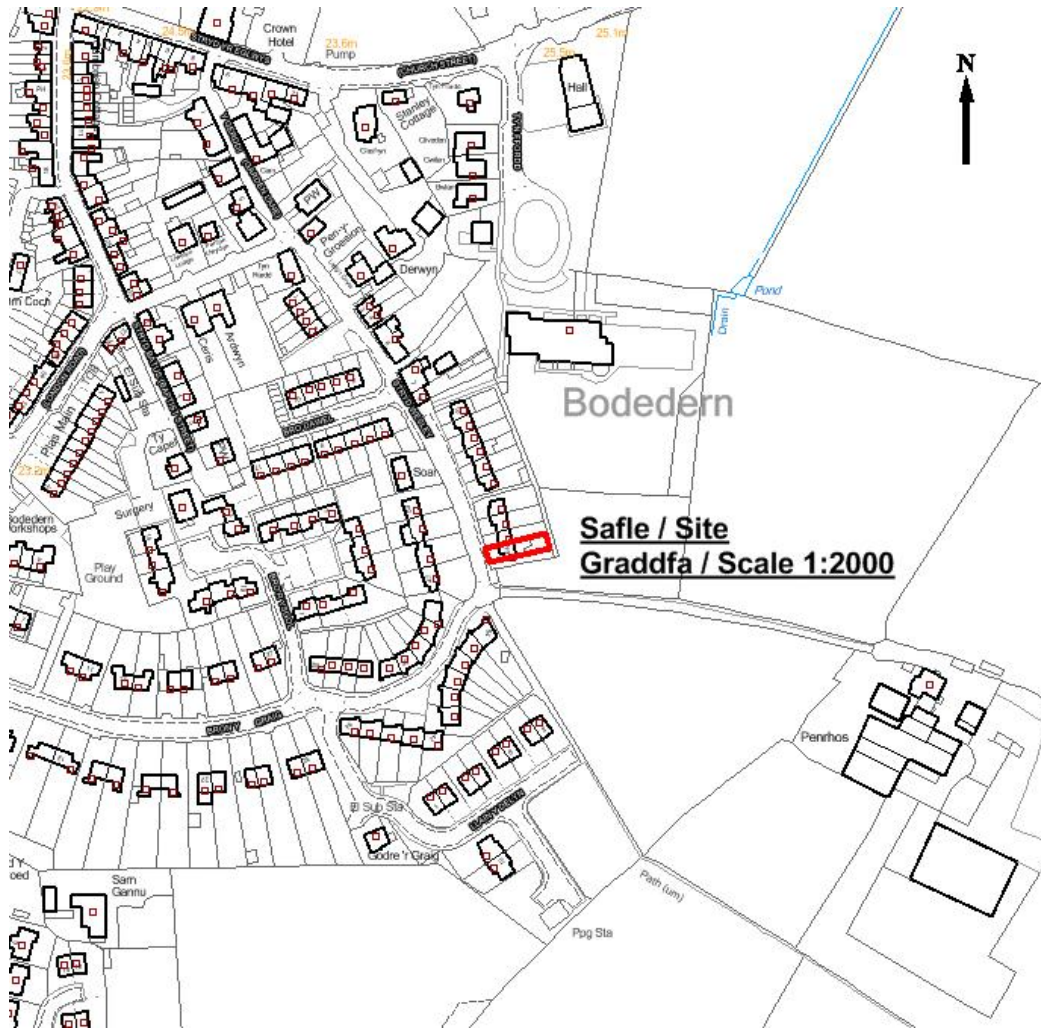
**Technical Advice Note 12: Design**

Rhif y Cais: 13C186 Application Number

Ymgeisydd Applicant

**Mrs Carys Keiran**

**Cais llawn ar gyfer addasu ac ehangu yn / Full application for alterations and extensions at  
18 Wesley Street, Bodedern**



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

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

**Recommendation:**

Permit

**Reason for Reporting to Committee:**

The application is made on Council owned land.

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

The application lies in Bodedern village in an estate known as Wesley Street. The dwelling is a terraced property where the front faces the road and a vacant field to the rear.

The proposal entails a small scale extension to the front of the dwelling which will fill the existing void which is currently used as a porch.

### **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 John Griffith** – No response.

**Councillor Kenneth Hughes** – No response.

**Councillor Llinos Huws** – No response.

**Community Council** – No response.

**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 10/07/2014. No letters of representations had been received at the time of writing this report.

## **5. Relevant Planning History**

No site history

## **6. Main Planning Considerations**

The proposed extension lies at the front of the dwelling which will form a new bathroom and extending the existing hallway. It will fill the void of the existing porch and will align the frontage of the dwelling. The proposal is a small scale extension.

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

In my considered opinion, the proposal would not affect any neighbouring properties as overlooking is not an issue and the design will not impact the surrounding amenities that it should warrant a refusal.

## **7. Conclusion**

The proposed development is considered acceptable to the Local Planning Authority. Consequently, it is my opinion that the proposal should be permitted subject to conditions.

## **8. Recommendation**

Permitted

**(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**

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 13/06/2014 under planning application reference 13C186.**

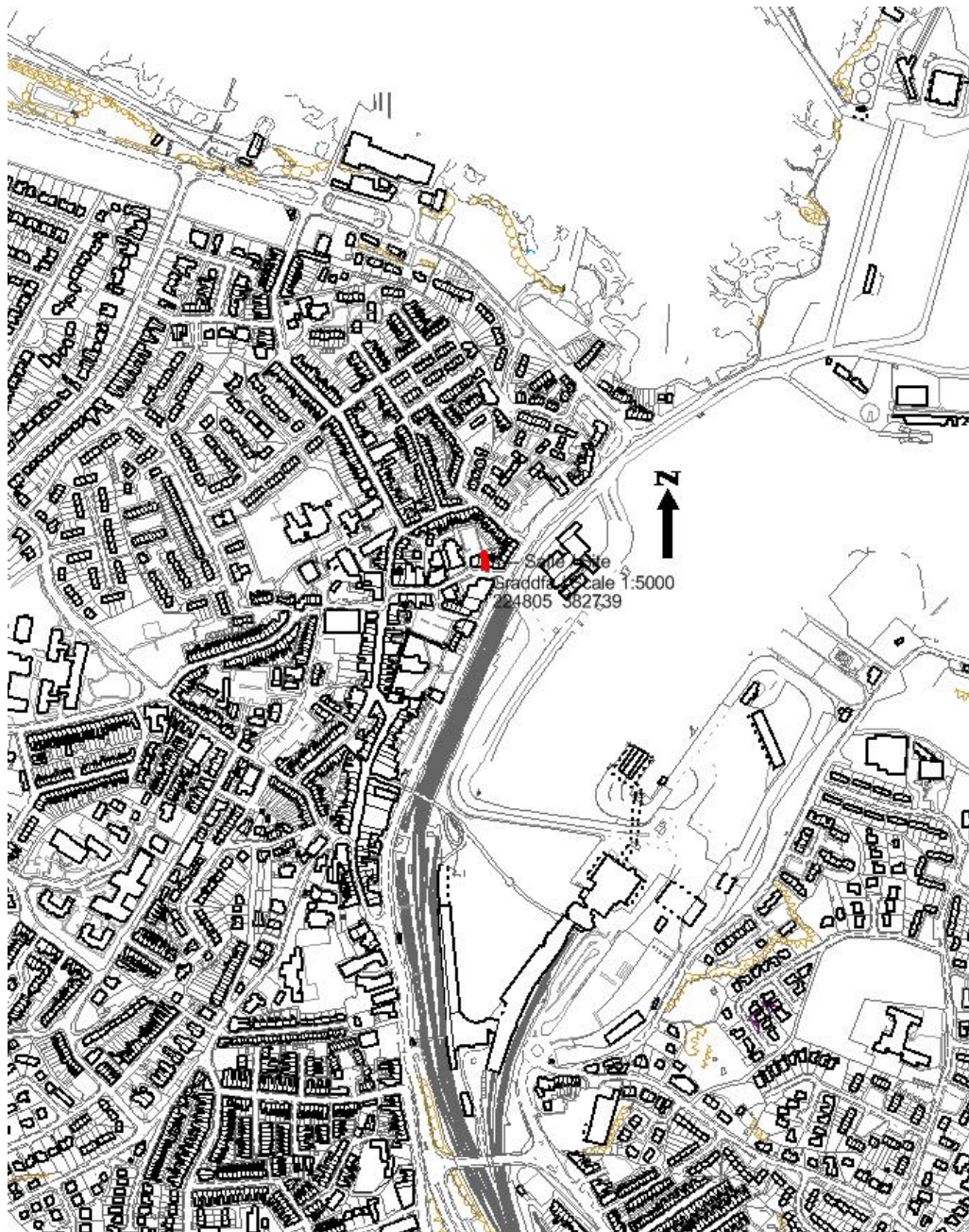
For the avoidance of doubt.

Rhif y Cais: 19LPA1002/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  
3 Stanley Terrace, Holyhead**





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

**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 in Stanley Terrace in Holyhead and is located within the designated Holyhead Conservation Area.

The proposal entails the erection of a plaque at 3 Stanley Terrace, 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 9<sup>th</sup> July 2014. At the time of writing this report no representations had been received at the department.

## **5. Relevant Planning History**

19C285 - Change of first and second floor flat into office use at 3 Stanley Terrace, Holyhead – Approved 11/11/1987

19C285A - Alterations and extensions to provide additional office space at 3 Stanley Terrace, Holyhead – Approved 15/05/1995

19C285B - Change of use from offices to a shop on the ground floor and a flat on the first and second floors at 3 Stanley Terrace, Holyhead – Approved 04/07/1997

19C285C - Change of use of ground floor offices into a self contained flat at 3 Stanley Terrace, Holyhead – Approved 04/10/2010

19C285D - Full application for the refurbishment of the existing dwelling including the demolition of the 2 storey rear extension and the erection of a single storey extension at 3 Stanley Terrace, Holyhead – Approved 21/09/2012

19C285E/CA - Application for Conservation Area Consent for the refurbishment of the existing dwelling including the demolition of the 2 storey rear extension and the erection of a single storey extension at 3 Stanley Terrace, Holyhead – Approved 25/09/2012

## **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 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) Any further alterations which may be required to be carried out to the building and which would likely to affect its external appearance consequent to the implementation of this permission shall form the subject of an application which shall be submitted to and approved by the local planning authority before any work is commenced on such alterations**

Reason: In the interests of the visual amenities of the Conservation Area

**(03) The development permitted by this consent shall be carried out strictly in accordance with the plan(s) submitted on the 09/06/2014 under planning application reference 19LPA1002/CC.**

Reason: For the avoidance of doubt

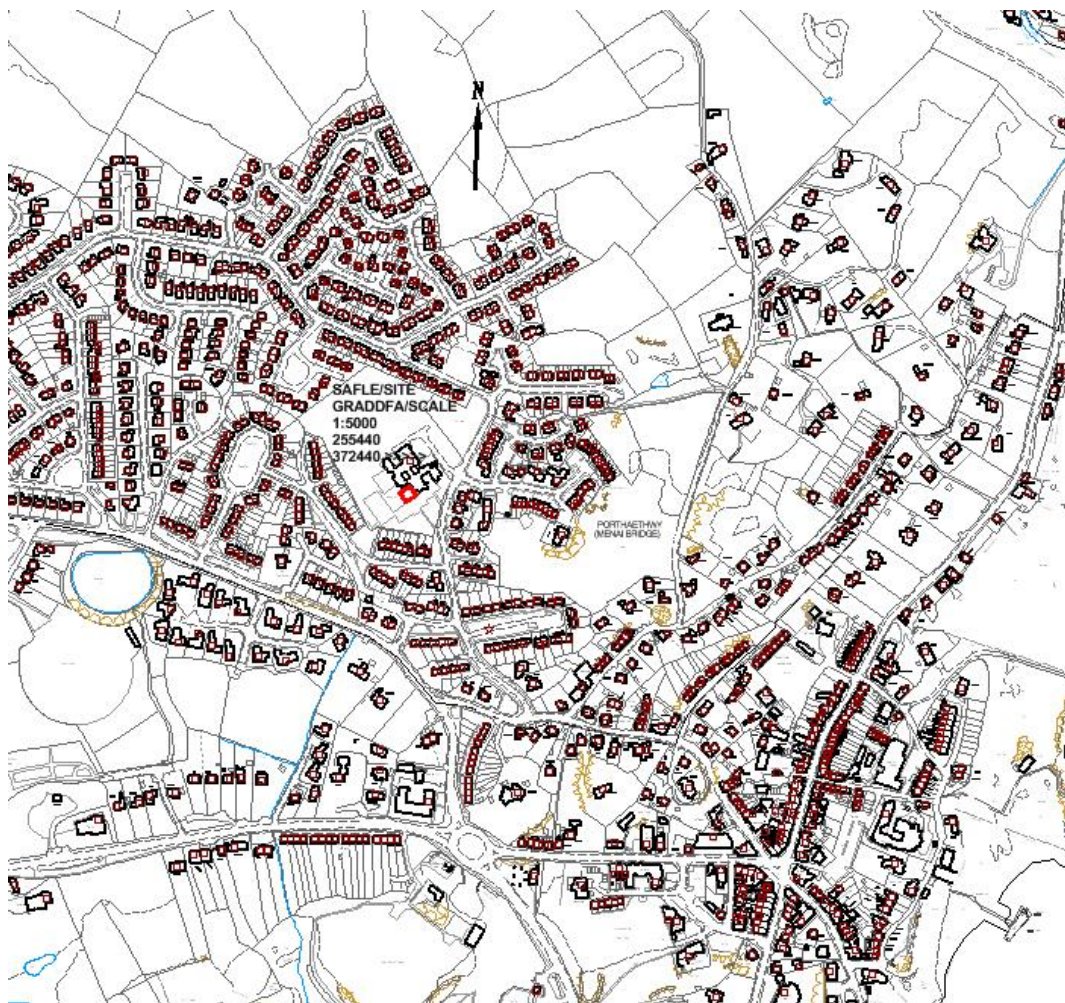
Rhif y Cais: 39C548 Application Number

Ymgeisydd Applicant

**Clwb Plant y Borth Kids Club**

**Cais llawn ar gyfer codi adeilad i'w ddefnyddio fel clwb ar ol ysgol a clwb gwyliau yn/Full application for the erection of a building for use as an after school club and holiday club at**

**Ysgol y Borth, Menai Bridge**



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

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

**Recommendation:**

Permit

**Reason for Reporting to Committee:**

The application site is on council owned land.

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

Full application for the erection of a building for after school club and holiday club at Ysgol y Borth, Menai Bridge

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

The key issue is the design, location and whether the proposal will have any impact on adjoining properties.

### **3. Main Policies**

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

Policy 1 – General Policy

Policy 17 - Recreation and Community Facilities

Policy 31 - Landscape

Policy 42 – Design

#### **Gwynedd Structure Plan**

Policy D1 – Environment

Policy D4 – Location, siting and design

Policy D25 – Environment

Policy D26 – Environment

#### **Stopped Ynys Mon Unitary Development Plan**

Policy GP1 – Development Control Guidance

Policy GP2 – Design

Policy EN1 – Landscape

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

**Town Council** – Recommend approval

**Local Member (Cllr Alun Mummery)** – No objections raised

**Local Member (Cllr Jim Evans)** – No response at the time of writing the report

**Local Member (Cllr Meirion Jones)** – No response at the time of writing the report

**Natural Resources Wales** – No response at the time of writing the report

**Welsh Water** – No response at the time of writing the report

**Drainage Section** - No objection.

**Highways Section** - No objection.

A site notice was placed near the site and individual letters were posted to neighbouring properties.

The expiry date to receive representations was the 22nd July, 2014. At the time of writing the report no representations were received.

## **5. Relevant Planning History**

None

## **6. Main Planning Considerations**

The proposed new wooden frame building would measure approximately 13.3 metres long, 7.9 metres wide and 4.1 metres high with a pitched roof.

**Policy context** – Planning policy encourages the provision of community facilities within or on the edge of other settlements.

**Effect on the locality** – The proposal will not have visual impact as it is sited near the existing primary school. The building will not be highly visible from the highway due to hedges and trees which screen the building from the road. The building will be seen from the adjoining properties known as Tyddyn To and Ffordd Tysilio, however it is considered that the dwellings are far enough for the proposed building not to have any impact.

I do not consider that the proposal will have a detrimental effect on the locality. The building will be located near the existing primary school. There is acceptable space within the site to accommodate the proposal without appearing cramped or overdeveloped. The proposal would provide an afterschool club and holiday club for children in the local area.

**Effect on the amenities of the surrounding properties** - It is not considered that the proposal will detrimentally affect the amenities of the neighbouring properties.

## **7. Conclusion**

Planning policy encourages the provision of community facilities within or on the edge of other settlements.

There is acceptable space within the site to accommodate the proposal without appearing cramped or overdeveloped. The proposal would provide an afterschool club and holiday club for children in the local area.

## **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: 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 27/06/2014 under planning application reference 39C548.**

Reason: For the avoidance of doubt

## **9. Other Relevant Policies**

None

## **10. Other Non-Material Issues Raised**

**Planning Policy Wales, Edition 6, February 2014**

## Technical Advice Note 12: Design