

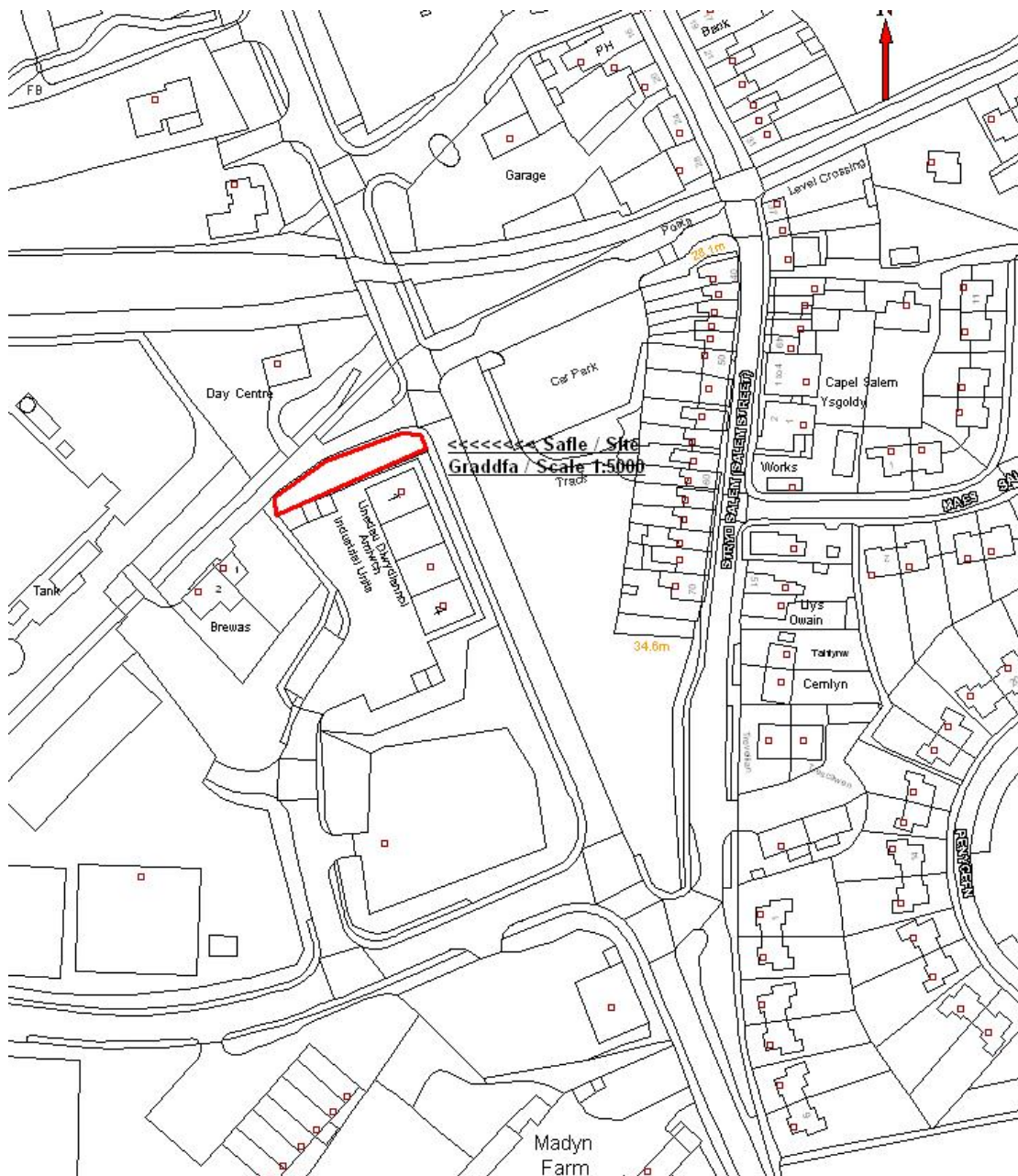
Rhif y Cais: **11C617** Application Number

Ymgeisydd    Applicant

## D P Welding and Engineering

**Cais llawn i newid defnydd tir gwag i greu compownd storfa ar dir / Full application for the change of use of vacant area to create a storage compound on land at**

**D P Welding, Unit 1, Site 3, Amlwch Business Park, Amlwch**



**Planning Committee: 01/10/2014**

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

**Recommendation:**

Approve

**Reason for Reporting to Committee:**

The application is reported to the Planning Committee as the application is on council owned land.

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

The proposal is situated at Amlwch Business Park, work includes erection of green powder coated fence and clear vegetation and hardcore the area for storage purpose.

### **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 30 – Landscape

Policy 42 – Design

#### **Gwynedd Structure Plan**

Policy D1 – Protect and enhance the environment

Policy D4 – Location, Siting and Design

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

Policy GP1 – Development Control Guidance

Policy GP2 – Design

Policy EN1 – Landscape Character

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

**Town Council** – No objection

**Highways** – No comments

The application was afforded three means of publicity. These were by the posting of a site notice near the site. The latest date for the receipt of representations is the 15th September 2014. At the time of writing this report one letter of support has been received at the department.

### **5. Relevant Planning History**

None

### **6. Main Planning Considerations**

**Design:** The proposal would have limited effects on the surrounding area and on neighbouring properties as the proposal is within an industrial park with similar workshops and fences in the vicinity.

### **7. Conclusion**

The application is considered acceptable and complies with all policies listed.

**8. Recommendation**

**Permit** the application subject to the following conditions:

**(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 20/05/14 under planning application reference 11C617.**

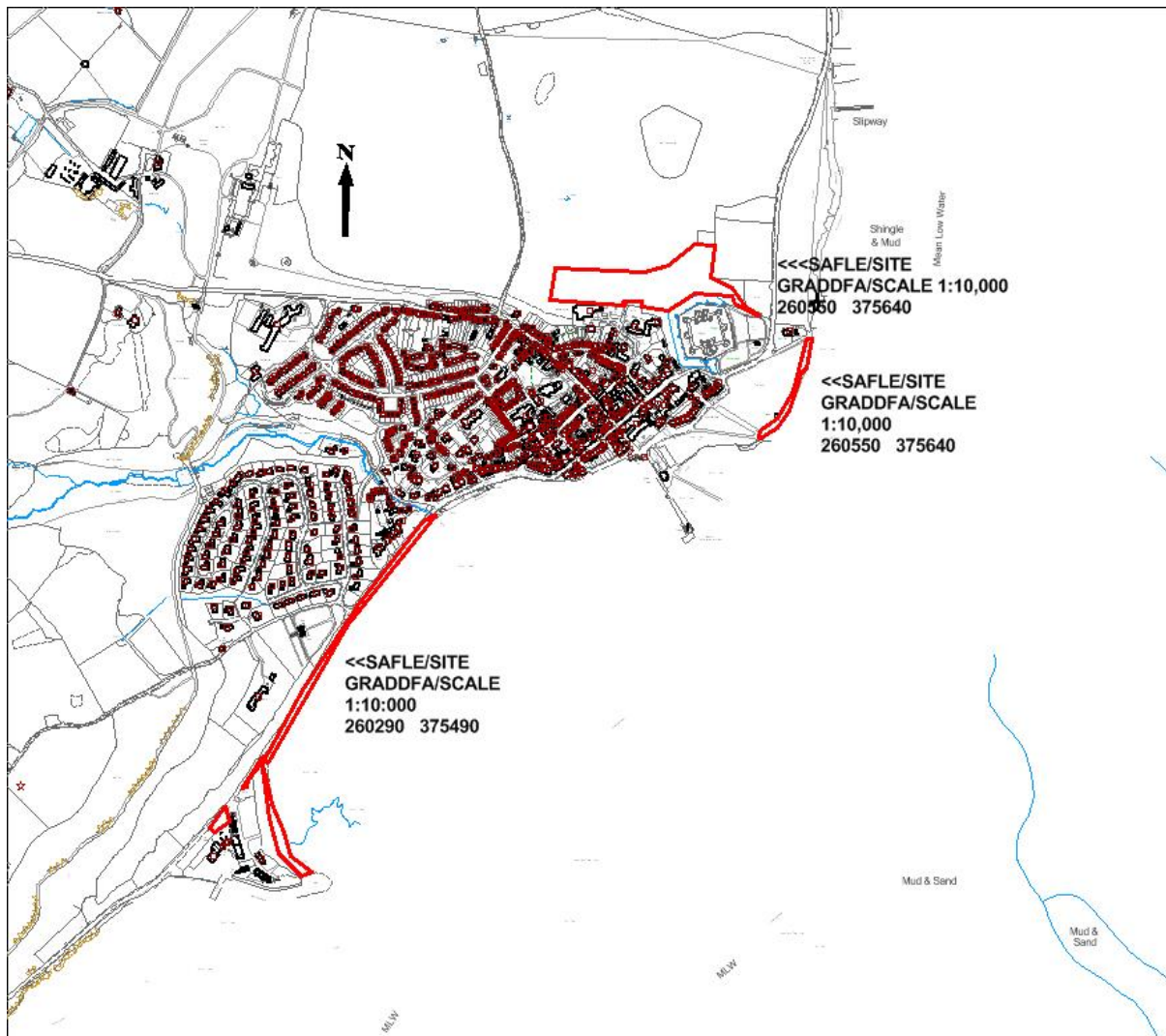
Reason: For the avoidance of doubt.

Rhif y Cais: **12LPA1003/FR/CC** Application Number

Ymgeisydd Applicant

**Head of Service Environment and Technical Services**

**Cais llawn ar gyfer gwaith lliniaru llifogydd yn cynnwys adeiladu wal amddiffyn llifogydd eilaidd wedi ei hwynebu â cherrig ar hyd rhan ddwyreiniol y Grin, cynyddu uchder y wal fôr bresennol a diogelwch y gabion rhwng Pont Townsend a Phenrhyn Safnas a thirlunio cysylltiol ynghyd ag adeiladu bwnd pridd ar Castle Meadow ar ochr ogleddol yn/Full application for flood alleviation works comprising of the construction of a stone faced secondary flood defence wall along the eastern part of the Green, increasing the height of the existing sea wall and gabion protection between Townsends Bridge and Gallows Point and associated landscaping together with the construction of earth bunding on Castle Meadow on the north side of**

**Beaumaris Castle, Beaumaris**

**Planning Committee: 01/10/2414**

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

**Recommendation:**

Permit

**Reason for Reporting to Committee:**

The application has been made by the Council and is on part of Council owned land.

**1. Proposal and Site**

The proposal comprise three elements:

1. Construction of a new secondary flood wall along the rear edge of the promenade along the Green car park frontage in front of the Castle at the eastern end of the town;
2. Raising the height of the existing sea wall crest wall between Townsends Bridge and Gallows Point at the end of the town adjacent abutting the A545 public highway into and out of the town; and
3. Construction of a clay fill earth mound on land to the rear of Beaumaris Castle.

**2. Key Issue(s)**

The key issue is the impact the proposal will have on the following: -

- Heritage
- Conservation Area
- World Heritage Site
- Essential Setting of the World Heritage Site
- Area of Outstanding Natural Beauty
- Listed Buildings
- Scheduled Ancient Monument
- Menai Strait and Conwy Bay Special Area of Conservation (SAC)
- Baron Hill Site of Special Scientific interest (SSSI)
- Lafan Sands Special Protection Area (SPA)

Balancing these impacts against the public benefit of the proposals in respect of reducing flood risk.

A Heritage Impact Assessment (HIA) has been submitted with the application to help inform this process.

**3. Main Policies**

**Ynys Mon Local Plan**

Policy 1 – General Policy

Policy 28 – Tidal Inundation and River Flooding

Policy 30 – Landscape

Policy 33 – Nature Conservation

Policy 34 – Nature Conservation

Policy 35 – Nature Conservation

Policy 36 – Coastal Development

Policy 39 – Archaeology

Policy 40 – Conservation of Buildings

Policy 41 – Conservation of Buildings

Policy 42 – Design

**Stopped Unitary Development Plan**

Policy GP1 – Development Control Guidance  
Policy GP2 – Design  
Policy EN2 – Areas of Outstanding Natural Beauty  
Policy EN5 – International Sites  
Policy EN8 – Development on the Coast  
Policy EN9 – Development near Wetlands, Water Courses and Shorelines  
Policy EN10 – Landscapes, Parks and Gardens  
Policy EN11 – World Heritage Site(s)  
Policy EN12 – Archaeological Sites and the Historic Environment  
Policy EN13 – Conservation of Buildings  
Policy SG2 – Development and Flooding  
Policy SG6 – Surface Water Run Off  
Policy PO8 – Environment

#### **Gwynedd Structure Plan**

Policy D1 – Environment  
Policy D3 – Environment  
Policy D4 – Environment  
Policy D10 – Environment  
Policy D15 – Environment  
Policy D22 – Environment  
Policy D25 – Environment  
Policy D26 – Environment

#### **Technical Advice Note 15 – Development and Flood Risk July 2014**

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

**Local Member (Cllr Lewis Davies)** – Supportive of application

**Local Member (Cllr Carwyn Jones)** – No response

**Local Member (Cllr Alwyn Rowlands)** – No response

**Beaumaris Town Council** – Have confirmed that they recommend approval for the application

**Natural Resources Wales** – NRW have confirmed that the scheme is to afford a better degree of flood protection from various sources of flood risk to the town. The scheme is within zones C2, B and A of the Development Advice maps under TAN 15 Development and Flood Risk (July 2004).

- They have confirmed that the scheme has been designed to current day standards with varying allowances for the impacts of climate change the proposal tide defences will have an allowance for 50 years.
- The proposed defences along the Green will require manual shutting of flood gates prior to predicated tidal flooding
- These defences will not eliminate flooding but will reduce the amount of overtopping.
- Flooding from overtopping of the Green will still require the use of the existing bund along the Green.
- The proposed bund to the rear of the Castle will fall under the requirements of the Reservoirs Act 1975
- The flow control device within the proposed bund will require a method to reduce possible overloading of the system downstream of the bund.
- Upon receipt of tidal warnings suitable action should be carried out to ensure that the defences can function as designed.
- The Council should ensure that the stability of the existing wall between Townsend Bridge and Gallows Point can take the additional loading in the increase in the wall height and laterally from extreme tidal events.

The NRW have confirmed that they are satisfied that the proposal that it will reduce the risk of flooding from various sources in the town and noted that the scheme will not completely remove the

flood risk.

The NRW have also confirmed that the proposal will not affect the features or ecological integrity or functionality of any statutory sites of ecological, geological and /or geomorphologic interest.

**Welsh Water** – Welsh Water have confirmed that they are satisfied with the proposal providing standard suggested conditions are imposed on the decision notice.

**Highways Department** – Have confirmed that they are satisfied with the proposal providing a Traffic Management Plan will be carried out and followed accordingly.

**Footpath Officer** – Has confirmed that the proposal should have no impact on the Coastal Path.

**Drainage Section** – Standard Comments

**Gwynedd Archaeological Trust** - Have commented as follows:-

- The proposal will have both a visual impact and a direct physical impact on the historic environment. The most significant visual impact will result from the creation of a pluvial flood defence bund to the north of the Castle within the essential setting of the World Heritage Site. The Heritage Impact Assessment identifies the significance of the effect of this impact as Large / Very Large; however no detailed design of the bund has been included within the application.
- The bund has the potential to be an unsympathetic and incongruous element in very close proximity to the Castle and within one of the most important parts of the setting of the World Heritage Site is minimised and that any impact on views from and towards the Castle are not disrupted.
- The physical impacts of the sea defence work can be mitigated through a programme of archaeological recording. Similarly, whilst the archaeological potential within Wexham Street is reasonable, the ground within the road is likely to have been subject to greater disturbance and works within this could be mitigated through a programme of archaeological observation and recording.
- The physical impacts of the bund itself are limited as they are approximately within the footprint of the ground which was disturbed as part of recent flood defence work; however, the potential in this area would still be considered high and a programme of archaeological investigation would be required if a consent was granted. This would comprise archaeological stripping of the area affected by the bund and a programme of geophysical survey and trial trenching of the area which would be inundated during significant flood events,

**CADW** - The proposed development is located in the vicinity of the world heritage site and scheduled ancient monument known as Beaumaris Castle.

The proposed flood alleviation works have the potential to impact on the setting of the scheduled ancient monument. Of the elements proposed, it is the earthwork flood bund that is of most concern due to its proximity to the Castle (approx. 13m) and the engineered nature of its construction. This feature will detract from the visual amenity and setting of the monument, disrupt views to and from the Castle and will make it more difficult to appreciate the functional aspects of the castle by creating new earthworks in close proximity to the existing outer defences.

In addition to being identified as a monument of national importance, Beaumaris Castle forms part of the Castles and Town Walls of Edward I World Heritage Site. While World Heritage Status does not bring additional statutory protection, it is the highest form of International recognition that can be afforded to a cultural heritage site, and places a responsibility on relevant authorities to ensure protection of the site's Outstanding Universal Value.

The Heritage Impact Assessment considers the likely impacts of the different elements of the proposed scheme on the essential setting of the world heritage site. The coastal elements have been assessed as having minimal impact when balanced against the proposed benefits; the pluvial flood alleviation works to Maes Hyfryd/Wexham Street have also been assessed as having negative effect

on the World Heritage Site (being entirely below ground) and should help reinforce the existing flood defences of the town. Cadw are content to accept these evaluations.

By contrast however, the Heritage Impact Assessment rates the significance of impact of the proposed earthwork bund on the World Heritage Site as high/very high and it is this element of the proposal that concerns Cadw.

Because of its proximity to the Castle and the engineered nature of the structure it is apparent from these studies that the flood bund will detract from the visual amenity and setting of the scheduled monument, will disrupt views to and from the Castle and will make it more difficult to appreciate the functional arrangements of the Castle by creating a similar adverse impact on the qualities of the world heritage site that focus on its constructional and defensive history.

Of particular concern is the visual impact of the bund in views between the Castle and Baron Hill as well as its effect on the appearance of the parkland that links the Baron Estate with the Castle that has been identified as an important part of the essential setting within the World Heritage Site Management Plan.

ICOMOS guidance states that Heritage Impact Assessments should consider other options including site selection/location, timing, duration and design. The proposal should only be acceptable if all other options have been thoroughly explored and discounted. No evidence has been provided that alternatives to the bund part of the scheme such as the potential for diverting water courses within the Baron Estate or a buried reservoir or other invisible solution a greater distance from the Castle. Therefore, the evidence to support the proposal does not demonstrate that other options have been exhausted nor that the bund element can be justified by balancing the public benefit against the harm.

It is Cadw's view that a more cautious approach should be adopted by which other, less visually obtrusive flood prevention initiatives are pursued and the bund element only reconsidered if these prove to be ineffective.

The Project Appraisal Report identifies the moat as being the weak point in the management of pluvial flood water both from the town and from the estate land to the north east of the town. However, the HIA identifies that the moat has not overtopped since 2007. This predates the flood protection works which were completed in 2010 and no evidence has been included in the application to indicate that the moat continues to pose a threat from overtopping.

Section 2.2.27 of the PAR states that the moat has a 10% (1 in 10) year Annual Exceedance Probability but it is unclear what evidence this is based on and particularly whether this statement assumes that the moat is a static body of water. Although increasing the moat capacity was considered and discounted as part of the 'long list' options management of the water levels was not considered. The use of the sluice gate within the moat to empty flood waters during high tides and extreme weather events could actively manage pluvial flood water entering the moat. This practice has been adopted by Cadw in the past and is an arrangement which could be formalised in the future.

**Gwynedd Council** – No response at the time of writing the report.

The application was advertised by means of 22 site notices and neighbouring properties were notified by individual letters. The application was also advertised in the local newspaper as the development is within the Beaumaris Conservation Area, In the setting of Listed Buildings and an Article 12. The expiry date to receive representations was the 11/09/2014. At the time of writing the report 5 letters were received. 4 of these letters that were received were not objecting to the proposal, they were generally supportive of the proposal for flood alleviation works to the area, however they had some concerns on some aspects of the development. 1 letter of objection was received with an independent report questioning the Council's report.

Their main comments as follows:-

- Rock Armour should be considered as part of the proposal as it would reduce the waves, have greater effect and would be below the level of the wall.
- Sufficient pedestrian openings should be available for people to move freely from the



- promenade on to the grassy part of The Green.
- Concerns whether the bunding would have an adverse effect on the drainage of the allotments scheme, which is in close proximity of the proposed bunding.
- Increase of the wall from Gallows Point to Townsend would destroy views
- Unclear as to how much the wall will be increased in height
- Possible problems with water holding to the north of the Castle – In conditions of a high tide coupled with a sea surge the water to the Castle moat might not be able to drain into the sea and, in the absence such discharge, any surface water that had run into it might flood the town. Another problem is that the major drain from Tunnel Lodge would not be able to discharge into the sea against a storm level tide.
- Independent report was received questioning the Council's survey that was undertaken.

In response to the points raised above:-

- Rock Armour was considered at Project appraisal stage but as the proposed works are subject to majority of funding from the Welsh Government the scheme would not meet the financial criteria. The proposed measures will not prevent overtopping occurring in the future but will provide some improvement on the present situation. The Applicants have confirmed that they do not preclude further works, such as rock armour, being installed in the future should alternative funding become available.
- There will be adequate access provision for both pedestrians and maintenance vehicles through the proposed wall via hinged gates that will be closed during times of flood warning.
- The bunding scheme is not expected to have an adverse impact on the drainage of the allotments scheme as water from the allotments would shed either to the north or south of the bund location. Otherwise no change in conditions would be expected.
- The increase of height of the existing wall will no doubt have some impact on view from vehicles; however balance must be made to the reduction of flood risk and visual impact.
- The existing wall from Gallows Point to Townsend is not at a constant level with the wall ranging in level from 5.32m AOD to 5.73m AOD. The wall will be increased in height by between 0.27m – 0.68m. The height of the proposed wall above the footpath will range from 1.28m and 0.88m, with an average height of 1.03m.
- The scheme will improve the present underground sewerage arrangements in Wexham Street and Maes Hyfryd to ensure that more of the flows are discharged into the relief culvert. The purpose of the proposed flood bund is to hold back the overland flows and temporarily store the water until the rainfall has subsided and the culvert can be utilised to discharge the water to the sea. The relief culvert has a flap valve located on its seaward end to prevent tidal waters backing up the outfall but consequently when the tidal level is above the flap waters in the pipe are held back. Under worse case design conditions the water may be temporarily stored for up to 24 hours, depending on the tidal conditions. Any water-logging would be temporary, not remaining long enough to create a stagnant water body.
- The independent report that was received questioned the evidence of the survey undertaken by the council. The applicant has been made aware of the report and they are satisfied that the survey that was undertaken is robust.

## **5. Relevant Planning History**

**12C444/SCR** – Screening application for flood alleviation works – EIA not required 19/12/13

**12C444A/SCR** – Screening application for flood alleviation works – EIA not required 19/12/13

## **6. Main Planning Considerations**

## **The Proposal:**

### **1. Earth Flood Bund – Castle Meadow**

Castle Meadow is a 28 ha grassed field given primary over to agriculture. The field generally slopes from west to east with a fall of 6 metres over a length of 350 metres before adjoining with the Beaumaris Castle Moat. Ground levels range from 13.3 metres in the South West corner to 21 metres in the north west which forms the field boundary with Henllys Lane. Ground investigation identifies the field as having approx 300mm of topsoil overlaying sandy clay.

A network of land drains throughout the field is known to discharge through a stock watering structure before entering the Castle moat. Flood modelling has demonstrated that the natural landform includes a number of dry valleys which concentrate overland runoff into the moat area.

The bund will be top-soiled and grass seeded on completion with a single intake structure visible from the North West but screened from Castle viewpoints. The intake structure and control mechanism will be built largely within the bund with manhole access from the crest.

Access for construction and future maintenance will be, with the landowner's permission, via the existing private access gate adjacent to the south west corner of the municipal car park on the east side of the Castle. Maintenance access to the bund and control structure will be provided for by a reinforced grass access track from the car park and along the crest of the bund.

### **2. Works on the Green**

The existing sea wall is a vertical stone faced retaining structure approximately 2 metres in height with a cellular sloping precast concrete block revetment and concrete toe beam interfacing to the existing sand/shingle beach. The existing promenade that runs along the crest of the sea wall is approximately 6-7 metres wide with red tarmac surfacing. The promenade is constructed on made ground overlying medium dense sandy gravel. The car park access road and grassed parking area of the Green are to landward.

From a flood defence perspective the wall is designed to reduce but not necessarily eliminate overtopping with the crest level defined from consideration of the predicted 1 in 200 year extreme tide level, including an allowance for climate change; definition of suitable allowable overtopping discharges for the location and the need to limit the visual impact.

The closer the wall is located to the seaward edge of the promenade the higher the elevation required to provide the same standard of protection. Setting back the wall provides for dissipation of wave and tide energy on the promenade before the wall begins to function.

The new secondary defence wall will be located approximately 5 metres from the front edge of the existing promenade in the area of red tarmac. The wall be approx 0.5 metres wide and on average 0.75 metres higher than the existing promenade level to meet flood defence requirements. It will be constructed with a reinforced concrete core and the exposed surfaces will be clad with natural stone, such that it is in keeping with other similar structures.

The wall will have gaps in it that will remain open for the majority of the time but would be sealed with hinged metal flood gates when flood warnings are in force. This flood risk management function would be carried out by the Town Council's flood wardens.

The works would not hinder public access along the promenade but would provide a physical barrier between the promenade and the car park access road. The flood gates would allow access to the promenade and foreshore for emergency vehicles adjacent to the slipway at the western end of the proposed wall and a narrower gap would be provided to allow for pedestrian access through the wall towards the eastern end. Otherwise access arrangements would remain as currently exists.

### **3. Sea Wall raising between Townsend Bridge and Gallows Point**

The existing sea wall is a vertical stone wall of variable exposed height on the seaward side between 0.5 metres and 2.3 metres, with a sloping concrete revetment in front that interfaces to the existing sand/shingle beach. On the immediate landward side of the wall is a narrow pedestrian footway, approximately 1 metre wide, with the single carriageway A545 public highway abutting the footway.

There are currently gaps in the wall and stepped sections of revetment, to allow access from the footway to the foreshore. These gaps are presently sealed with metal flood gates.

From a flood defence perspective the increased wall elevation will reduce but not eliminate the overtopping that takes place across this section but the highway will remain vulnerable to overtopping during more extreme events. Reducing the overtopping to a greater degree would require more significant modification of the defence arrangements e.g. changing the profile and or form of the defences.

The wall will have gaps in it that will remain open for the majority of the time but would be sealed with hinged metal flood gates when flood warnings are in force. This flood risk management function would be carried out by the Town Council's flood wardens.

The wall works will increase the crest elevation to a uniform +6.0 AOD, which increases present elevations by between 0.3 and 0.7 metres.

There will be no change to the width of the wall but it will appear as a larger physical barrier between the pedestrian footpath and the sea. The finished wall will be between 0.9 metres and 1.1 metres higher than the existing footway. The work will involve removal of the existing larger coping stones and addition of new stones before replacing the existing coping stones along the crest of the new wall. New flood gates will be provided to replace the existing. The works would not alter present access arrangements across the frontage.

## **Proposed**

### **Flood Alleviation Area 1 – Flood Storage Bund Area (Land to the rear of the Castle, Castle meadow)**

This area will be subject to the greatest impact of the scheme. The Heritage Impact Assessment (HIA) has commented that there is potential for well-preserved archaeology below the surface. The finds from the area are an indication of activity pre-dating the establishment of the town and the building of the Castle.

Consideration has not only been given to the intrusive groundwork's associated with the construction of the bund, but also the area where floodwater will be stored. The HIA recommend that a geophysical magnetometer survey be constructed of the entire Castle Meadow to identify buried features that may be affected. This should be followed by targeted trenching of features, which lie within the footprint of the water storage area.

The construction area of the bund should be subject to an archaeological controlled strip to identify features, which will be affected by the construction programme. Identified features will be excavated and recorded prior to the construction programme.

The flood storage bund will be conditioned to ensure that full cross-sections/longitudinal sections is submitted showing proposed levels and gradient of the slope to ensure it blends with the landscape. Due to the bund's close proximity to the Castle there is a possibility that the public may misinterpret it as an associated defensive feature. It is therefore suggested that interpretation panels should be provided explaining the presence of the bund. This would be subject to a further consent.

Consideration has been given to how the proposal will integrate into the landscape in terms of form, scale and mass, line, height, colour and texture. The structure will not impound water for much of the time and the gradient and details of the bunding are to be approved in writing prior to the work commencing on site to ensure that the bunding will flow and sculpt itself into the existing landform as naturally as possible.

Full detailed cross sections throughout the bunding will be submitted to the Local Planning Authority to demonstrate this together with full contours.

The Heritage Impact Assessment has concluded the following: -

'The effect on visual amenity of the flood alleviation proposals without impounded water is considered to be negligible and when a temporary water body is present it is considered low. In both circumstances the potential effects on visual amenity are considered not significant.

### **Flood Alleviation Area 2 – The Green**

The new crest wall at the front of The Green has been sympathetically designed to blend in with the surrounding features and its impact on the setting is not thought to be significant. A basic archaeological record should be made of the area prior to the work commencing.

If any invasive groundworks are needed during its construction it is recommended that the work be monitored with an intermittent archaeological watching brief.

It is not considered that the proposed wall will have any impact on the special features

### **Flood Alleviation Area 3 – Townsend Bridge to Gallows Point**

The additional height to be added to the existing sea defence wall has been sympathetically designed to blend in with the existing structure and surrounding features and its impact on the setting is not thought to be significant. A basic archaeological record should be made of the area prior to work commencing.

If any invasive ground works are needed during its construction it is recommended that the work be monitored with an intermittent archaeological watching brief.

As with other areas the elements at Gallows Point have been designed to blend in with existing features. It is recommended that a basic archaeological record should be made of the area prior to the commencement of work and that any invasive ground works are monitored with an intermittent archaeological watching brief.

### **Impact on the Area of Outstanding Natural Beauty, Conservation Area and all other special features listed above.**

The proposal is within a highly sensitive area within an Area of Outstanding Natural Beauty, Conservation Area, World Heritage Site, Essential Setting of the World Heritage Site, close to Listed Buildings, within close proximity of a Scheduled Ancient Monument, Menai Strait and Conwy Bay Special Area of Conservation (SAC), Baron Hill Site of Special Scientific interest (SSSI), Lafan Sands Special Protection Area (SPA).

All policies listed within the report and the Heritage Impact Assessment that was submitted with the application has been taken into account.

It is acknowledged that the works will have some impact on the AONB, Conservation Area and other special features of the area; however consideration has also been made to the benefits that the proposal will bring to the area.

It is considered that the most sensitive part of the proposal is the bunding to the rear of the Castle and is the part of the scheme that will have the most impact on the AONB, Conservation Area and other special features. The bunding is a permanent structure; however the bunding has been designed to blend into the landscape and as such will have the appearance of a grassy bank. The structure will not impound water for much of the time and the earthworks will remain grazed land designed to be naturally flowing and sculpted into the existing landform as naturally as possible.

**Policy Context:** The proposal does not sit within any of the development categories as indicated in figure 2 of Technical Advice Note 15: Development and Flood Risk (July 2004). Natural Resources

Wales have confirmed that they would therefore support the planning application, which would reduce the flood risk in the town.

There are numerous policies that address development and flood risk; however this is a proposal to reduce the flood risk to the town.

When considering proposals for flood alleviation works other policies such as the impact upon the AONB, Conservation Area, Listed Buildings and all other special features of the area have to be taken into account.

Having considered the policies listed within the report, it is considered that the development does not fundamentally conflict with the said policies.

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

## **7. Conclusion**

Following consideration of evidence provided there is no doubt that the scheme will have an impact on Beaumaris Castle and its wider setting, upon which much of the economy of the local area is built.

It is considered that the sea defence elements of the scheme will have minimal impact on the sensitive receptors and will provide added protection to a number of listed buildings on the coastal edge of the town which are often threatened during stormy conditions. The sympathetic design of the increased elevation to the existing sea defence wall and new crest wall at The Green will have minimal impact on views.

The main area of impact will be at Castle Meadow at the rear of the Castle where the presence of the flood storage bund and, during flooding episodes, a 'lake' of stored floodwater will dramatically change the landscape and thus the setting of many of the heritage receptors in the area.

In the case of many of the receptors in the wider area the bund itself will not be the main concern, however further details of the bunding will be required prior to the commencement of works on site to ensure that it fits in to the landscape. The stored water will form a much larger feature which, given its low-lying location and in relation the elevated position of many of the surrounding features, will be visible from a considerable distance. However this feature will only present sporadically, and for short periods of time, therefore any visual impact relating solely to the stored floodwater should only be regarded as temporary.

The flood storage bund will however be a permanent construction and as such so too will be its visual impact. Due to its location the main receptor, which it impacts upon, is the one of highest value. Details of the bunding will need to be submitted and agreed in writing prior to the commencement of works on the bunding to ensure it blends in to the landscape and this will also ensure that it is not misinterpreted as a feature, which is contemporary with the Castle and be mistaken for a defensive feature. In addition interpretation panels shall be placed in areas where the visual impact of the bund is greatest.

It should be noted that as well as having an adverse impact on the setting of potentially a number of the heritage receptors in the area the scheme would benefit the living and working town and many of the heritage assets themselves.

The reduction of the threat of flooding to many of the Listed Buildings at the town's medieval core will be of great benefit, both in terms of preservation and reduced risk of economic disruption therefore any impact the proposal will have on the area must also take into account the great benefit to remove the threat of flooding.

In balancing the public benefit of the proposal in reducing flood risk against the need to have regard to the setting of heritage receptors in the area it is considered that the application ought to be permitted.

## **8. Recommendation**

**Permit** the application subject to conditions:

In addition the Head of Service be authorised to add to, remove or amend/vary any condition(s) before the issuing of the planning permission, providing that such changes do not affect the nature or go to the heart of the permission/ development.

**(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) A Construction Management Plan (CMP) shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of work. The CMP to be approved under the provision of this condition shall include;**

- Contingency plan and equipment to deal with spillages;
- Use of materials suitable for maritime environment and maximum concrete cure timed allowed to ensure no leakage;
- All work equipment, materials and machinery to be in a clean condition prior to arrival on site in order to reduce the risk of the introduction of non-native invasive species to the local area;
- All fuel and oil should be stored correctly and banded if necessary; and
- Any waste material generated to be collected and disposed of offsite in a suitable manner
- Mitigation measures in relation to protected species notably bats

Reason: To minimise pollution into the Menai Strait, Conwy Bay Special Area of Conservation and Traeth Lafan Sands Special Protection Area.

**(03) Foul water and surface water discharges shall be drained separately from the site**

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

**(04) 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

**(05) 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.

**(06) The proposed development site is crossed by a public sewer with the approximate position being marked on the attached Statutory Public Sewer Record. Under the Water Industry Act 1991 Dŵr Cymru Welsh Water has rights of access to its apparatus at all times. No development (including the raising or lowering of ground levels) will be permitted within 3 metres either side of the centreline of the public sewer.**

Reason: To protect the integrity of the public sewer and avoid damage thereto.

**(07) The development hereby permitted shall not be commenced until details of a construction design method statement and risk assessment for the protection of the structural condition of the strategic sewer crossing the site has been submitted to and approved in writing by the local planning authority. No other development pursuant to this permission shall be carried out until the approved protection measures have been implemented and completed. Thereafter, the protection measures shall be retained at all times during the lifetime of this**

**permission.**

Reason: To protect the integrity of the public sewer and avoid damage thereto.

**(08) No development shall commence until a traffic management plan 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: To comply with the requirements of the Highway Authority.

**(09) Notwithstanding the submitted drawings, no development shall commence until details have been provided showing scaled cross sectional details throughout the bunding showing proposed levels and gradient of the slope. The plans should also include an existing and proposed topographic plan of the site with contour lines at 1000mm c/c to identify levels. The works shall thereafter take place in accordance with the details as approved.**

Reason: To ensure that the bunding fits into the landscape

**(10) No development (including any groundworks or site clearance) shall take place other than in accordance with an archaeological specification which has been agreed in advance by the archaeological advisors to the Local Planning Authority. The development and all archaeological work shall be carried out and completed in accordance with the approved specification,**

Reason: To ensure the implementation of an appropriate programme of archaeological mitigation in accordance with the requirements of Planning Policy Wales 2014 and Welsh Office Circular 60/96 Planning and the Historic Environment: Archaeology

**(11) Samples of the stonework must be submitted to and approved in writing by the local planning authority prior to the commencement of work**

Reason: To ensure that the stone wall fits into the landscape

**(12) The development permitted by this consent shall be carried out strictly in accordance with the plan(s) submitted on the 24/06/2014 and 11/07/2014 or as otherwise approved in writing by the local planning authority under planning application reference 12LPA1003/FR/CC**

Reason: For the avoidance of doubt

## **9. Other Relevant Policies**

**Planning Policy Wales Edition 7 July 2014**

**Chapter 4 – Planning for Sustainability**

**Chapter 5 – Conserving and Improving Natural Heritage and the Coast**

**Chapter 6 – Conserving the Historic Environment**

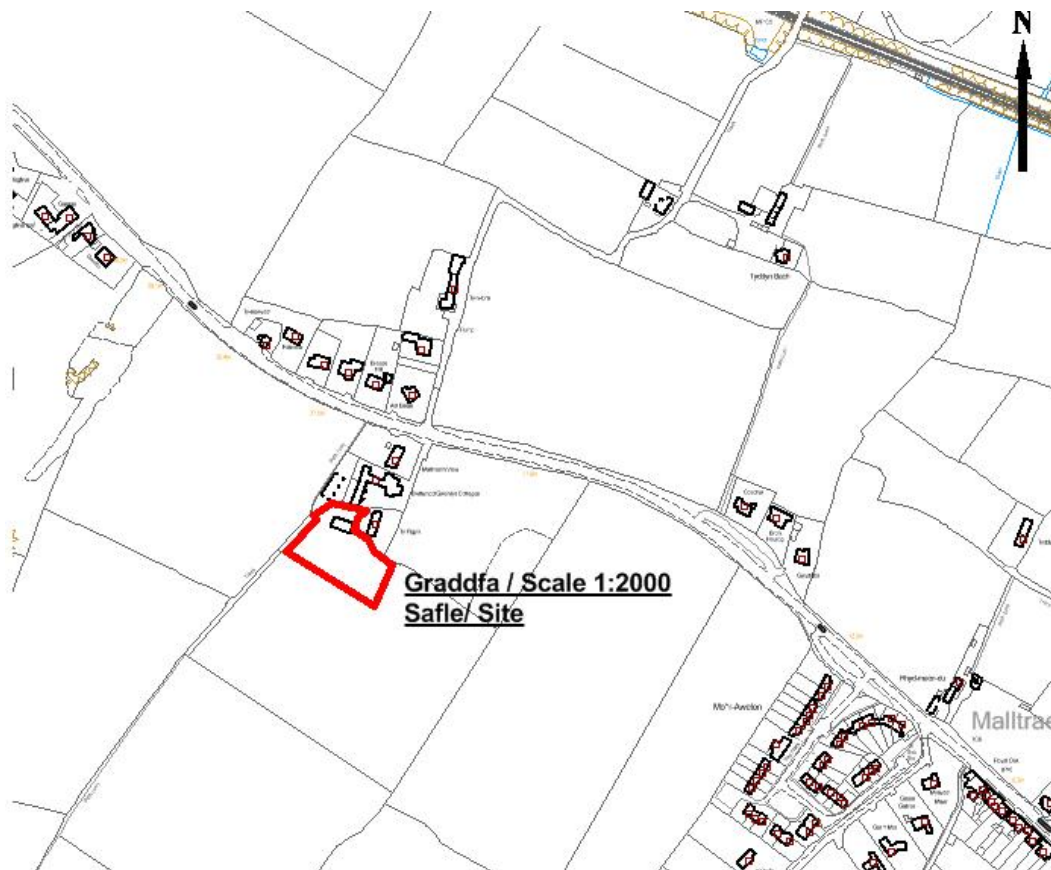
**Chapter 13 – Minimising and Managing Environmental Risks and Pollution**

**Beaumaris Conservation Area Character Appraisal**

**Welsh Office Circular 60/96 Planning and the Historic Environment: Archaeology**

Rhif y Cais: **15C116F** Application Number

Ymgeisydd Applicant

**Mr & Mrs Walter Hughes****Cais llawn i addasu ag ehangu ynghyd a chodi modurdy yn / Full application for alterations and extensions together with the erection of a garage at****5 Bythynod Gwenllyr, Malltraeth**



**Planning Committee: 01/10/2014**

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

**Recommendation:**

Refuse

**Reason for Reporting to Committee:**

The application has been called-in by Local Member.

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

The proposal lies to the west of Malltraeth village. The site lies outside the settlement of Malltraeth and is situated in open countryside. The building has been converted into a single bedroom dwelling.

The proposal entails alterations and extension at the rear of the building.

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

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

### **3. Main Policies**

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

Policy 1 – General Policy  
Policy 5 – Design  
Policy 30 - Landscape  
Policy 42 – Design  
Policy 55 – Conversion  
Policy 58 - Extensions

#### **Gwynedd Structure Plan**

Policy D1 – Area of Outstanding Natural Beauty  
Policy D4 – Location, Siting and Design  
Policy D29 - Design

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

Policy GP1 – General Control Guidance  
Policy GP2 – Design  
Policy EN2 – Area of Outstanding Natural Beauty  
Policy EN13 – Conservation of Buildings  
Policy HP7a - Extensions  
Policy HP8 – Rural Conversion

**Planning Policy Wales (7th Edition), July 2014**

**Supplementary Planning Guidance: Design in the Urban and Rural Built Environment : Form Scale and Proportion**

**Supplementary Planning Guidance: Design in the Urban and Rural Built Environment: Conversions in Rural Areas**

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

**Local Member Ann Griffith** – Call in

**Local Member Peter Rogers** – No response

**Community Council** – No response

**Footpath Officer** – Comments

**Public Consultation** – The application was afforded three means of publicity. These were by the placing of a notice near the site, serving of personal notifications on the owners of neighbouring properties and placing an advert in the local newspaper. The latest date for the receipt of representations was the 10/09/2014. At the time of writing this report, one letter of support had been received from an adjoining occupier.

A letter of support has also been received from the agent disputing the size of the extension – he calculates the extension at 59% of the existing building but discounts the double garage in that calculation. Planning permission would not be required to convert the garage into part of the dwelling at a later stage and the Local Planning Authority considers it reasonable to take this volume into account in its calculations.

## **5. Relevant Planning History**

15C116 – Alterations and extensions at Ty Pigyn, Malltraeth. Approved - 16/08/2001

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

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

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

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

15C116E – Full application for alterations and extensions at 5 Bythynod Gwenllyr, Malltraeth. Refused - 08/05/2014

## **6. Main Planning Considerations**

The main planning considerations are whether the scale and design of the proposal extension would affect the character of the original building as well as the converted buildings in the vicinity and the Area of Outstanding Natural Beauty. The building has been converted under planning reference 15C116B.

All of the converted buildings in the vicinity have a similar design being simple and do not harm the Area of Outstanding Natural Beauty. The primary objective for an AONB designation is the conservation and enhancement of their natural beauty. Local authorities have a statutory duty to have regard to AONB purposes and development control decisions affecting AONB's should in the first instance favour conservation of natural beauty.

It is considered that the design and scale of the proposed extension is out of proportion to the other converted outbuildings and as a result, would harm the Area of Outstanding Natural Beauty.

The scale of the current building is 100.7 square metres. The overall scale of the proposed extension is approximately 97.5 metres; forming an increase of at least 97%; doubling the scale of the existing dwellinghouse. Criteria iii of Policy 55 of the Ynys Môn Local Plan and Policy HP8 of the stopped

Unitary Development Plan state that;

iii. The conversion scheme respects the character, scale and setting of the existing building, and involves only minor external alterations, unless it can be demonstrated that significant enhancement of the appearance of the building will be secured.

In terms of the proposed footprint, en-suite bathroom previously proposed to the front elevation of the building (application 15C116E) have been removed; the kitchen area has been relocated and the lounge area and the kitchen area previously proposed are now replaced by a double garage. The first floor extension previously proposed has been omitted. The extensions however still represent a 97% increase and as planning permission would not be required to convert the garage into living accommodation, it is considered appropriate to incorporate its volume into the calculation.

It is considered that the design and scale of the extension would harm the character of the original building as well as the other converted buildings in the vicinity. Policy 58 of the Ynys Môn Local Plan states that 'alterations and extensions to houses will normally be approved provided that the appearance of the house and surrounding area is not adversely affected'. Given the fact that the scale of the extension is 97% increase of the original dwellinghouse; it is considered that the design of the extension would affect the appearance of the house and the surrounding areas. Under Supplementary Planning Guidance: Design in the Urban and Rural Built Environment: states that 'the profile of a building within the streetscape should contribute visually to the urban setting and complement the form, scale, rhythm and structure of a settlement.' It also states that 'the form and proportion of a development should respect the character of the surrounding built environment and landscape.' It is considered that the scale and form of the proposed extension would not contribute to the structure of the development known as Bythynnod Gwenllyr and would not be supported by Policy 58 of the Ynys Môn Local Plan.

## **7. Conclusion**

The proposal does not fully comply with Policy 55 of the Ynys Môn Local Plan and Policy HP8 of the stopped Unitary Development Plan due to the scale and design of the works proposed as part of the scheme.

## **8. Recommendation**

To **refuse** the application for the following reasons.

(01) The local planning authority considers that the proposal does not respect the character, scale and setting of the existing building due to the amount of external alteration and extensions and therefore does not accord with the provisions of Policy 55 and Policy 58 of the Ynys Môn Local Plan, Policy HP8 of the Stopped Unitary Development Plan and the advice contained within the Council's Supplementary Planning Guidance 'Design Guide for the Urban and Rural Environment' and Technical Advice Note (Wales) 6 Agricultural and Rural Development.

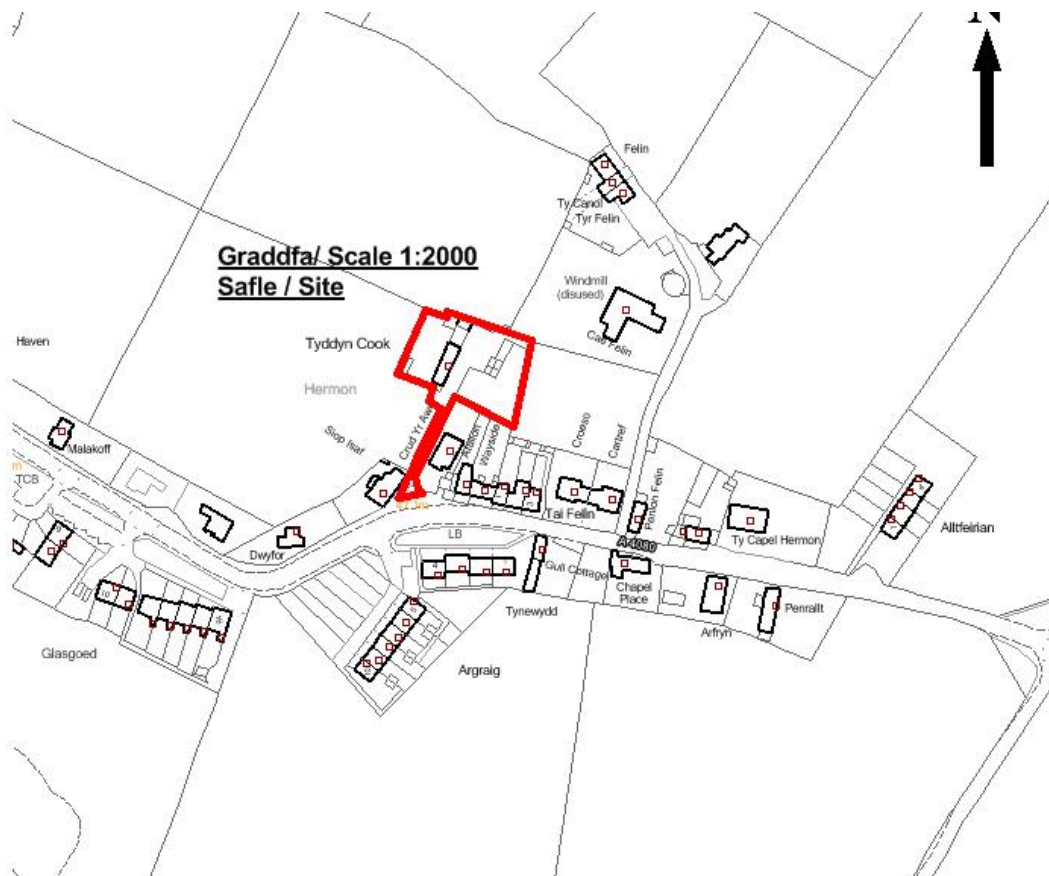
(02) The Local Planning Authority considers that the proposal by reason of its design would be out of character with the existing dwelling and the surrounding converted dwellings and would have an adverse effect on the existing street-scape within the designated Area of Outstanding Natural Beauty. The proposal is therefore contrary to Policy D1, D4 and D29 of the Gwynedd Structure Plan, Policies 1, 30, 42, and 50 of the Ynys Môn Local Plan, Policies GP1, GP2 and EN2 of the Stopped Unitary Development Plan and the guidance contained within Planning Policy Wales (7th Edition).

Rhif y Cais: **15C212** Application Number

Ymgeisydd Applicant

**Mr Lance Bossom**

**Cais llawn ar gyfer adfer y bwthyn presennol a newid yr adeilad allanol i greu 2 annedd yn /  
Full application for the restoration of the existing cottage and the conversion of the  
outbuilding to form 2 dwellings at**

**Tyddyn Cook, Hermon**

**Planning Committee: 01/10/2014**

**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 proposal is to restore the existing cottage at Tyddyn Cook, Hermon, together with conversion of the existing outbuilding to provide additional accommodation for the existing cottage and to form an additional dwelling.

The site lies within the settlement of Hermon. Access to the site is afforded via a private track off the A4080. The track also serves as the vehicular access for the dwelling known as Cae Felin.

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

The applications main issues are whether the proposal complies with current policies, whether the proposal will harm the amenities of the neighbouring properties and whether the proposal will have a detrimental effect on highway safety.

### **3. Main Policies**

#### **Ynys Môn Local Plan**

Policy 1 – General Policy

Policy 31 – Landscape

Policy 55 – Conversions

#### **Gwynedd Structure Plan**

Policy D4 – Location, siting and design

Policy D29 – Design

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

Policy GP1 – Development Control Guidance

Policy GP2 – Design

Policy EN1 – Landscape Character

Policy HP8 – Rural Conversions

#### **Planning Policy Wales (7<sup>th</sup> Edition)**

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

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

**Community Council** – No response to date

**Local Member, Cllr P Rogers** – No response to date

**Local Member, Cllr A Griffith** – Call-in due to complaint received by resident in regards to access to the site

**Highway Authority** – No response to date

**Drainage Section** – No response to date

**Welsh Water** – No response to date

**Natural Resources Wales** – No response to date

The application was afforded two means of publicity. These were by the placing of a site notice near the site and the serving of personal notifications on the occupiers of surrounding properties. The latest date to receive representations was the 29<sup>th</sup> September, 2014 and at the time of writing this report no letters of representation had been received at the department.

## **5. Relevant Planning History**

None

## **6. Main Planning Considerations**

**Policy** – Policy 55 of the Ynys Môn Local Plan and HP8 of the stopped Unitary Development Plan allow the conversion of existing outbuildings into holiday or residential use provided the criteria of the policies are met. Planning Policy Wales identifies a preference of the re-use of land in preference to greenfield sites but recognises that ‘not all previously developed land is suitable for development’.

Part of the rear gable of the existing outbuilding has fallen or been removed in the past and the proposal will re-build a part of this wall with the remaining part being retained as glazing.

The Structural Report states that the building is suitable for conversion without the need for major re-building works.

The design of the proposal is considered acceptable and does not harm the character of the existing building and the re-use of the building will ensure that it does not fall into a state of disrepair.

**Effect on neighbouring properties** – There are no immediate properties situated next to the proposal. It is not considered that the dwellings situated at the junction to the site will be detrimentally affected by the development by way of traffic due to the properties being located fronting the A4080 which is a busy highway.

**Highway Safety** – The Local Member has requested that the application be referred to the Planning and Orders Committee for determination following the receipt of a complaint from a local resident who was concerned with the means of access to the site. The existing access serves the existing cottage, the neighbouring property known as Cae Felin and the surrounding fields. The visibility from the access is considered acceptable in both directions, however at the time of writing this report no response had been received from the Highway Authority.

During the course of dealing with a pre-application enquiry for the proposal the highway authority raised no objection to the proposal.

## **7. Conclusion**

The proposal complies with current policies and the design respects that of the existing building. The proposal will not harm the amenities currently enjoyed by the occupants of the neighbouring properties or detrimentally affect highway safety. My recommendation is one of conditional approval.

## **8. Recommendation**

**Permit** the application subject to conditions.

In addition the Head of Service be authorised to add to, remove or amend/vary any condition(s) before the issuing of the planning permission, providing that such changes do not affect the nature or go to the heart of the permission/ development.

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

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

**(04) 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 (Sam Dyer – Ecological Consultant, dated 10<sup>th</sup> October, 2013 and 5<sup>th</sup> June, 2014), structural survey (Datrys, dated 26<sup>th</sup> August, 2014) and in any other documents accompanying such application, unless conditions of this permission stipulate otherwise.**

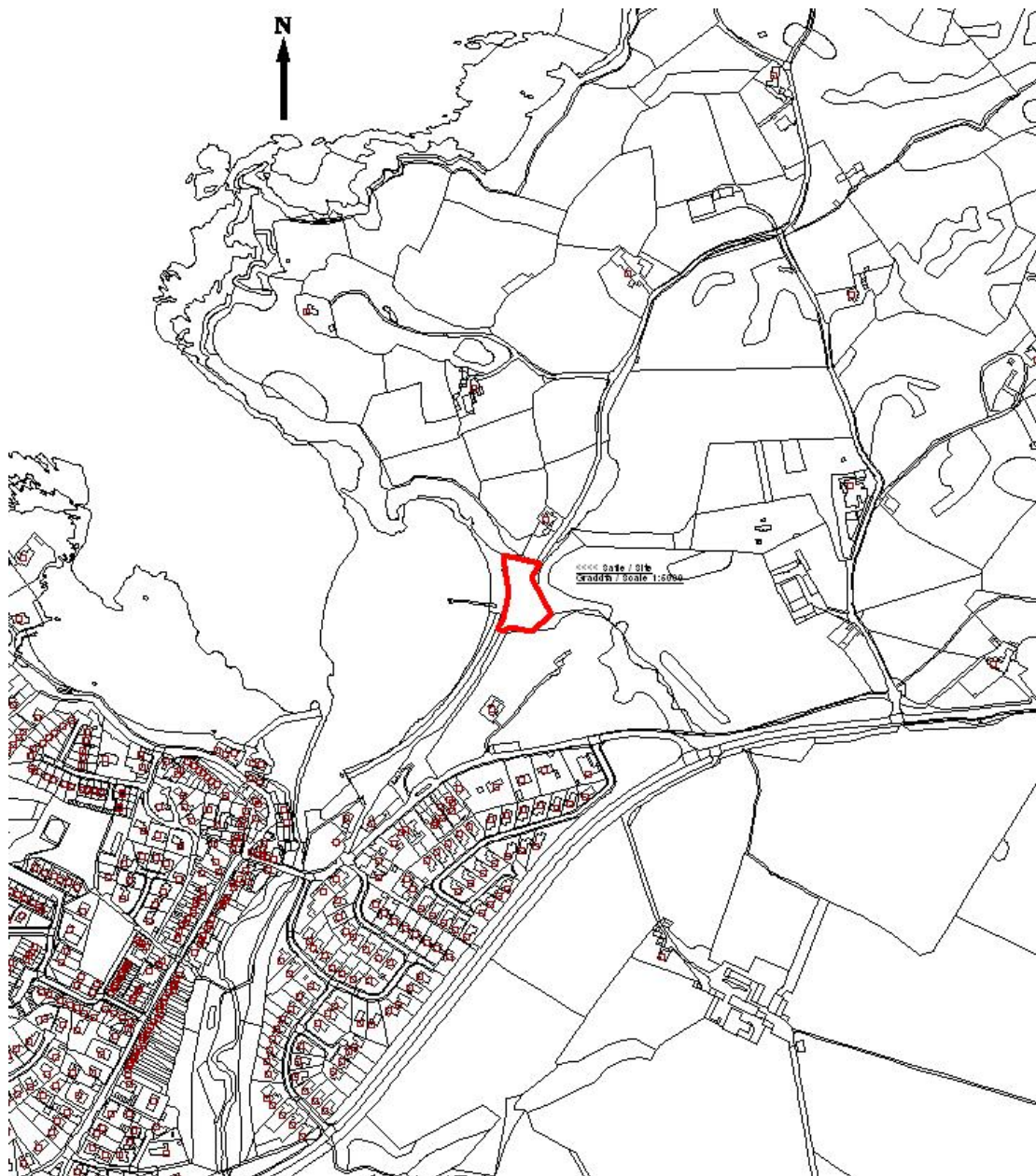
Reason: To ensure that the development is implemented in accord with the approved details

Rhif y Cais: **20LPA962B/FR/CC** Application Number

Ymgeisydd Applicant

**Head of Service (Economic)**

**Cais llawn ar gyfer creu man eistedd a picnic, gwelliannau i'r maes parcio ynghyd a gwelliannau i'r ramp mynediad yn / Full application for the creation of a seating and picnic area, car parking improvements together with improvements to the access ramp at**

**Ceames Bay North Beach, Cemaes Bay**



**Planning Committee: 01/10/2014**

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

**Recommendation:**

Permit.

**Reason for Reporting to Committee:**

This is a Council application involving land owned by the Council and National Trust.

**1. Proposal and Site**

The site is located to the east of the village of Cemaes and comprises an existing hardcore surfaced car park and sand dunes. It also includes a small area of beach which falls above the mean high water line. There is an existing launch point which runs from the car park onto the beach.

The site is within the AONB.

The proposal includes:

Resurfacing car park  
Improve access ramp  
Random rubble walls  
Hard-standing seating area  
Provide timber seats and picnic benches  
Static and removable bollards on access ramp  
Bronze plaque

**2. Key Issue(s)**

Would there be harm to the amenities of the location?

**3. Main Policies**

**Gwynedd Structure Plan**

Policy D1 - Environment  
Policy D4 – Location, Siting and Design  
Policy CH1 - Recreation and Tourism Development

**Ynys Môn Local Plan**

Policy 1 - General  
Policy 30 - AONB  
Policy 36 - Coastal Development  
Policy 37 - Public Access

**Ynys Mon Stopped Unitary Development Plan**

Policy GP1 - General Policy  
Policy GP2 - Design  
Policy TO1 - Tourism  
Policy EN2 - AONB  
Policy EN9 - Environment

**Technical Advice Note 12: Design**

**Technical Advice Note 15: Development and Flood Risk**

**4. Response to Consultation and Publicity**

**Local Member (Cllr. William Hughes):** No comments received.

**Local Member (Cllr. Richard Owain Jones):** No comments received.

**Local Member (Cllr. Aled Morris Jones):** No comments received.

**Highways:** No recommendation

**Natural Resources Wales:** Comments

**Gwynedd Archaeological Planning Service:** No significant archaeological implications.

**Drainage:** Comments

**Coastal Footpaths Officer:** Comments

**Community Council:** No response received.

**Welsh Water:** No response received.

## **5. Relevant Planning History**

20LPA962/CC/SCR: Screening opinion to create an access for all at Cemaes Bay Beach North, Cemas. EIA not required – 05/02/2013

20LPA962A/CC: Full application for the creation of a new hard area built around existing sand dunes at Cemaes Bay Beach North, Cemaes. Withdrawn – 29/05/2013

## **6. Main Planning Considerations**

The character and form of the proposed development will serve to enhance the appearance and attractiveness of the locality which is identified as an Area of Outstanding Natural Beauty. Furthermore, this “access for all” project will help achieve the goal of improving the Islands tourism potential by providing an attractive facility for visitors and residents alike.

It is not considered that there will be harm to amenities residential or visual.

## **7. Conclusion**

The scheme will enhance the appearance of the area and provide a facility which is to be encouraged.

## **8. Recommendation**

To **permit** the development subject to conditions.

In addition the Head of Service be authorised to add to, remove or amend/vary any condition(s) before the issuing of the planning permission, providing that such changes do not affect the nature or go to the heart of the permission/ development.

**(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.**

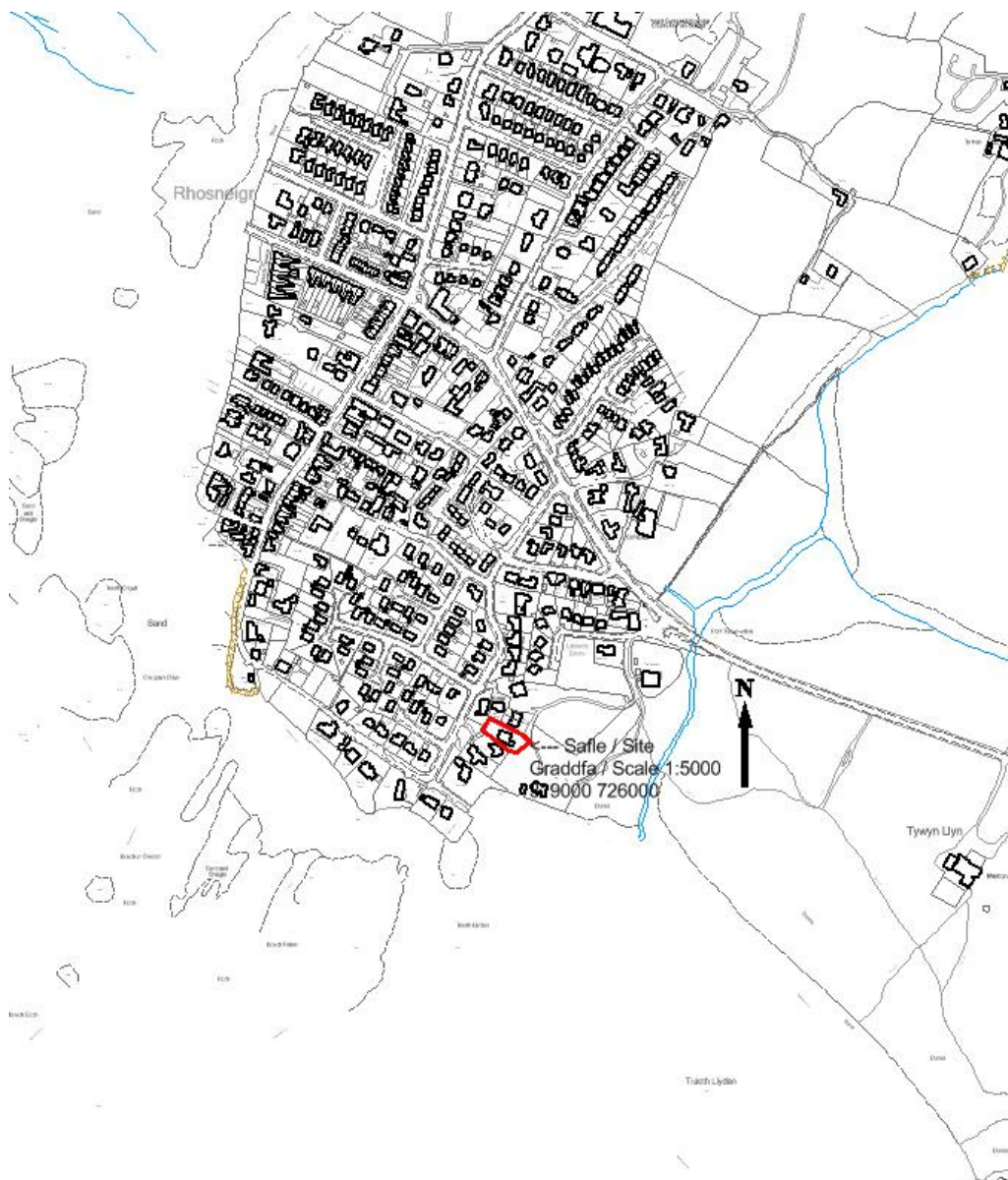
Reason: To comply with the requirements of the Town and Country Planning Act 1990.

Rhif y Cais: **28C12D** Application Number

Ymgeisydd Applicant

**Mr J Tattersall**

**Cais llawn ar gyfer dymchwel y ty presennol ynghyd a chodi ty newydd yn ei le sydd yn cynnwys gosod theils integredig solar PV ar y tô yn / Full application for the demolition of the existing house together with the erection of a replacement dwelling which consists of the installation of solar PV integrated tile roofing at**

**Broadsands, Belan, Rhosneigr**

**Planning Committee: 01/10/2014**

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

**Recommendation:**

Permit

**Reason for Reporting to Committee:**

The land that is proposed to lay the pipework to connect to the main sewer is Council owned land.

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

The proposal is to demolish the existing dwelling on the site together with the erection of a new two-storey dwelling with basement accommodation. The existing dwelling is a single storey dwelling with basement, and roof accommodation. The land at the rear of the site is higher than the level of the land at the front of the dwelling.

The site lies on the edge of the settlement of Rhosneigr and lies within the designated Area of Outstanding Natural Beauty.

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

The applications key issues are whether the proposal complies with current policies, whether the proposal will affect the amenities of the neighbouring properties and whether the proposal will have an adverse effect on the designated Area of Outstanding Natural Beauty.

### **3. Main Policies**

#### **Ynys Môn Local Plan**

Policy 1 – General Policy  
Policy 30 – Landscape  
Policy 42 – Design  
Policy 49 – Defined Settlements  
Policy 54 – Replacement Dwellings

#### **Gwynedd Structure Plan**

Policy D1 – 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 EN2 – Area of Outstanding Natural Beauty  
Policy HP3 – Secondary Centre  
Policy HP9 – Rural Replacement Dwellings

**Planning Policy Wales, 7<sup>th</sup> Edition, 2014**  
**TAN 12: Design**

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

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

**Community Council** – No comments

**Local Member, Cllr R Dew** – No response to date

**Local Member, Cllr G O Jones** – No response to date

**Welsh Water** – Recommended conditional approval

**Natural Resources Wales** – No objection

**Highways Authority** – No recommendation

**Drainage** – Drainage details acceptable

**Ministry of Defence** – No objection

**Environmental Health** - Comments

The application was afforded two means of publicity. These were by the posting of a notice near the site and the serving of personal notifications on the occupants of neighbouring properties. Following the receipt of amended plans the publicity process was carried out twice and the latest date for the receipt of representations was 23<sup>rd</sup> September, 2014 and at the time of writing this report 3 letters of representation had been received at the department. The main issues raised can be summarised as follows:

- i) Proposal will result in over-looking to neighbouring properties from balcony area and proposed windows and will also result in loss of views
- ii) Proposal will create an overbearing impact and result in the over-development of the site due to its scale and height
- iii) Proposal crosses land that the neighbouring property has a 'right of way' over and the developer should ensure that the driveway and grass area are returned to their original condition.

In response to these comments I would provide the following comments:

- i) This issue has been addressed in the section 'Effect on neighbouring properties' in the main planning considerations section below.
- ii) The proposal is similar in scale to the immediate neighbouring properties to the north of the application site (Duneside and Belan Newydd) and will not be a dominant feature in the landscape.
- iii) The applicant has served the necessary notice on the landowner. Should the developer not re-instate the land to its former condition this will be a private matter.

## **5. Relevant Planning History**

28C12 – Erection of a new dwelling on land at Belan, Rhosneigr – Refused 19/11/84

28C12A – Detailed plans for the erection of a new dwelling on land at Belan, Rhosneigr – Approved 19/02/85

28C12B – Amended detailed plans for the erection of a bungalow on land adjacent to Belan, Rhosneigr – Approved 09/09/85

28C12C – Alterations and extension at Broadsands, Belan, Rhosneigr – Approved 15/10/09

28C12E – Application to renew planning consent 28C12C being alterations and extensions at Broadsands, Belan, Rhosneigr – No decision to date

## 6. Main Planning Considerations

**Policy Context** – The site lies within the development boundary of Rhosneigr as defined under Policy 49 of the Ynys Môn Local Plan and Policy HP3 of the stopped Unitary Development Plan. Both Policy 49 and Policy HP3 support residential developments within the development boundary.

Policy 54 of the Ynys Môn Local Plan and policy HP9 of the stopped Unitary Development Plan support developments for replacement dwellings where the proposed dwelling incorporates the existing footprint and the proposal is of a high quality of design and that the new dwelling improves the area's appearance. The ridge height of the proposed dwelling will be approximately 700 mm higher than Duneside and its design and finishing material is similar to that found in the locality and are considered acceptable. Although the existing dwelling is not of a poor design or in a state of disrepair it is considered that the proposal is of a high quality and respects the character of the surrounding area and therefore complies with current policies.

**Effect on neighbouring properties** – Concerns have been raised by members of the public that the development will result in overlooking and loss of views to the neighbouring properties. The measurements quoted by the correspondent is incorrect and the proposed balcony at the rear of the dwelling will be located 20 metres away from the gable of Belan Bach and will not detrimentally affect the amenities currently enjoyed by Belan Bach. However as the balcony will be situated on the first floor and in order to safeguard the amenities of the neighbouring properties a condition will be imposed on the permission that a privacy screen is installed along the boundary of the proposed balcony to safeguard their amenities.

The existing dwelling has a patio/terraced area at the front of the property. The proposed balcony will be closer to the neighbouring property known as Llef Haf and therefore it is considered necessary to include a condition to install a privacy screening along the boundary of the balcony with Lle Haf to safeguard the amenities of the property.

The 3m high window in the gable of the proposed dwelling is located in the stairwell and the two small windows are located within the bedroom however these are not the main source of light to that bedroom. The windows in the gable of the neighbouring property (Duneside) are hallway, wc and landing windows. Therefore the proposed windows in the new dwelling will not harm the amenities of the neighbouring properties.

The owner of Bear House has also raised concerns of overlooking and loss of views if the proposal is approved. The proposed new dwelling will be 20 metres away from Bear House. The proposal is only approximately 600mm higher than the previously approved scheme under planning permission reference 28C12C for alterations and extensions to the existing dwelling.

Due to the above the proposal will not harm the amenities currently enjoyed by the occupants of the neighbouring properties to such a degree as to warrant the refusal of the application.

**Effect on surrounding area which is designated as an Area of Outstanding Beauty** - The application site is located within an Area of Outstanding Natural Beauty (AONB). It is a statutory designation that recognizes its importance in landscape quality and nature conservation terms.

The primary objective for an AONB designation is the conservation and enhancement of their natural beauty. Local authorities have a statutory duty to have regard to AONB purposes and development control decisions affecting AONB's should in the first instance favour conservation of natural beauty.

As stated above the design of the proposed dwelling is of a high quality and the replacement of the existing dwelling with a new modern dwelling will not harm the character or visual appearance of the designated Area of Outstanding Natural Beauty as it is located within the built up confines of the settlement.

## 7. Conclusion

The proposal is for a replacement dwelling and complies with current policies. The site can comfortably accommodate the proposal without appearing cramped or over developing the site to the

detriment of the character of the Area of Outstanding Natural Beauty or without causing undue harm to the occupants of the neighbouring properties. It is therefore recommended that the application be approved subject to conditions.

## **8. Recommendation**

**Permit** the application subject to conditions.

In addition the Head of Service be authorised to add to, remove or amend/vary any condition(s) before the issuing of the planning permission, providing that such changes do not affect the nature or go to the heart of the permission/ development.

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

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

**(03) 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.

**(04) 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.

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

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

**(06) A 1.7 metre high screen shall be erected from point A to B, point C to D and point E to F as outlined in green on drawing number 172.1, dated March, 2014. No development shall commence until a method statement for the installation of a 1.7 metre high screen from point A to B, C to D and E to F including details and timing, have been submitted to and approved in writing by the local planning authority. The screening shall be implemented strictly in accordance with the approved scheme. The screen shall not be removed at any time. If the screens need to be replaced/change for whatever reason their replacement shall be of the same height and type and in the same position.**

Reason: In the interests of residential amenity.

**(07) Notwithstanding the details contained in drawing number 172.2a, dated March 2014 no Pramac, twin blade wind turbines shall be erected on the proposed dwelling.**

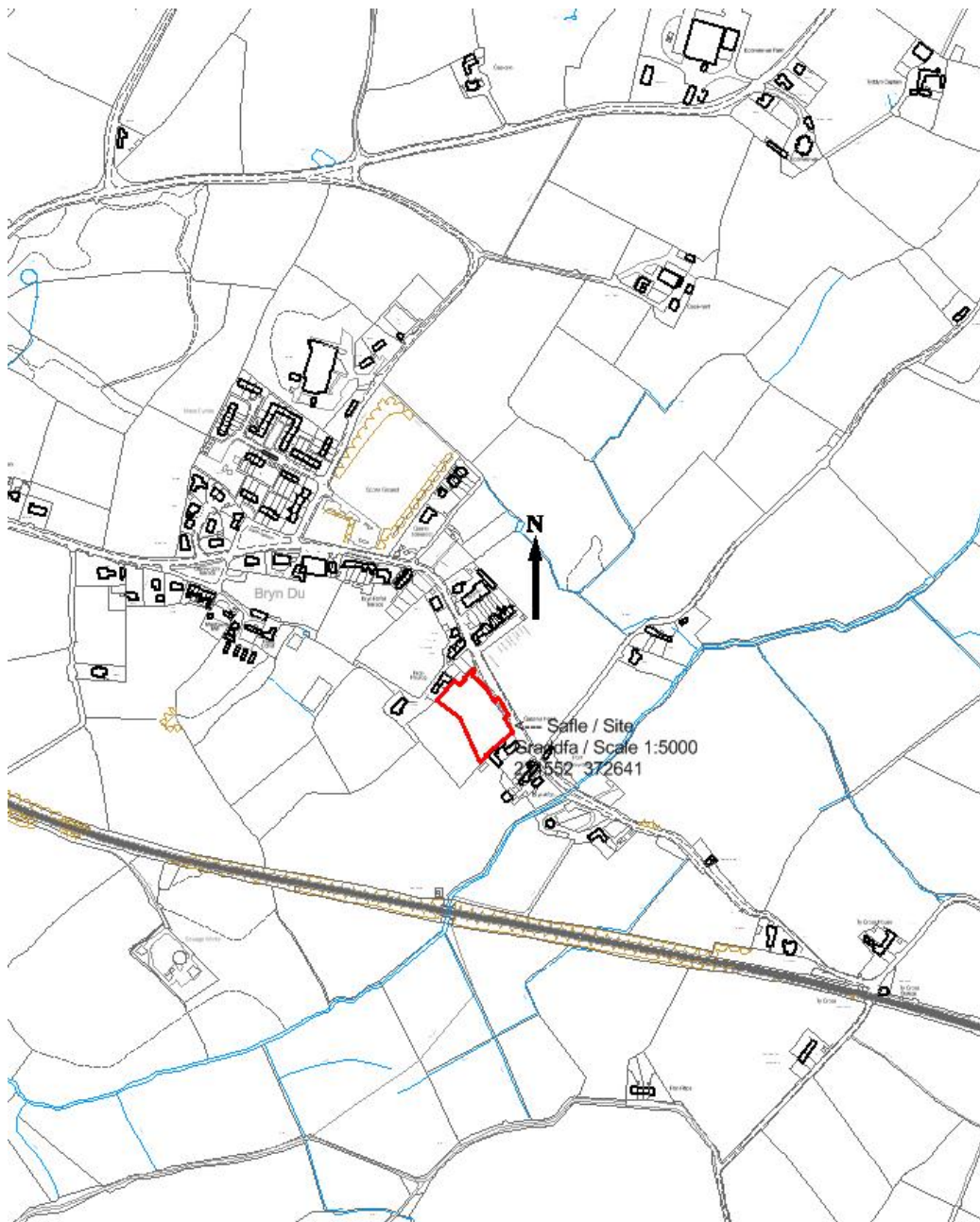
Reason: For the avoidance of doubt.

Rhif y Cais: **28C497** Application Number

Ymgeisydd Applicant

**Grwp Cynefin**

**Cais llawn ar gyfer codi 12 annedd ynghyd a chreu fynedfa newydd i gerbydau ar dir ger / Full application for the erection of 12 dwellings together with the construction of a new vehicular access on land adjacent to**

**Queens Head, Ty Croes**



**Planning Committee: 01/10/2014**

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

**Recommendation:**

Permit.

**Reason for Reporting to Committee:**

The application is made on land in the ownership of the Council.

**1. Proposal and Site**

The site is located on the edge of the village of Bryn Du. It is located between the Queen's Head public house and dwellings at Hillmount and Fron Heulog at the rise of the hill to the north. The site is a large field enclosure currently in use for grazing horses. The development as proposed extends to approximately half the depth of the field.

The application is for the erection of 12 affordable dwellings and the creation of a new vehicular access.

The dwellings are arranged as three sets of dormer-type semi-detached dwellings to the upper end (north) of the site and as three sets of two-storey semi-detached dwellings backing onto the Queen's Head site at the lower end of the site. The scheme provides 6 no. 4 person two-bedroom properties and 6 no. 5 person 3-bedroom dormer properties.

The scheme has been amended from that originally submitted – the site layout is marginally reduced to remove land which is not in the ownership of the applicant and the design of the dwellings and their positioning on the site has been amended following discussions between the applicant and neighbouring occupiers – 4 no. 5 person 3-bedroom houses have been replaced by 5 person 3-bedroom dormer properties to reduce the height and consequently the impacts on adjoining occupiers.

A lay-by is retained on the road frontage and a new access arrangement is proposed to the south of the existing field access.

**2. Key Issue(s)**

The principle of the development of affordable housing as an exception site and the impacts on adjoining occupiers.

**3. Main Policies**

**Ynys Môn Local Plan**

Policy 1 – General Policy

Policy 42 – Design

Policy 48 – Housing Development Criteria

Policy 50 – Listed Settlements

**Gwynedd Structure Plan**

Policy A2 – Housing Land

Policy A3 – Scale and Phasing of New Housing Development

Policy A8 – Additional Land for Affordable Housing

Policy A9 – Affordable Housing

**Stopped Unitary Development Plan**

Policy GP1 – Development Control Guidance

Policy GP2 – Design  
Policy HP4 – Villages  
Policy HP7 – Affordable Housing

## **Planning Policy Wales (Edition 7)**

### **Technical Advice Note 2: Planning and Affordable Housing**

### **Technical Advice Note 12: Design**

### **Technical Advice Note 20: The Welsh Language**

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

**Community Council:** Supports the application

**Cllr. Gwilym O Jones:** No reply at the time of writing

**Cllr. Richard Dew:** No reply at the time of writing

**Highways:** Requests discussion with the applicant regarding proposed priority system prior to any consent being granted

**Drainage:** Further information requested; calculations provided and scheme considered acceptable.

**MOD:** No safeguarding objections

**Dŵr Cymru-Welsh Water:** Suggests standard conditions

**Rural Housing Enabler:** A housing needs survey undertaken in 2013 in Llanfaelog Ward shows a need for affordable homes. The site has been put forward by the Housing Service and the scheme is part of the affordable housing development programme to deliver 100% affordable housing. The scheme is supported as it will provide rental properties in an area where there is a need for them and currently there is limited supply.

#### **Response to Publicity**

One letter was received in relation to ownership of part of the site and the drawings have been amended to omit that parcel of land.

13 letters objecting to the development have been received. Objections are based on:

Layout could be redesigned to allow the dwellings to face each other within the estate and to create 'back' gardens near the road frontage – this would increase natural surveillance and provide a pleasant setting for occupiers;

The proposal will represent an invasion of privacy, not only when using the gardens but also to the dwelling itself;

Additional noise from 12 additional dwellings close at hand;

The proposed highway works will create a hazard to existing users who already have to reverse into the road and the additional traffic generated by 12 additional dwellings will make an already bad situation much worse;

The development is stated to be needed by people wishing to remain in the locality but given current transport links, those identified could live anywhere on the island and conveniently travel to see friends and family in the district;

Concerns are expressed regarding the road width and its practicality in relation to motorists passing

cyclists and for use in a rural community where there is heavy usage by large agricultural machinery;

The land is subject to flooding;

There are empty and incomplete buildings which could be used for affordable housing;

Survey not received by local households;

There are no jobs in the locality to people will have to travel out to work;

There are limited facilities and the post office is due to close;

The development will decrease the value and saleability of existing properties and will impact on views.

In response, consultations have been undertaken with appropriate agencies and it is considered there is a demonstrable need for affordable housing in the locality; the scheme has been amended to take into account local concerns in relation to the layout; the drainage section is satisfied with the scheme from a technical perspective; consultation is ongoing with the Highways Department while issues in relation to value and saleability of properties are not matters which carry significant weight in the decision making process.

Two letters of support were received from the agent outlining the changes made to the layout and design to accommodate the views of the community; the discussions with Highway officers regarding the road layout; the drainage details submitted and the need demonstrated for affordable housing units in the locality.

## **5. Relevant Planning History**

None.

## **6. Main Planning Considerations**

**Principle of the Development:** Bryn Du is a Listed Settlement under Policy 50 of the Local Plan which allows the development of single plots within or on the edge of the village. Bryn Du is categorised as a village under Policy HP4 of the stopped Unitary Development Plan. This policy allows residential development, unrestricted as to the number of plots, within the village development boundary.

The site which is the subject of the application is located outside but immediately adjoining the development boundary of Bryn Du as delineated under Policy HP4 and adjoins the existing developed part of the settlement.

Policy 52 of the Local Plan and Policy HP7 of the stopped Unitary Development Plan allow, as an addition to land to meet general market housing need, the release of additional land to meet affordable housing needs in a locality. These exception sites are solely for local affordable housing need where a demonstrable need for such housing exists.

A local housing needs survey was conducted in the Llanfaelog Ward (the area includes Rhosneigr, Llanfaelog, Pencarnisiog and Bryn Du) in 2013 which revealed that an average income affordable dwelling would be in the region of £92,000 – open market dwellings are generally well in excess of this figure. The survey results reveal that for median income households (income of £23,863 per annum) 68% of first time buyers would be priced out of the local market for terraced properties and 76% would be priced out of the market for semi-detached properties in Rhosneigr with the average 2 bedroom house price in Rhosneigr being 6 times the local average income and 7.4 times the median income. The overall housing need from the survey is 34 households and the general aim is to address between one and two thirds of the local need in order to allow for households that may access suitable provision via other routes. The survey suggests a need for 16 additional homes with the majority of respondents indicating a requirement for 2 and 3 bedroom properties. The provision of 12 dwellings as a mix of 2 and 3 bedroom units will address a large part of the identified need.

The proposal will be secured for 100% affordable housing to serve local needs in accordance with policy requirements.

A site at the Maelog Garden Centre has been stalled for some time. This scheme has permission on appeal to deliver an element of affordable housing but as low cost sales. An outline planning permission was granted on a site in Llanfaelog as an exception site (28C313B) in 2009 but was not pursued. Several letters of objection were received in relation to the development of that site and pointed to a more suitable site being available at Bryn Du (the current application site). Although several developments have been approved in Rhosneigr in recent years, none have been at a scale to trigger the policy requirement for a percentage of affordable housing to be delivered as part of the scheme. Objections letters consistently point to the lack of affordable housing for local needs as part of these developments.

**Layout and Design:** The scheme has been amended to that originally submitted in order to address the concerns expressed by local residents regarding loss of views and the effects of the development on their properties.

Nevertheless, objections have been received in relation to loss of privacy and amenity. Dwellings at Fron Heulog are elevated above the site. There is a distance of over 24m between the rear elevation of no.1 Fron Heulog and the gable of the closest proposed dwelling on the site; there is a distance of 14m between the closest corner of the dwelling at no.2 Fron Heulog and the closest corner of the dwelling at plot 1. Views from the garden areas of Fron Heulog are in the main maintained along the estate road and a turning head is located between these properties and the proposed dwellings. Given the distances and orientation and the elevated nature of the Fron Heulog dwellings, it is not considered that overlooking or loss of privacy will occur to such an extent as to warrant refusal of the application. There is a distance of over 28m between the front elevation of the property at Hillmount and the gable of plot 1. Again, Hillmount is elevated above the application site and it is proposed to fence the garden areas of the proposed new dwellings to secure the occupants' privacy. The land at Hillmount is screened by hedges.

There is a distance of 18m between the rear elevation of the plots 11 and 12 and the side elevation of the Queen's head public house at the southern end of the site. Again, screen fencing is proposed along the boundary to avoid any overlooking.

The design of the dwellings is considered acceptable in the scale and context of the village with their frontage (rather than rear garden areas) presented to the road to reflect the character of the village and to prevent rear gardens being enclosed by fencing on the roadside elevation, thus presenting a blank and unpleasant frontage to the public view and creating an inward looking development rather than one which engages with the community. The semi-detached housing units present a gable elevation to the road as do the existing nearby terraces. Parking and amenity areas are kept internal to the estate.

**Technical Details:** The drainage details for the site are considered acceptable. Works are proposed on the adjoining highway to create a continuous footway from the site to the remainder of the village and a priority traffic system due to the reduced width of carriageway which would result. Objections have been received from local occupiers raising concerns as to the effect on a local cycle route and pedestrian and vehicular safety in particular as wide agricultural vehicles habitually traverse the road. A response from the Highway Authority was awaited at the time of writing.

**Welsh Language:** It is not considered that the scheme will have a detrimental effect on the Welsh language and may even help to preserve its use in the community as the scheme is set aside for 100% affordable housing to serve local needs. It will assist in retaining local people within the community council area retaining cultural links with the community.

## **7. Conclusion**

The proposal will serve a demonstrable need for affordable housing and is acceptable subject to controls on future occupancy. The layout and design have been amended to take into account local concerns and the scheme is considered acceptable in its context. It is not considered that the

development will affect privacy or amenity to such an extent as to warrant refusal. Subject to confirmation of acceptability by the Highway Authority (the scheme is understood to be acceptable in principle), the development is considered acceptable.

## **8. Recommendation**

**Permit** subject to no new issues being raised in representation on the amended scheme and subject to a section 106 to secure the affordable housing for local needs in perpetuity and subject to the following conditions:

In addition the Head of Service be authorised to add to, remove or amend/vary any condition(s) before the issuing of the planning permission, providing that such changes do not affect the nature or go to the heart of the permission/ development.

**(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) No occupancy of the dwellings hereby approved shall take place until the highway works shown on drawing 4456-GA-100 have been completed and made available for use.**

Reason In the interests of highway safety

**(03) The access shall be completed in full accordance with the details as submitted before work on the remainder of the development hereby approved is commenced.**

Reason: In the interests of highway safety

**(04) 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 protect the integrity of the public sewerage system.

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

Reason: To prevent hydraulic overload of the public sewerage system and pollution of 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) The provisions of Classes A, B, C, D, E and F of Part 1 of Schedule 2 to the Town and Country Planning (General Permitted Development) (Wales) Order 2013 (or any Order revoking or re-enacting that Order) are hereby excluded.**

Reason: In the interests of residential amenity

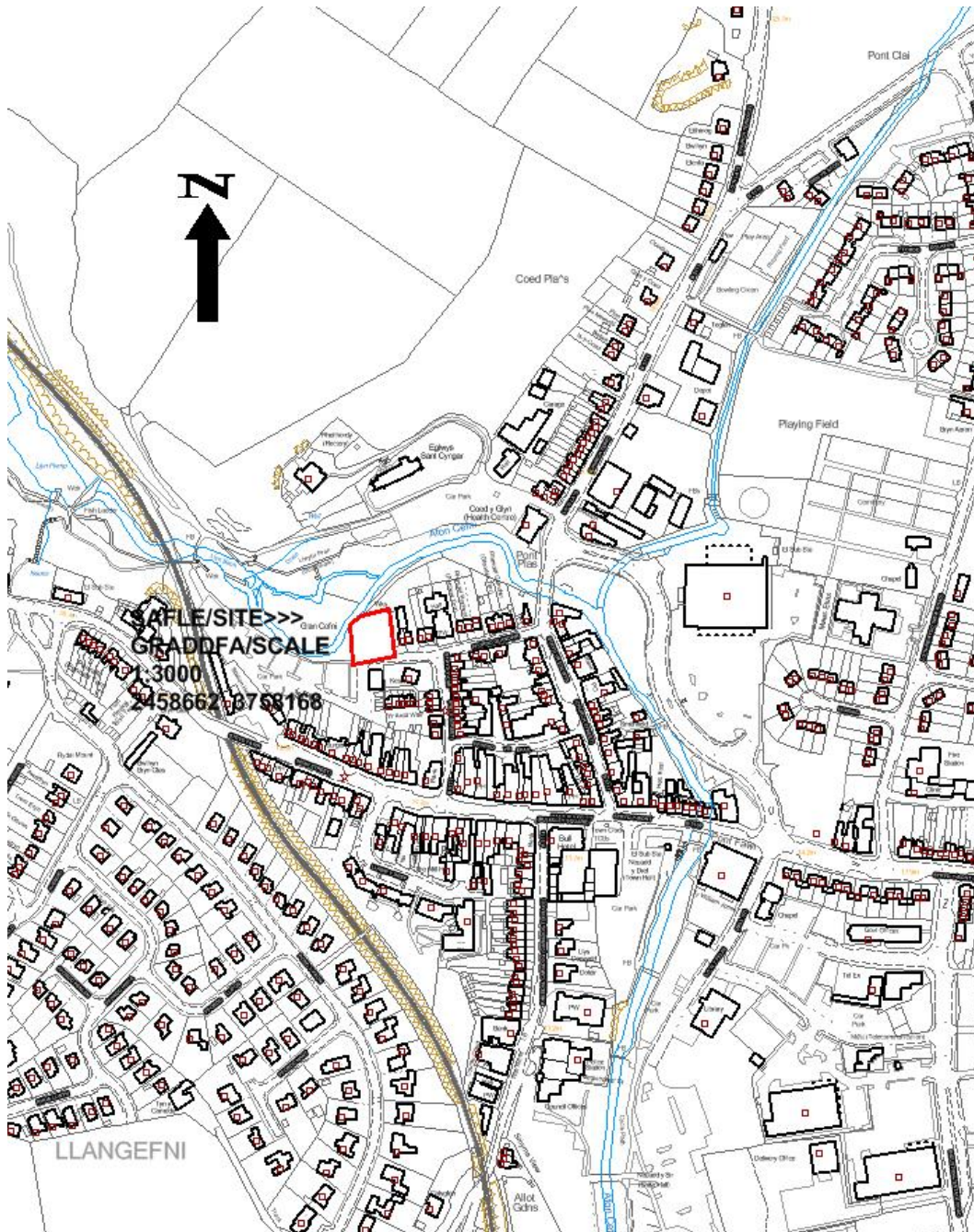
Rhif y Cais: **34LPA1006/CC** Application Number

Ymgeisydd Applicant

Head of Service (Housing)

Cais llawn ar gyfer addasu ac ehangu yn / Full application for alterations and extensions at

Glan Cefni Flats, Llangefni



**Planning Committee: 01/10/2014**

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

**Recommendation:**

Permit.

**Reason for Reporting to Committee:**

The application is reported to the Planning Committee as the application is on Council owned land.

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

The proposal is situated at Glan Cefni, Llangefni work includes alterations, improvements to existing block of flats which will entail new perimeter fall arrest protection bars on roof, new windows throughout and landscaping work.

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

The key issue being whether the proposal would fit in with existing surroundings and do not cause detriment to neighbouring properties.

### **3. Main Policies**

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

Policy 1 – General Policy

Policy 30 – Landscape

Policy 42 – Design

Policy 58 - Extensions

#### **Gwynedd Structure Plan**

Policy D1 – Protect and enhance the environment

Policy D4 – Location, Siting and Design

Policy D25 – New development or alterations to existing buildings.

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

Policy GP1 – Development Control Guidance

Policy GP2 – Design

Policy EN1 – Landscape Character

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

At the time of writing this report no consultation responses have been received.

The application was afforded three means of publicity. These were by the posting of a site notice near the site and the publication of a notice in the local press. The latest date for the receipt of representations is the 24th September 2014. At the time of writing this report one letter of support has been received to the department.

### **5. Relevant Planning History**

None

### **6. Main Planning Considerations**

**Design:** The application is for improvements to existing flats and roof bars for health and safety issues to consider it would have any effect on the appearance of the locality.

## **7. Conclusion**

The application is considered acceptable and complies with all policies listed.

## **8. Recommendation**

**Permit** the application subject to conditions.

In addition the Head of Service be authorised to add to, remove or amend/vary any condition(s) before the issuing of the planning permission, providing that such changes do not affect the nature or go to the heart of the permission/ development.

**(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 28/08/14 under planning application reference 34LPA1006/CC.**

Reason: For the avoidance of doubt.

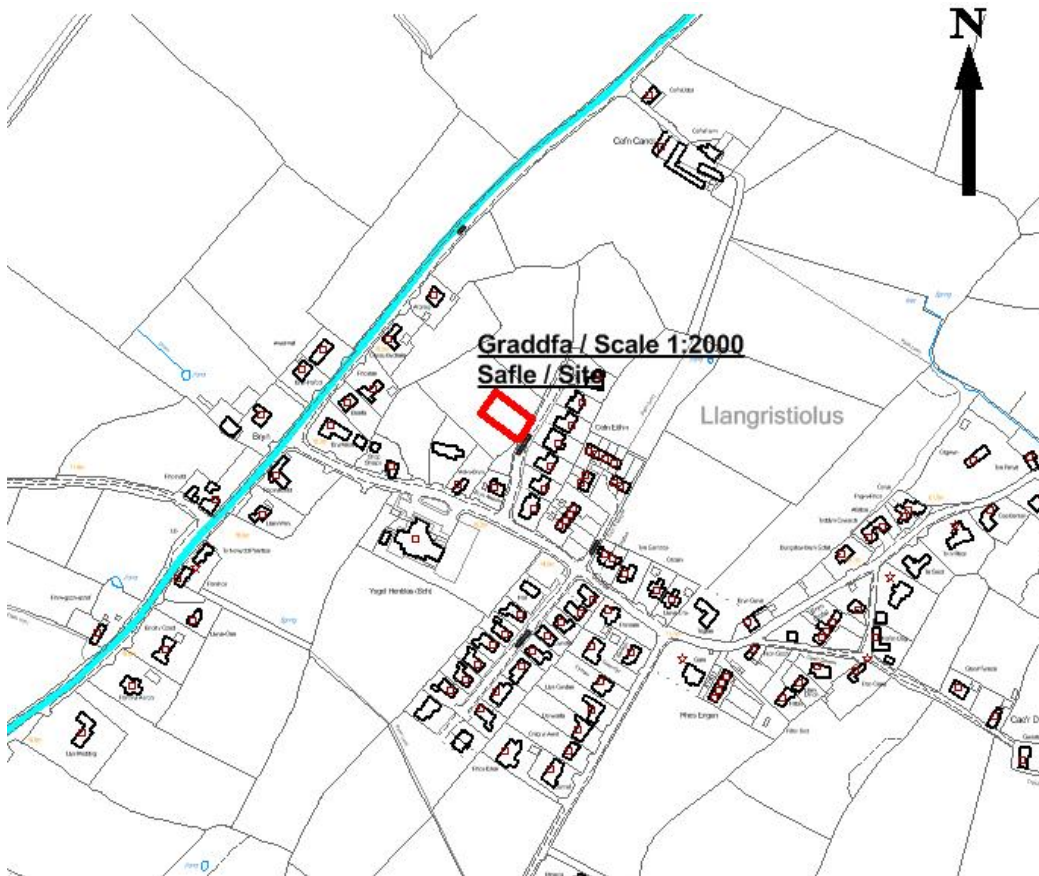


Rhif y Cais: **36C336** Application Number

Ymgeisydd Applicant

**Mrs Muriel Williams**

**Cais amlinellol ar gyfer codi annedd gyda'r holl materion wedi'u gadw'n ôl ar dir ger / Outline application for the erection of a dwelling with all matters reserved on land adjacent to**

**Ffordd Meillion, Llangristiolus**

**Planning Committee: 01/10/2014**

**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 proposal is an outline application for the erection of one dwelling with all matters reserved for future consideration. Access to the site will be via the estate road that serves the seven existing properties.

The site lies within the settlement of Llangristiolus. The site lies immediately opposite the dwellings on Ffordd Meillion, which is a private residential estate comprising of seven detached, two storey properties.

**2. Key Issue(s)**

The applications main issues are whether the proposal complies with current policies and whether the proposal will affect the amenities of the surrounding properties.

**3. Main Policies**

**Ynys Môn Local Plan**

Policy 1 – General Policy

Policy 42 – Design

Policy 48 – Housing Development Criteria

Policy 50 – Listed Settlement

**Gwynedd Structure Plan**

Policy D4 – Location, Siting and Design

Policy D29 - Design

**Stopped Unitary Development Plan**

Policy GP1 – General Policy

Policy GP2 – Design

Policy HP4 – Villages

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

**Technical Advice Note 12** - Design

**4. Response to Consultation and Publicity**

**Community Council** – No response to date

**Local Member, Cllr V Hughes** – Call-in if the recommendation is one of approval

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

**Highways Authority** – Recommended conditional approval

**Drainage Section** – Comments

## **Welsh Water – Recommended conditional approval**

The application was afforded two means of publicity. These were by the placing of a site notice near the site and the serving of personal notifications on the occupiers of surrounding properties. The latest date to receive representations was the 10<sup>th</sup> September, 2014 and at the time of writing this report two letters of representation had been received at the department. The main issues raised can be summarised as follows:

i) Site lies outside development boundary

ii) Possible flooding

iii) Development could lead to further residential developments on the applicants land and lead to loss of views and privacy for existing properties that overlook the site

In response to these comments I would state:

i) As the application is for one single dwelling the proposal is to be considered under Policy 50 of the Ynys Môn Local Plan.

ii) Copies of the concerns in regards to the drainage problems have been forwarded to the Drainage Section and to the applicant and at the time of writing this report no response had been received. However following a site inspection it was noted that the land lies lower than the land at Caeau Bychain and Argrai and due to this and the distances between the proposed dwelling and neighbouring land I do not consider that the proposal would result in flooding to the correspondents land.

iii) Each application is considered on its own merits and if further applications are received on the applicants land in the future they will be considered in accordance with policy and guidance at that time. Single plot applications within or on the edge of a settlement are considered acceptable under Policy 50 of the Ynys Môn Local Plan. The proposal lies more than 30 metres away from the nearest dwelling and due to these distances it is not considered that the proposal will affect the amenities of surrounding properties to such a degree as to warrant the refusal of the application.

## **5. Relevant Planning History**

None

## **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 adjacent to the properties on Ffordd Meillion, which is a residential estate comprising of seven properties.

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 surrounding properties** – The proposal complies with current guidance in regards of proximity between residential properties. Although the application is in outline form with all matters reserved for future consideration the plan submitted as part of the application clearly indicates that there is ample space within the site to accommodate the dwelling without resulting in the

overdevelopment of the site to the detriment of the surrounding area.

## **7. Conclusion**

The proposal is considered as an acceptable extension to the village and complies with Policy 50 of the Ynys Môn Local Plan. The proposal will not harm the amenities currently enjoyed by the occupants of neighbouring properties.

## **8. Recommendation**

**Permit** the application subject to conditions.

In addition the Head of Service be authorised to add to, remove or amend/vary any condition(s) before the issuing of the planning permission, providing that such changes do not affect the nature or go to the heart of the permission/ development.

**(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) 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 interests of amenity

**(07) 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.

**(08) 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.

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

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

**(10) The access shall be laid out and constructed strictly in accordance with the enclosed 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.

**(11) 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.

**(12) The highway boundary wall/hedge/fence or any new boundary erected fronting the highway shall at no time be higher than 1 metre above the level of the adjoining county road carriageway along the whole length of the sites boundary with the adjoining highway and nothing exceeding this height erected within 2 metre of the said wall.**

Reason: To comply with the requirements of the Highway Authority.

**(13) The access shall be completed with a bitumen 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 dwelling is occupied.**

Reason: To comply with the requirements of the Highway Authority.

**(14) 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. No dwelling shall 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.

**(15) 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.

**(16) The applicant must provide a 1.8m footway along the frontage of this development in accordance with details to be agreed in writing by the Local Planning Authority.**

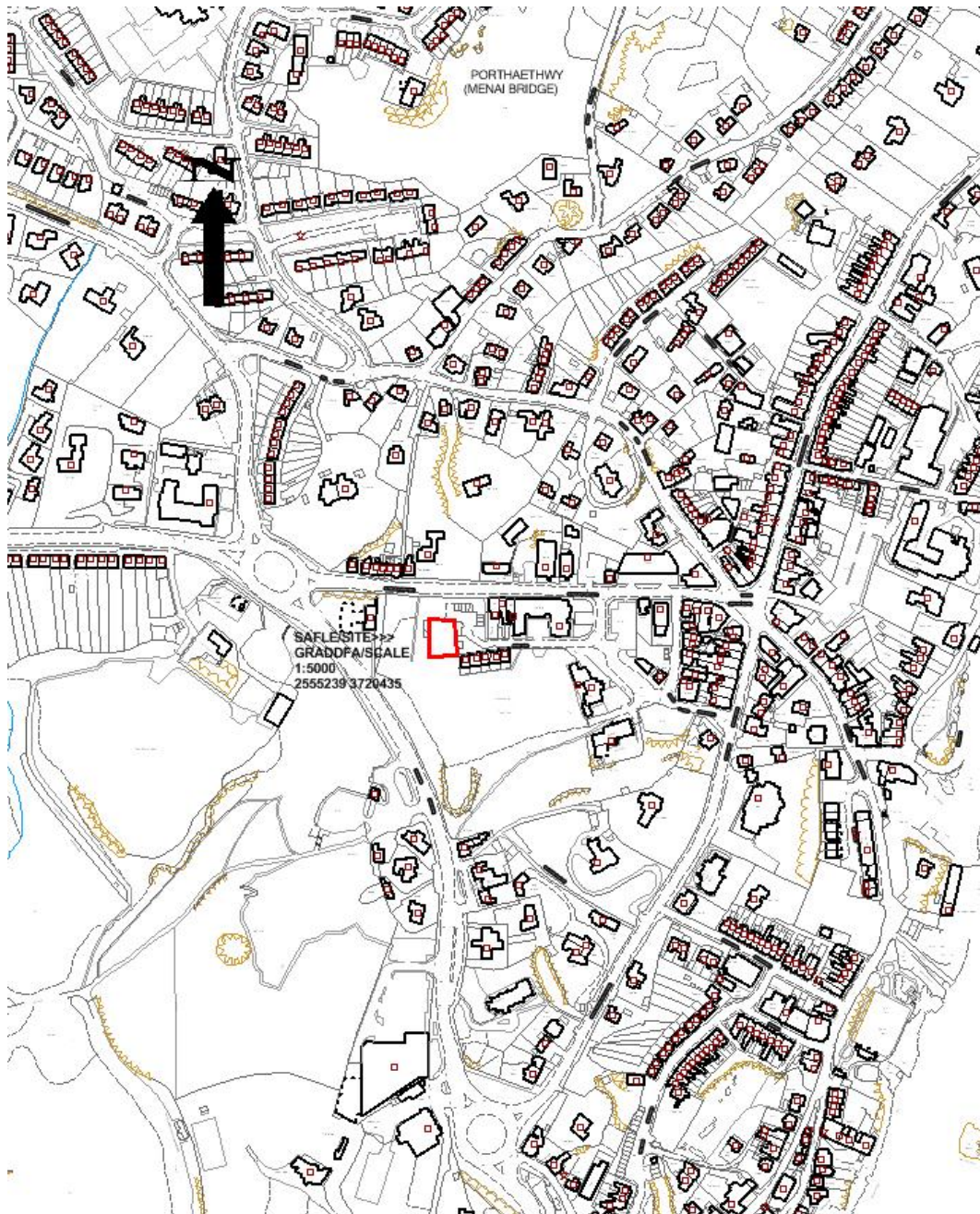
Reason: To comply with the requirements of the Highway Authority.

**(17) 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: **39LPA1007/CC** Application Number

Ymgeisydd Applicant

**Head of Service (Housing)****Cais llawn ar gyfer addasu ac ehangu yn / Full application for alterations and extensions at****Maes y Coed Flats, Menai Bridge**



**Planning Committee: 01/10/2014**

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

**Recommendation:**

Permit

**Reason for Reporting to Committee:**

The application is reported to the Planning Committee as the application is on Council owned land.

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

The proposal is situated at Maes y Coed, Menai Bridge work includes alterations, improvements to existing block of flats which will entail new perimeter fall arrest protection bars on roof, new windows throughout and landscaping work.

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

The key issue being whether the proposal fit in with existing surroundings and do not cause detriment to neighbouring properties.

### **3. Main Policies**

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

Policy 1 – General Policy

Policy 30 – Landscape

Policy 40 - Conservation

Policy 42 – Design

Policy 58 - Extensions

#### **Gwynedd Structure Plan**

Policy D1 – Protect and enhance the environment

Policy D4 – Location, Siting and Design

Policy D25 – New development or alterations to existing buildings

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

Policy GP1 – Development Control Guidance

Policy GP2 – Landscape

Policy EN1 – Landscape Character

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

At the time of writing this report no consultation response have been received.

The application was afforded three means of publicity. These were by the posting of a site notice near the site and the publication of a notice in the local press. The latest date for the receipt of representations is the 24<sup>th</sup> September 2014. At the time of writing this report one letter of support has been received to the department.

### **5. Relevant Planning History**

None

### **6. Main Planning Considerations**

**Design:** The application is for improvements to existing flats and roof bars for health and safety

issues to consider if it would have any effect on the appearance of the locality.

## **7. Conclusion**

The application is considered acceptable and complies with all policies listed.

## **8. Recommendation**

**Permit** the application subject to conditions.

In addition the Head of Service be authorised to add to, remove or amend/vary any condition(s) before the issuing of the planning permission, providing that such changes do not affect the nature or go to the heart of the permission/ development.

**(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 28/08/14 under planning application reference 39LPA1007/CC.**

Reason: For the avoidance of doubt.





**Planning Committee: 01/10/2014**

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

**Recommendation:**

Refuse

**Reason for Reporting to Committee:**

At the request of the Local Member – Councillor Ann Griffith.

**1. Proposal and Site**

The proposal is for retrospective planning permission for the use of land as a touring caravan site for up to 12 touring caravans from 1<sup>st</sup> March to 31<sup>st</sup> December each year together with the provision of winter storage for up to 12 touring caravans.

The site is located on the outskirts of the village of Newborough, near the Llys Rhosyr archaeological site on the road which leads to Newborough beach and Llanddwyn Island.

**2. Key Issue(s)**

The key issues are whether or not the development is acceptable in terms of the impact upon the amenities of nearby residential occupiers, the visual impact upon the locality and designated Area of Outstanding Natural Beauty and highway safety.

**3. Main Policies**

**Ynys Mon Local Plan**

Policy 1 – General Policy  
Policy 9 – Static Caravans  
Policy 12 – New Touring Sites  
Policy 23 – Public Transport  
Policy 26 – Car Parking  
Policy 30 – Landscape

**Gwynedd Structure Plan**

Policy CH5 – New touring caravan sites  
Policy CH7 – New static caravan sites

Policy D1 – AONB  
Policy D4 – Location, siting and design  
Policy D9 – Environmentally sensitive areas  
Policy D32 - Landscaping  
Policy FF11 – Traffic

**Stopped Unitary Development Plan**

Policy GP1 – Development Control Guidance  
Policy TO3 – New Sites  
Policy TO6 – Touring Caravans  
Policy TR10 – Parking Standards  
Policy EN2 – Areas of Outstanding Natural Beauty

**4. Response to Consultation and Publicity**

**Councillor Ann Griffith** – Request that the application be referred to the Planning and Orders Committee for determination, although no land use planning reason was given for the call-in request.

**Councillor Peter Rogers** – No response at time of writing report.

**Community Council** – No objection.

**Highways** – Refusal on the grounds that the access is substandard.

**Environmental Services** – Advisory notes regarding Health and Safety at work and Caravan Site licence and conditions.

**Drainage** – Satisfactory in principle. A more suitable scale plan indicating the drainage network would be helpful, in addition any mitigating measures necessary to protect the environment should be clearly indicated on the drawing.

**JPPU** – Consideration should be given to the impact of the development on the AONB particularly during the winter months. Should also ensure that suitable landscaping is provided and also that the highway network is suitable to cater for the development.

**Ecological and Environmental Adviser** – No comments

**Footpath Officer** – Footpath 29 goes through the site. The grant of planning permission does not entitle the applicant to interfere with the public right of way.

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

**Gwynedd Archaeological Planning Service** – No comments but suggest that CADW be consulted due to proximity to nearby archaeological site – Llys Rhosyr.

**CADW** – The development is located in the vicinity of the scheduled ancient monument known as Llys Rhosyr (AN129). The development will have no direct impact on the designated monument. The impact on the setting of the monument will be limited by the topography, buildings and some vegetation surrounding the area. Thus the proposed more intensive use of the site is likely to have little more impact on the setting of the designated monument than the present use.

### **Response to publicity.**

2 letters of objection received which are summarised below. Full copies can be found in the letters pack.

- The application is retrospective and appears to be seeking reward for breaching planning laws which should instead be enforced.
- The site is in a designated AONB with a public footpath running through it which leads to one of Anglesey's most renowned beauty spots and the Llys Rhosyr archaeological site. Such developments should not be located in such sensitive areas.
- That there is another caravan/camping park nearby should not be used as a pretext for further degrading the AONB.
- The unauthorised site has been operating without consent for the past 2 - 4 years, with as many as 15 - 20 caravans on the site and there is concern that if permission is granted that any conditions of the permission may continue to be breached in terms of the number of touring caravans on the site.
- The infrastructure is inadequate to cope with any increased traffic.
- Objection to an increase in the number of caravans above the 5 permitted under the provision of the Caravan Club Certificate.
- There are existing touring caravan sites in the area and there is no need for additional touring caravan sites in the locality.
- The site will bring little to the local economy as there are already vacancies in other sites and no additional jobs are provided.

### **5. Relevant Planning History**

45C89 – Erection of a dwelling and private double garage at Rhos Yr Eithin, Newborough – Granted –

22/07/88

## **6. Main Planning Considerations**

The application is for retrospective consent for the use of land as a touring caravan site for up to 12 touring caravans from the 1<sup>st</sup> March to 31<sup>st</sup> December each year together with the provision of winter storage for up to 12 touring caravans on the same site (from beginning of January to the end of February).

The application is submitted following an enforcement investigation into the matter and the site is currently operating without consent, although it should be noted that part of the site has the benefit of a Caravan Club Certificate which allows up to 5 touring caravans by Caravan Club Members for which no planning permission is required.

As noted above, the application is also seeking consent for the provision of winter storage for up to 12 touring caravans, which, if granted may result in up to 12 touring caravans being permanently sited on the land all year round.

Under the provisions of the relevant development plans, the site is regarded as open countryside and is also located within the designated Area of Outstanding Natural Beauty (AONB).

In addition, the site is close to and overlooks the Newborough Forrest, which is a designated Site of Special Scientific Interest (SSSI) and is also crossed by a public right of way.

Policy 12 of the Ynys Mon Local Plan relates to new touring caravan or tent sites and states that applications will only be permitted where compliance with the listed criteria can be achieved. Similar policies are also contained within the Stopped Unitary Development Plan and the Gwynedd Structure Plan. The criteria listed in the policy are:

- i. They do not harm the appearance of the area;
- ii. They do not increase pressure on the area's natural resources and environment;
- iii. They do not increase danger or congestion on the road;
- iv. Adequate water and drainage is available;
- v. They do not harm a site or area of ecological, scientific or archaeological interest;
- vi. They do not in themselves, or by reason of the traffic generated, harm residential amenities.

Policy 30 of the Ynys Mon Local Plan states that within the Area of Outstanding Natural Beauty, the Council will give priority to the protection and enhancement of the landscape when considering planning applications.

This is also reiterated in the Anglesey AONB Management Plan, the objective of which is to conserve and enhance the special qualities and distinctive features of the natural, historic and cultural elements of the AONB. Policy CCC3.2 of the Management Plan states that all new development and re-development within the AONB should adopt the highest standard of design, materials and landscaping to ensure that they complement the special qualities of the AONB. Proposals that are based on sustainable development and that are of an appropriate scale and nature to the special qualities of the AONB will be supported.

It is considered that the use of the site as a touring caravan site, including winter storage, which will effectively mean that there may be up to 12 touring caravans permanently sited on the land will have a detrimental visual impact upon the nearby SSSI contrary to policy 12 of the Ynys Mon Local Plan and upon the designated AONB contrary to policy 30 of the Ynys Mon Local Plan and the objectives of the Ynys Mon AONB Management Plan where priority is given to the protection and enhancement of the designated landscape.

Furthermore, the public right of way which traverses the site is a significant link between the settlement of Newborough and the coast, in particular its connection with the All Wales Coast Path such that the development will be magnified within the AONB.

Given the nature of the permission sought and the potential, if granted, that they may be up to 12

touring caravans on the site year round either on tour or in storage, it is considered that policy CH7 of the Gwynedd Structure Plan, policy 9 of the Ynys Mon Local Plan and policy TO3 of the Stopped Unitary Development Plan which relate to new static caravan sites are of relevance.

It is also considered that the use will also have a detrimental impact upon the amenities of nearby residential occupiers by virtue of the inevitable movements, activities and general noise and disturbance associated with such a use.

Furthermore, the application is not supported by the Highways Department, whom have confirmed that the exit and entry radii either side of the access are considered to be substandard to provide adequate turning movement onto the public highway without crossing onto the opposite side of the carriageway, together with restricted visibility from the access onto the public highway in a South Westerly direction.

The Highways Department have concluded that the increase in the use of the access by more touring caravans could be detrimental to highway safety.

## **7. Conclusion**

It is considered that the use of land as a touring caravan site for up to 12 touring caravans, including the provision of winter storage for up to 12 caravans will have a detrimental impact upon the visual amenities of the designated landscape, the amenities of nearby residential occupiers and highway safety.

## **8. Recommendation**

To **refuse** the application for the reasons below:

In addition the Head of Service be authorised to add to, remove or amend/vary any condition(s) before the issuing of the decision, providing that such changes do not affect the nature or go to the heart of the permission/ development.

(01) The Local Planning Authority considers that the siting of touring caravans in this location detrimentally affects the visual amenities of the area which is designated as being of Outstanding Natural Beauty contrary to policies 1, 9, 12 and 30 of the Ynys Mon Local Plan, policies CH5, CH7, D1, D4, and D32 of the Gwynedd Structure Plan and policies GP1, TO3, TO6 and EN2 of the Stopped Unitary Development Plan.

(02) The development would adversely affect the amenities of the occupants of nearby dwellings by reason of noise and general disturbance and the increased generation of vehicular and pedestrian activity contrary to policies 1 and 12 of the Ynys Mon Local Plan and policy GP1 of the Stopped Unitary Development Plan.

(03) The exit and entry radii either side of the access are considered to be substandard to provide adequate turning movement onto the public highway without crossing onto the opposite side of the carriageway, together with restricted visibility from the access onto the public highway in a South Westerly direction to the detriment of highway safety contrary to policies 1 and 12 of the Ynys Mon Local Plan, policies CH5 and FF11 of the Gwynedd Structure Plan and policies GP1 and TO6 of the Stopped Unitary Development Plan.

## **9. Other Relevant Policies**

**Planning Policy Wales (Edition 7)**

**Technical Advice Note 13 – Tourism**

**The Anglesey AONB Management Plan 2009-2014**