

Rhif y Cais: **11C554C/LB** Application Number

Ymgeisydd Applicant

**Menter Mon Cyf  
c/o Iwan Thomas  
B3 JJT  
30 Pier Street  
Aberystwyth  
Ceredigion  
SY23 2LN**

Cais adailad rhestredig ar gyfer addasu ac ehangu

Listed building application for alterations and extensions to

The Sail Loft, Amlwch Port



**Planning Committee: 07/05/2014**

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

**1. Conclusion**

To note that the following application will be forwarded to the Welsh Assembly of Wales for determination in accordance with Regulation 13 of Planning (Listed Building and Conservation Areas) Act 1990:

11C554C/LB – Listed Building Consent for alterations and extensions to The Sail Loft, Amlwch Port.

Rhif y Cais: 12C266K Application Number

Ymgeisydd Applicant

**Mr Dafydd Jones  
c/o Watkin Jones Homes  
21 Llandegai Industrial Estate  
Bangor  
Gwynedd  
LL57 4YH**

Cais ol-weithredol ar gyfer addasu dyluniad y tô ac addasiadau cyffredinol i unedau 2 i 5 yn

Retrospective planning application for alterations to the roof design and general amendments to units 2 to 5 at

A.B.C. Power Marine, Gallows Point - Porth Lafan, Beaumaris



**Planning Committee: 07/05/2014**

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

**Recommendation:**

That members note and approve the changes detailed below:

**Reason for Reporting to Committee:**

The report enclosed as Appendix 1 was approved by the Planning Committee in June 2013.

The application related to units 2-5 only and did not include 1 as stated in the report. A minor amendment to the design of unit 1 was approved by the local planning authority in 2011.

In the course of discussion it has also become apparent that a new legal agreement will be required as opposed to a variation of the existing legal agreement completed in relation to planning permission 12C266C. The wording of the proposed obligation has also been amended as follows:

- a) Any goods for sale or provision of services shall be mainly related to boating, maritime or angling purposes.

## **Appendix**

**PLANNING COMMITTEE: June 2013**

**REPORT OF HEAD OF PLANNING SERVICE (DPJ)**

### **RECOMMENDATION:**

Permit

### **REASON FOR REPORTING TO COMMITTEE:**

The application is reported to the committee because the Isle of Anglesey Council is the land owner.

### **1. PROPOSAL AND SITE**

Gallows Point area is located along the principle southern approach to Beaumaris adjacent to the A545.

Planning permission 12C266C was granted for the demolition of the existing boat sheds and erection of new boat sheds, together with the extensions to the petrol filling station shop. The roof of Units 1, 2, 3, 4 and 5 forming part of this development have been constructed with a different design, height and materials to that approved under 12C266C. This application is submitted to regularise the position.

### **2. KEY ISSUE(S)**

- Acceptability of the design of the development in an AONB.

### **3. MAIN POLICIES**

#### **Gwynedd Structure**

D29 (Design)

D1 (AONB)

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

1 (General Policy)

5 (Design)

30 (AONB)

42 (Design)

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

GP1 (Development Control Guidance)

GP2 (Design)

EN1 (AONB)

EN2 (AONB)

#### **Planning Policy Wales**

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

#### **Isle of Anglesey Council Design Guide for the Urban and Rural Environment**

### **4. RESPONSE TO CONSULTATION AND PUBLICITY**

**Local Member** No observations received.

**Community Council** Approval recommended.

### **5. RELEVANT PLANNING HISTORY**

The Gallows Point area has a lengthy planning history, notable amongst these are the following;

12C266 Construction of a marina and facilities building together with car park and boat storage area on an area Approved subject to a legal agreement and conditions 09.01.03.

12C266A Variation of condition (01) of planning permission 12C266 to allow a further 2 years to commence development. In abeyance, the applicant has indicated that they are updating the Environmental Statement.

12C266B Variation of condition (01) of planning permission 12C66 to allow a further 3 years to commence development. In abeyance, the applicant has indicated that they are updating the Environmental Statement.

12C266C Demolition of existing boat sheds & erection of new boat sheds together with alterations and extensions to petrol filling station shop Granted conditionally and subject to a legal agreement 18.04.11.

12C266D Demolition of existing boat sheds and erection of new boat sheds, together with alterations and extensions to the petrol filling station shop and fishing tackle shop and installation of treatment plant Granted subject to conditions and a legal agreement.18.04.11

12C266E/SCR Screening opinion for the demolition for the demolition of existing boat sheds & alterations & extension to the petrol station & fishing shop & installation of a private treatment plant. Determined 18.02.10 EIA not required.

12C266F Re-location of existing boundary fence to form an extension to the secure compound Granted conditionally 28.07.11.

12C266G Demolition of units 7 to 10 and erection of 4 sheds in place, alterations to existing building together with the construction of an amenity block Conditionally approved 01.08.12.

12C266J Application for variation of conditions (02), (06), (07), (08), (10), and (12) of planning permission 12C266D Withdrawn 18.03.13.

12C266H Application for the variation of conditions (04) and (06) of planning permission reference 12C266G to allow for the details of the proposed slab levels of the building(s) and a scheme for the provision and implementation of surface water drainage to be submitted following commencement of works on site Conditionally approved 04.04.13.

12C141T Re-development of gallows point to provide for replacement of existing units and expansion of existing marine related facilities together with the construction of a new vehicular access Conditionally Approved 16.08.04

12C141W Erection of boat sales showroom and office Conditionally approved 26.07.07.

## **6. MAIN PLANNING CONSIDERATIONS**

The changes to the design of the roof result in a more standardised industrial type appearance which are still considered to accord with policies listed in in the relevant section of this report.

A legal agreement was completed in respect of planning application 12C266C restricting the sale of goods to the provision of services only for boating, maritime or angling facilities and that no retail premises shall be used for the sale of food, a deed of variation will be required to ensure that these provisions are also applicable to the development hereby approved.

## **7. CONCLUSION**

The changes to the roof design are considered acceptable in relation to the policies listed.

## **8. RECOMMENDATION**

That planning permission is granted subject to a deed of variation of the legal agreement completed in connection with planning application 12C266C and that planning permission is thereafter granted subject to the following conditions:

**(01) The development shall only be used for B1, B2 or B8 purposes under the provisions of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended) or any Order revoking or re-enacting that Order.**

Reason: To define the scope of this permission to ensure that inappropriate uses do not take place.



# 13.3

Materion Eraill

Other Matters

Rhif y Cais: **39C285D** Application Number

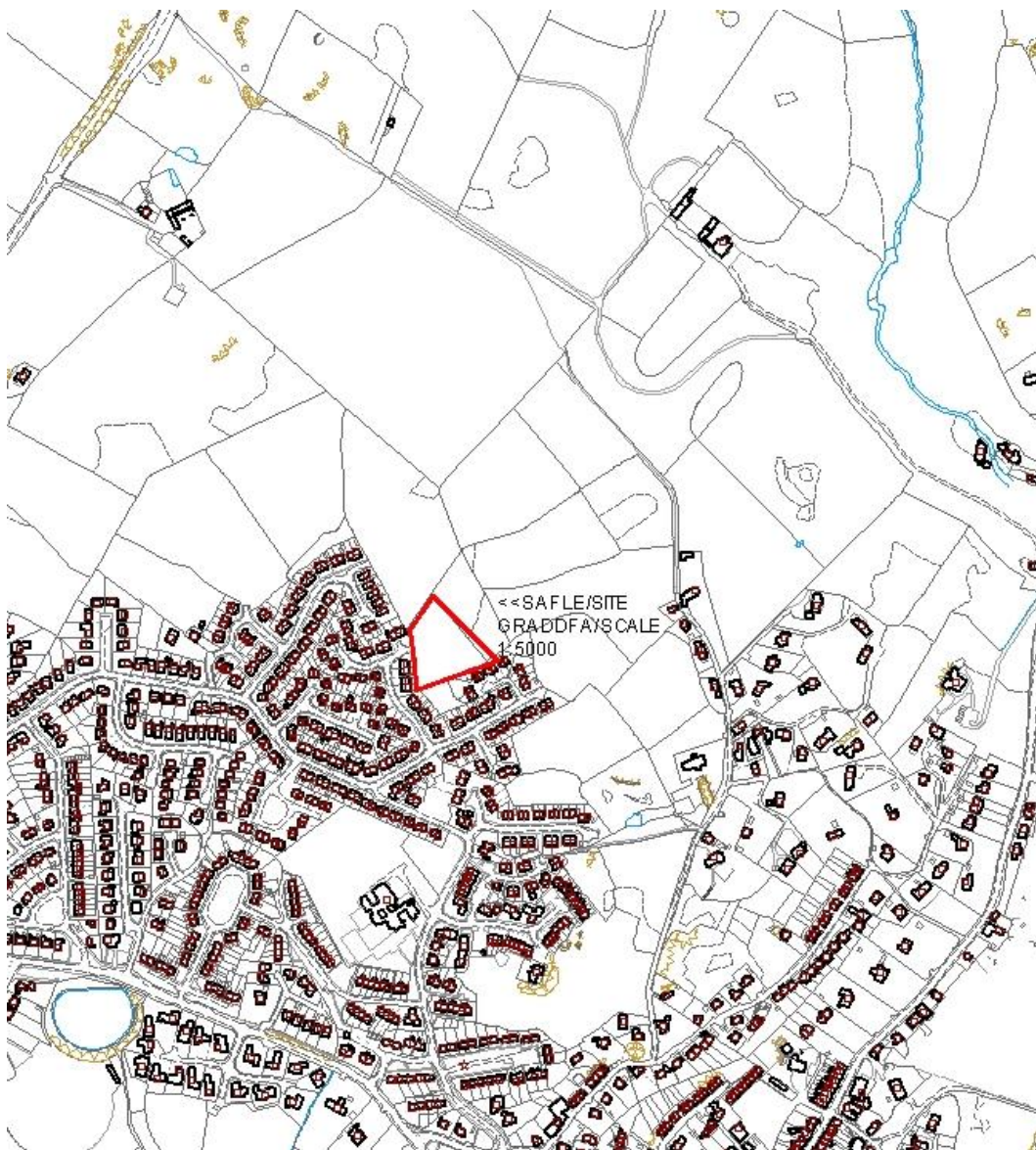
Ymgeisydd Applicant

**Bennett Homes  
c/o J S Allan RIBA  
Gerallt  
3 Stâd Castellor  
Cemaes  
Ynys Môn  
LL67 0NP**

Cais llawn ar gyfer codi 17 o dai ar dir yn

Full application for the erection of 17 dwellings on land at

Lon Gamfa, Menai Bridge



**Planning Committee: 07/05/2014**

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

**Recommendation:**

That members approve the change in the planning obligation and condition described below.

**Reason for Reporting to Committee:**

At the April planning committee members resolved to refuse an amendment to the resolution previously made in respect of affordable contrary to the officer recommendation at the April Planning Committee. It is understood that members accepted the change to the contaminated land condition which is described below.

In accord with the council's constitution the application is being again being presented to members so that they can re-consider their resolution.

The Planning Committee originally resolved to approve the planning application in November subject to a requirement that 6 of the units were affordable at 85%. The planning application is made for 17 units and 30% affordable units would equate to 5.1.

Following discussion with Officers it was agreed that the number of Affordable Housing units required in connection with the development was reduced 3. The reduction in the number of affordable housing units was based on the economic viability of the development and a development appraisal process was used in agreeing the number and sales value of the affordable homes to be provided. The approach is based on council policy contained in the council's Affordable Housing Delivery Statement (2009).

The council's Affordable Housing Adviser was consulted following members recent decision and has advised given the estimated sales value of the completed dwelling at £116,000 and the estimated profit, securing 3 affordable dwellings at 85% market value is considered a successful outcome. Should the matter be pursued further it will involve costs in preparing an independent viability assessment and a likely appeal, which could result in a reduced number of affordable dwellings.

Members are requested to reconsider their resolution and agree to 3 Affordable housing Units at 85% of the market value being provided in connection with the development.