

12.1

Gweddill y Ceisiadau

Remainder Applications

Rhif y Cais: **12C390G** Application Number

Ymgeisydd Applicant

Red Boat Ice Cream Parlour

Cais llawn i ddymchwel yr adeilad tu cefn ynghyd a chodi adeilad cynhyrchu yn ei le yn / Full application for demolition of the existing rear building together with the erection of a production room in its place at

34 Castle Street, Beaumaris



Planning Committee: 02/03/2016

Report of Head of Planning Service (GJ)

Recommendation:

Permit

Reason for Reporting to Committee:

The application is presented to the Planning Committee as the works involve demolishing a building which adjoins the boundary of Council owned land.

1. Proposal and Site

2.

The application is a full application for the demolition of the existing rear building together with the erection of a production room at 34 Castle Street, Beaumaris.

2. Key Issue(s)

The key issue is whether the proposal complies with current policies and whether the proposal will affect the Conservation Area, Area of Outstanding Natural Beauty and amenities of the surrounding properties.

3. Main Policies

Ynys Mon Local Plan

Policy 1 – General Policy
Policy 30 – Area of Outstanding Natural Beauty
Policy 40 – Conservation of Buildings
Policy 42 – Design
Policy 58 – Extensions

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 EN2 – Area of Outstanding Natural Beauty
Policy EN13 – Conservation of Buildings
Policy HP7a - Alterations

4. Response to Consultation and Publicity

Town Council – Support

Local Member (Cllr Lewis Davies) – No response at the time of writing the report.

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

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

Natural Resources Wales – Standard Comments

Environmental Health – Standard Comments

The proposal was advertised through the posting of a notice on site together with the distribution of personal letters of notification to the occupiers of neighbouring properties. The application was also advertised in the local newspaper as the development is within a Conservation Area. The latest date for the receipt of representations was the 18/01/2016. At the time of writing the report no letters had been received objecting to the proposal.

5. Relevant Planning History

12C390/LB - Listed Building Consent for the provision of internal stud partition to ground floor and renewal of timber floor to ground floor with new concrete beam – 6/4/09 - Granted

12C390A/LB - Listed Building Consent to reduce the width of the existing chimney – 22/1/09 - Granted

12C390B/LB - Listed Building Consent for moving the boiler position within the kitchen and erecting a flue through the roof- 2/4/09 - Granted

12C390C/LB - Listed Building Consent for internal works – 6/4/09 - Granted

12C390D/LB - Application for Listed Building Consent for the erection of an awning – 20/4/15 - Granted

12C390E - Full application for the installation of an awning – 15/4/15 - Granted

12C390F - Full application for the change of use of existing dining room and living room into a cafe – 22/10/15 - Granted

6. Main Planning Considerations

The application is for the demolition of the existing rear building which is a dilapidated outbuilding together with the erection of a flat roof production room providing a new larger space for the production area. There is minimal change to the layout of the existing building and the overall external appearance will be enhanced.

The subject building is included in the statutory register of listed buildings as being grade II. The building actually dated from the early 16th century and is just slightly younger than the Tudor Rose. In fact it is a first floor Medieval Hall House a Merchants House that has seen changes to its interior and exterior in both the Georgian and Victorian era.

The Subject building is located in a very prominent location inside the designated special conservation area covered by an Article 4(2) Direction, in an AONB, in the setting of numerous listed buildings (LB) and in the essential setting of Beaumaris Castle a Scheduled Ancient Monument (SAM) Grade I LB and a World Heritage Site(WHS).

**Siting, Design, External Appearance and Landscaping and Amenity Considerations
Conservation Area and Area of Outstanding Natural Beauty**

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

Policy 40 of the Ynys Mon Local Plan, Policy EN1, EN13 of the Stopped Unitary Development Plan and paragraphs 6.4.5, 6.4.6 and 6.4.7 of Planning Policy Wales Edition 8 states that proposals within Conservation Areas should be protected from unsympathetic development, alterations or demolition. Buildings of special architectural and historic interest and the designation of conservation areas.

It is considered that the proposed development complies with policies listed above and that the work proposed enhances the designated Conservation Area.

Effect on the amenities of adjacent residential properties

It is not considered that the proposed development will have an impact on the amenities of adjacent residential properties.

7. Conclusion

The proposed works do appear to be appropriate and fit for purpose and as such we are able to support the application.

8. Recommendation

Approved

(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 7/12/15, 15/12/15, 18/01/16, 20/01/16, 21/01/16 under planning application reference 12C390G.

Reason: For the avoidance of doubt.

In addition the Head of Service be authorised to add to, remove or amend 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.

9. Other Relevant Policies

Technical Advice Note 12 – Design

SPG – Urban and Rural Environment

SPG – Conservation Area Character Appraisal - Beaumaris

Rhif y Cais: **12C390H/LB** Application Number

Ymgeisydd Applicant

Red Boat Ice Cream Parlour

Cais adeilad rhestredig ar gyfer dymchwel yr adeilad tu cefn ynghyd a chodi ystafell cynhyrchu yn ei le yn / Listed building consent for demolition of the existing rear building together with the erection of a production room in its place at

34 Castle Street, Beaumaris



Planning Committee: 02/03/2016

Report of Head of Planning Service (GJ)

Recommendation:

Permit

Reason for Reporting to Committee:

The application is presented to the Planning Committee as the works involve demolishing a building which adjoins the boundary of Council owned land.

1. Proposal and Site

The application is a Listed Building application for the demolition of the existing rear building together with the construction of a production room, removal of existing internal staircase and installation of a new internal staircase at 34 Castle Street, Beaumaris.

2. Key Issue(s)

The key issue is whether the proposal complies with current policies and whether the proposal will have an impact on the grade II Listed Building.

3. Main Policies

Ynys Mon Local Plan

Policy 1 – General Policy
Policy 30 – Area of Outstanding Natural Beauty
Policy 40 – Conservation of Buildings
Policy 42 – Design
Policy 58 – Extensions

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 EN2 – Area of Outstanding Natural Beauty
Policy EN13 – Conservation of Buildings
Policy HP7a - Alterations

4. Response to Consultation and Publicity

Town Council – Support

Local Member (Cllr Lewis Davies) – No response at the time of writing the report.

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

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

Natural Resources Wales – Standard Comments

Environmental Health – Standard Comments

The proposal was advertised through the posting of a notice on site together with the distribution of personal letters of notification to the occupiers of neighbouring properties. The application was also advertised in the local newspaper as the development is on a grade II Listed Building. The latest date for the receipt of representations was the 18/01/2016. At the time of writing the report no letters had been received objecting to the proposal.

5. Relevant Planning History

12C390/LB - Listed Building Consent for the provision of internal stud partition to ground floor and renewal of timber floor to ground floor with new concrete beam – 6/4/09 - Granted

12C390A/LB - Listed Building Consent to reduce the width of the existing chimney – 22/1/09 - Granted

12C390B/LB - Listed Building Consent for moving the boiler position within the kitchen and erecting a flue through the roof- 2/4/09 - Granted

12C390C/LB - Listed Building Consent for internal works – 6/4/09 - Granted

12C390D/LB - Application for Listed Building Consent for the erection of an awning – 20/4/15 - Granted

12C390E - Full application for the installation of an awning – 15/4/15 - Granted

12C390F - Full application for the change of use of existing dining room and living room into a cafe – 22/10/15 - Granted

6. Main Planning Considerations

Main planning considerations

This is a Listed Building application for the demolition of the existing rear building which is a dilapidated outbuilding together with the erection of a flat roof production room providing a new larger space for the production area. There is minimal change to the layout of the existing building and the overall external appearance will be enhanced.

The subject building is included in the statutory register of listed buildings as being grade II. The building actually dated from the early 16th century and is just slightly younger than the Tudor Rose. In fact it is a first floor Medieval Hall House a Merchants House that has seen changes to its interior and exterior in both the Georgian and Victorian era.

The Subject building is located in a very prominent location inside the designated special conservation area covered by an Article 4(2) Direction, in an AONB, in the setting of numerous listed buildings (LB) and in the essential setting of Beaumaris Castle a Scheduled Ancient Monument (SAM) Grade I LB and a World Heritage Site (WHS).

Siting, Design, External Appearance and Landscaping and Amenity Considerations Conservation Area and Area of Outstanding Natural Beauty

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

Policy 40 of the Ynys Mon Local Plan, Policy EN1, EN13 of the Stopped Unitary Development Plan and paragraphs 6.4.5, 6.4.6 and 6.4.7 of Planning Policy Wales Edition 8 states that proposals within Conservation Areas should be protected from unsympathetic development, alterations or demolition. Buildings of special architectural and historic interest and the designation of conservation areas.

It is considered that the proposed development complies with policies listed above and that the work will preserve and enhance the grade II Listed Building.

Effect on the amenities of adjacent residential properties

It is not considered that the proposed development will have an impact on the amenities of adjacent residential properties.

7. Conclusion

The proposed works do appear to be appropriate and fit for purpose and as such we are able to support the application.

8. Recommendation

Permit

(01) The works for which this consent is granted shall be begun before the expiration of five years from the date of this consent.

Reason:- To comply with Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

(02) Prior to the manufacture and installation of the internal staircase, full architectural drawings of the internal staircase to a minimum scale of 1:25 shall be submitted to and approved in writing by the local planning authority and the works shall be carried out in accordance with the approved details

Reason:- To ensure that special regard is paid to the interests of the protecting the special character, architectural interest and integrity of the building.

(03) The development permitted by this consent shall be carried out strictly in accordance with the plan(s) submitted on the 7/12/15, 15/12/15, 18/01/16, 20/01/16, 21/01/16 under planning application reference 12C390G.

Reason: For the avoidance of doubt.

In addition the Head of Service be authorised to add to, remove or amend 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.

9. Other Relevant Policies

Technical Advice Note 12 – Design

SPG – Urban and Rural Environment

SPG – Conservation Area Character Appraisal - Beaumaris

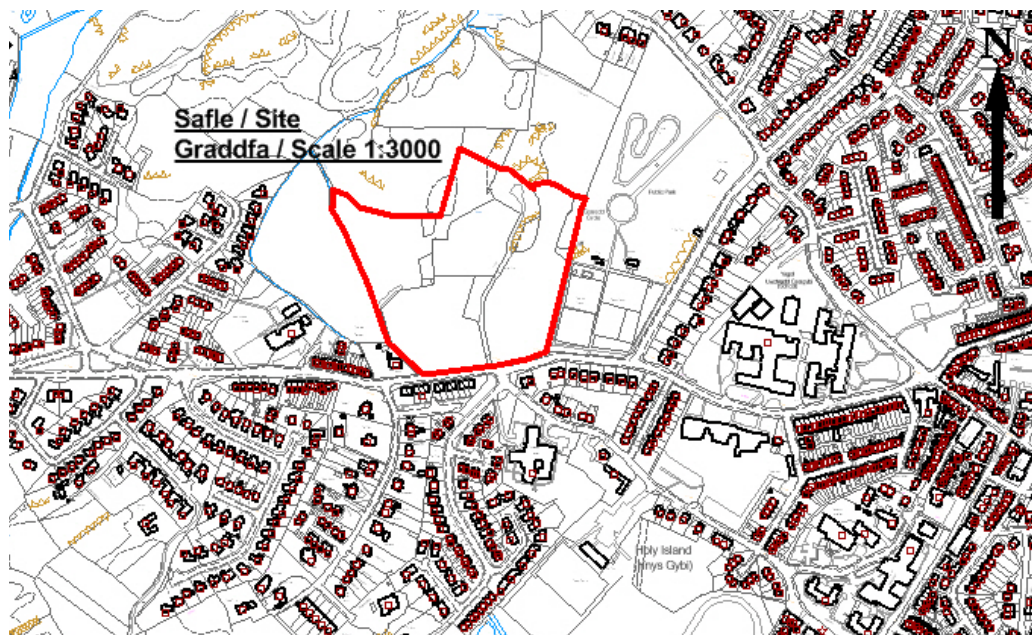
Planning Policy **Wales 8th** Edition

Rhif y Cais: **19C608R** Application Number

Ymgeisydd Applicant

Anwyl Construction Co Ltd

Cais llawn i ddiwygio cynlluniau plotiau 8-17, 29, 31, 37, 38, 44-45, 52-56, 72-74, 78, 82-83, 85-87, 89, 92, 96, 101-122 ynghyd a newid cynllun maes parcio o ganiatad cynllunio blaenorol 19C608KIDA (Cais manwl ar gyfer godi 123 o dai ynghyd a chreu mynedfa newydd i gerbydau ac i gerddwyr) ar dir yn / Full application to amend the layout of plots 8-17, 29, 31, 37, 38, 44-45, 52-56, 72-74, 78, 82-83, 85-87, 89, 92, 96, 101-122 together with the parking layout of previously approved application 19C608KIDA (Detailed application for the erection of 123 houses together with the construction of a new vehicular and pedestrian access) on land at

Tyddyn Bach, South Stack Road, Holyhead

Planning Committee: 02/03/2016

Report of Head of Planning Service (NJ)

Recommendation:

Permit

Reason for Reporting to Committee:

The application has been called in by Councillor Raymond Jones for determination by the Committee.

1. Proposal and Site

The application site consists of agricultural land to the north of South Stack Road in Holyhead, totalling some 4.52 hectares in site area. The site has road frontage onto South Stack Road extending from the existing access to Tyddyn Feilir and Twtfil to the east and Tyddyn Bach Farm to the west. The site incorporates the former site of farm buildings and yards at Tyddyn Bach Farm itself and extends northwards of the Llaingoch Primary School, bordering the Waenfawr Estate to the west. The site is located within the development boundary of the Ynys Mon Local Plan (1996) but is not specifically allocated for any use. The majority site is contained also within the UDP boundary for Holyhead - the former farmyard is an unallocated brownfield site within the boundary whilst the remainder forms a part of housing allocation T19. The remainder of the application site, to the north of Llaingoch School and bordering the Waenfawr Estate is outside the UDP boundary.

Permission exists for a development of 123 houses. The application is made for an amended design and slight plot layout changes for 59 of those units.

2. Key Issue(s)

Design

3. Main Policies

Gwynedd Structure Plan

Policy A2 : Housing land
Policy A3 : Scale and Phasing of new housing development
Policy A9 : Affordable housing
Policy D4 : Location, siting and design
Policy D15 : Archaeology
Policy D29 : Standard of design Policy
Policy D32 : Landscaping

Ynys Mon Local Plan

Policy 1 : General Policy
Policy 16 : Recreation and Community Facilities Policy 32 : Landscape
Policy 34 : Nature conservation
Policy 39 : Archaeology
Policy 42 : Design
Policy 48 : Housing Development Criteria
Policy 49 : Defined Settlements
Policy 51 : Large sites

Stopped Unitary Development Plan

Policy GP1 : Development Control Guidance

Policy GP2 : Design

Policy EN4 : Biodiversity

Policy EN12 : Archaeological Sites and the Historic Environment

Policy HP2 ; Housing Density Policy

HP3 : New Housing Development - Main and Secondary Centres

Policy HP7 : Affordable Housing

Policy HP14 : Phasing

Policy SG1 : Contaminated Land

Policy SG4 : Foul Sewage Disposal

Policy SG6 : Surface Water Run Off

SPG : Affordable Housing

SPG – Design Guide for the Urban and Rural Environment

Planning Policy Wales Edition 8

TAN 2 : Planning and Affordable Housing

TAN 5 : Nature Conservation and Planning

TAN 12 : Design

4. Response to Consultation and Publicity

Councillor Raymond Jones – requests that the application be determined by the Committee and would like a site visit to clarify the amount of houses and the access to and from the site

Councillor R LI Jones – no response to consultation

Councillor A Roberts – no response to consultation

Holyhead Town Council – no response to consultation

Highways Authority – no response to consultation

Drainage Section – the suggested amendments have no specific implications for foul or surface water drainage and there is no objection to the layout being revised as suggested

Dwr Cymru – no response to consultation

Footpaths Officer – comments on footpath alignment and proposals

Natural Resources Wales – no objection

Joint Planning Policy Unit – no response to consultation

Ecological and Environmental Advisor – methodology should be applied to the current proposals

Play Officer – the adjoining park could benefit from additional equipment in particular if additional children are located in the area as a result of the development

Public Consultation – the application was publicised by means of site notice, personal notification

and press advert. No representations were received as a result of the process.

5. Relevant Planning History

19C608 : Development of land as follows : Hotel, Motel, Conference Centre, Golf Driving Range, Equestrian Centre, Cross Country Equestrian Course, Indoor Leisure centre, Food and Non-Food Retail Units, Petrol Filling Station, Fast Food Outlet, Housing, Public Open Space, Park and Ride Facility, Landscaping and Footpaths together with Highways Improvements on land at Tyddyn Bach farm, Holyhead : Refused 2/6/95 Appeal Dismissed

19C608A : Development of land as follows : Hotel, Motel, Conference centre, Indoor Leisure Centre, 9 Hole Golf Course, Equestrian Centre, Public Open Space, Housing, Food Retail, Non-Food Retail, Petrol Station, Fast Food Outlet, New Roads, Car Parking together with Landscaping on land at Tyddyn Bach Farm, Holyhead : Refused 26/2/96

19C608B : Development of land as follows : Hotel, Motel, Conference Centre, Indoor Leisure Centre, 9 Hole Golf Course, Equestrian Centre, Public Open Space, Housing, Food Retail, Non-Food Retail, Petrol Station, Fast Food Outlet, New Roads, Car Parking together with Landscaping on land at Tyddyn Bach Farm, Holyhead: Approved 17/3/97

19C608C : Variation of condition 02 attached to planning permission 19C608B for approval of the reserved matters to be made before the expiry of 4 years for development of land at Tyddyn Bach Farm, Holyhead : Withdrawn 7/2/01

19C608D : Renewal of outline planning permission 19C608B concerning development on land at Tyddyn Bach Farm, Holyhead : Withdrawn 7/2/01

19C608E : Outline planning application for residential development of land at Tyddyn Bach Farm, Holyhead : Refused 11/1/02

19C608F : Outline application for residential development together with the construction of a new vehicular and pedestrian access at Tyddyn Bach, Holyhead – approved 5/9/2007

19C608G: Outline application for residential development together with the construction of a new vehicular and pedestrian access at Tyddyn Bach, Holyhead – approved 5/9/2007

19C608H: Construction of three ponds and nature conservation area on land at Tyddyn Bach – approved 28/4/2008

19C608J Variation of condition 18 attached to permissions 19C608F and 19C608G so as to permit 13 two and a half storey dwellings at Tyddyn Bach – approved 10/4/2008

19C608K/DA Detailed application for the erection of 123 houses together with the construction of a new vehicular and pedestrian access on land at Tyddyn Bach – approved 1/7/2008

19C608M Variation of condition 01 of planning permission 19C608K/DA to allow for a new phasing plan on land at Tyddyn Bach – approved 3/2/11

19C608N Application for a certificate of lawfulness to show that a material start has been made on planning permission 19C608k/DA on land at Tyddyn Bach – Lawful Use approved 7/8/12

19C608P Application for the discharge of planning obligations (affordable housing provision) under

Section 106A of the Town and Country Planning Act 1990 which are attached to permissions 19C608F and 19C608G on land at Tyddyn Bach – refused 4/2/2015

19C608Q Application for the modification of planning obligations (affordable housing provision) under Section 106A of the Town and Country Planning Act 1990 which are attached to permissions 19C608F and 19C608G to reduce the number of affordable dwellings from 37 (30%) to 18 (15%) at Tyddyn Bach – resolution to approve 20 affordable dwelling units subject to signing of S106 agreement

6. Main Planning Considerations

Principle of the Development and Design: Planning permission was granted in outline in 2007 for the development of land at Tyddyn Bach for housing and associated infrastructure works including a roundabout access to the site.

A material start was made on the site and a certificate of lawful use was granted to this effect in 2012.

More recently an application was approved by this Committee to reduce the number of affordable housing units proposed for the site and this is subject to a Section 106 agreement.

The application as now proposed seeks to amend and update the design of units on the site, including the affordable units, to meet current standards. Consequent minor layout changes are also included. The number of dwelling units remains the same as does their general distribution on the site.

At the entrance to the site the previous location of terraced dwellings and semi-detached units are swapped over and create a sense of symmetry, followed by two sets of terraced units either side of the main access route.

Internally to the site, many of the units are re-orientated within their plot; some of the semi-detached units become detached; some terraced units become detached and semi-detached units.

The scheme has been designed as blocks of dwellings with internal garden areas and parking spaces separated by the estate roads. Some small changes to the parking layouts are proposed as a result of design changes.

The proposed designs are very similar in shape and form to the designs already approved for the site and it is not considered that the proposed changes will have a significant impact on the overall character of the development or on the wider area. There are no additional impacts in terms of residential amenity, Welsh language, ecology or highways and drainage issues.

As approval of this application would produce an independent planning permission it is necessary to control future occupancy of a proportion of the units as affordable units in accordance with policy requirements under a section 106 agreement. It is proposed that this should be in line with the recent Committee decision under reference 19C608Q. Also, conditions of the previous consent are included as necessary in relation to highways and ecological impacts for example.

7. Conclusion

The scheme proposes design changes to a safeguarded development site. The changes will not affect the overall character of the scheme or produce additional impacts.

8. Recommendation

To **permit** the development subject to conditions and subject to a Section 106 agreement requiring affordable housing as agreed under application 19C608Q.

(01) The development to which this permission relates shall be begun not later than 5 years from the date of this permission

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

(02) No dwelling erected as part of the development shall be occupied until drainage works for it are completed in accordance with the details as approved under application 19C608K/DA and are operational.

Reason: To prevent pollution of the water environment and in the interest of residential amenity

(03) The estate roads shall be completed to basecourse level with the street lighting installation complete and operational before any of the dwellings which they serve are occupied.

Reason: To minimise danger and inconvenience to highway users.

(04) No dwelling erected as part of the development shall be occupied until space has been laid out within the site for cars to be parked and for vehicles to turn so that they may enter and leave the site in forward gear.

Reason: To ensure that the development does not give rise to any highway / parking problems

(05) No development shall commence until plans are submitted and approved by the local planning authority showing details of:

a) pedestrian and cycle routes within the development which link to any such facilities adjoining the site

b) provision of a bus lay-by on South Stack Road to serve the development

Reason: To minimize danger and inconvenience to highway users and in the interest of residential amenity

(06) No development shall commence until a Travel Plan has been submitted and approved by the local planning authority in support of the accessibility issues identified in condition (05) above.

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

(07) No development shall commence until the location of landscape protection works in accordance with the protection measures detailed on drawing number 934/08 submitted under planning reference 19C608K/DA on 07/04/08 have been agreed in writing with the local planning authority. The protection works shall be maintained during the construction phase.

Reason: To safeguard existing important landscape features within the site

(08) The landscaping of the site shall take place in accordance with the Landscape and

Management Plan submitted under planning reference 19C608K/DA on 04/02/08, as revised by the Addendum submitted on 31/03/08. The works as approved shall be undertaken in accordance with the agreed details and timetable and shall be retained for the lifetime of the development.

Reason: For the avoidance of doubt.

(09) The development shall not begin until details of the arrangements to provide a management and maintenance plan in respect of the roads footways and surface water drainage system for the lifetime of the development have been submitted to and approved in writing by the local planning authority. Such details shall include the arrangements for adoption by any public authority or statutory undertaker or other arrangements to secure the operation and maintenance of the scheme throughout its lifetime.

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

(10) No development shall commence until plans are submitted and approved by the local planning authority showing details of the proposed traffic calming measures to be introduced on South Stack Road between Garreglwyd Road and the High School, linking in to existing features in the vicinity of the school. Such traffic calming measures as are agreed shall be completed prior to the occupation of any dwelling on the site.

Reason: To minimize danger and inconvenience to highway users

(11) The access to the site (Section 278 Works) shall be completed in accordance with details to be agreed in writing with the Local Highway Authority before any of the dwellings are occupied.

Reason: To minimise danger and inconvenience to highway users.

(12) Development shall not begin until a scheme to deal with contamination of the site has been submitted to and approved in writing by the local planning authority.

Reason: To ensure a satisfactory form of development

(13) The above scheme shall include an investigation and assessment to identify the extent of contamination and the measures to be taken to avoid risk to occupiers of the dwellings and the environment when the site is developed. Development of the housing units hereby approved shall not take place until the measures approved in the scheme have been implemented.

Reason: To ensure a satisfactory form of development

(14) The development shall proceed in accordance with the Project Design for a Programme of Archaeological Work dated 25th January 2012 prepared by Castlering Archaeology under planning reference 19C608K/DA.

Reason: To record or safeguard any archaeological evidence that may be present on the site

(15) Development of the site shall take place in accordance with the Update Ecological Survey and Assessment prepared by AMEC Earth and Environmental UK Ltd dated June 2006 under

application 19C608G. No development shall take place until details of the areas and habitats (including hedges, ditches and rock outcrops) to be retained and protection measures to be implemented during the construction phase together with future management schedules, which shall include full details of the mitigation of the effects of the development on protected species, have been submitted to and agreed in writing by the local planning authority. The scheme shall thereafter proceed in accordance with the approved details.

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

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.

12.4

Gweddill y Ceisiadau

Remainder Applications

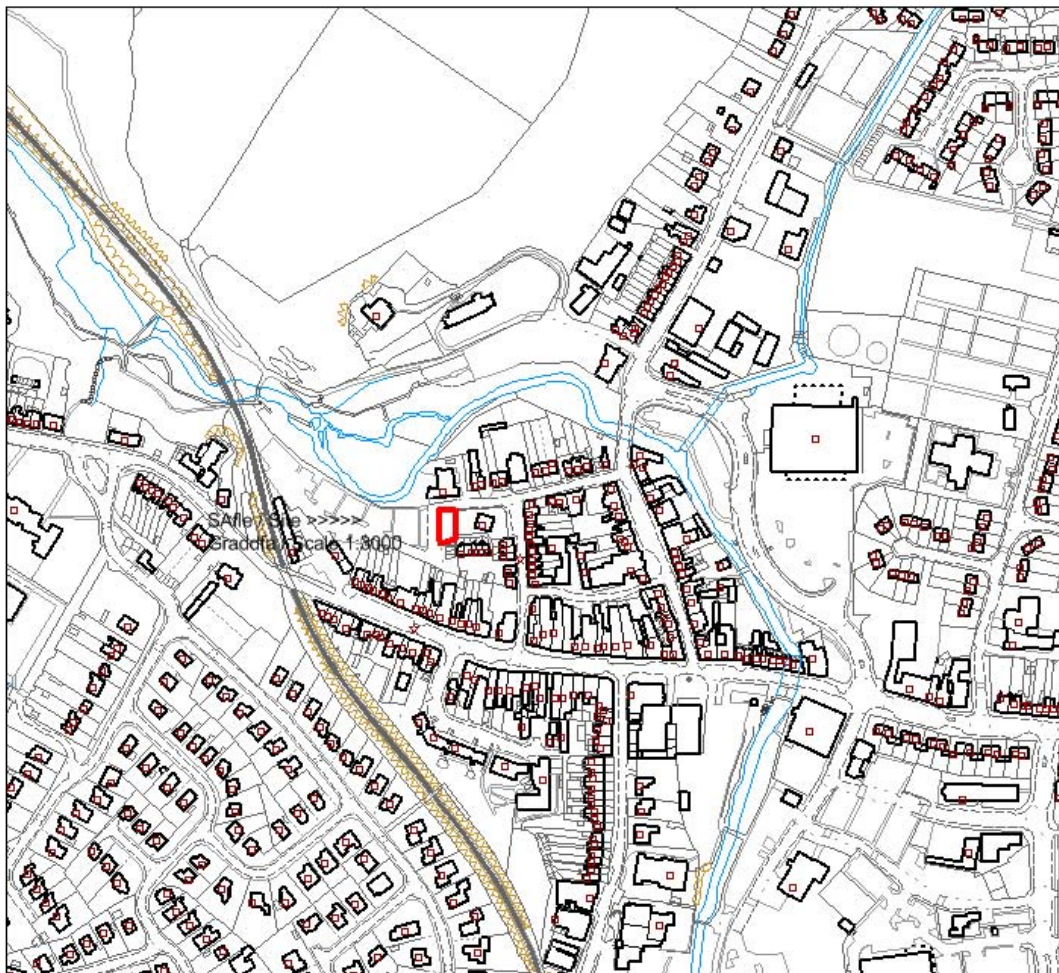
Rhif y Cais: **34LPA982B/CC** Application Number

Ymgeisydd Applicant

Dewi Williams

Cais i newid defnydd o dir gwag i pum lle parcio yn/Application for change of use from vacant land to five parking spaces at

Maes Parcio Iard Stesion/Station Yard Car Park, Llangefni



Planning Committee: 02/03/2016

Report of Head of Planning Service (GJ)

Recommendation:

Permit

Reason for Reporting to Committee:

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

1. Proposal and Site

The application is for the change of use from vacant land to form five parking spaces for the general public at Station Yard Car Park, Llangefni.

2. Key Issue(s)

The key issue is whether the proposal complies with current policies and highway safety.

3. Main Policies

Ynys Mon Local Plan

Policy 1 – General Policy

Policy 31 – Landscape

Policy 40 – Conservation of Buildings

Policy 42 – Design

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

Policy EN13 – Conservation of Buildings

4. Response to Consultation and Publicity

Town Council – No response at the time of writing the report

Local Member (Cllr Nicola Roberts) - No response at the time of writing the report

Local Member (Cllr Bob Parry) - No response at the time of writing the report

Local Member (Cllr Dylan Rees) - No response at the time of writing the report

Highways - No response at the time of writing the report

Drainage - No response at the time of writing the report

Welsh Water - No response at the time of writing the report

The proposal was advertised through the posting of a notice on site together with the distribution of personal letters of notification to the occupiers of neighbouring properties. The application was also advertised in the local newspaper as the development is within a Conservation Area. The latest date for the receipt of representations was the 4th March, 2016. At the time of writing the report no letters had been received objecting to the proposal.

5. Relevant Planning History

34LPA982/CA/CC - Conservation Area Consent for the demolition of existing building – 5/8/13 – Granted

34LPA982/A/CC - Prior notification for the demolition of a building – 23/7/13 – Permitted Development

6. Main Planning Considerations

Main planning considerations

The application is for the change of use of vacant land for use as 5 parking spaces

Policy 1 of the Ynys Mon Local Plan states that the council will determine planning applications in accordance with policies and proposals in the plan. In considering planning applications the council will take into account the listed criteria. Policy D4 of the Gwynedd Structure plan states that careful siting, location and design will be a material consideration in the determination of planning applications.

The existing access will be used for the additional 5 car parking spaces and it is considered that the proposal is in accordance with the above policies.

Conservation Area

Policy 40 and 41 of the Ynys Mon Local Plan, Policy EN2, EN13 of the Stopped Unitary Development Plan and paragraphs 6.4.5, 6.4.6 and 6.4.7 of Planning Policy Wales Edition 8 states that proposals within Conservation Areas should be protected from unsympathetic development, alterations or demolition.

It is considered that the proposal will be an improvement to the Conservation Area.

Effect on the amenities of adjacent residential properties

It is not considered that the proposed development will have an impact on the amenities of adjacent residential properties.

7. Conclusion

The proposed works do appear to be appropriate and fit for purpose and as such we are able to support the application.

8. Recommendation

Permit

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

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

(02) The development permitted by this consent shall be carried out strictly in accordance with the plan(s) submitted on the 29/01/2016 under planning application reference 34LPA982B/CC.

Reason: For the avoidance of doubt.

In addition the Head of Service be authorised to add to, remove or amend 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.

9. Other Relevant Policies

Technical Advice Note 12 – Design

SPG – Conservation Area Character Appraisal -

Planning Policy Wales 8th Edition