

12.1

Gweddill y Ceisiadau

Remainder Applications

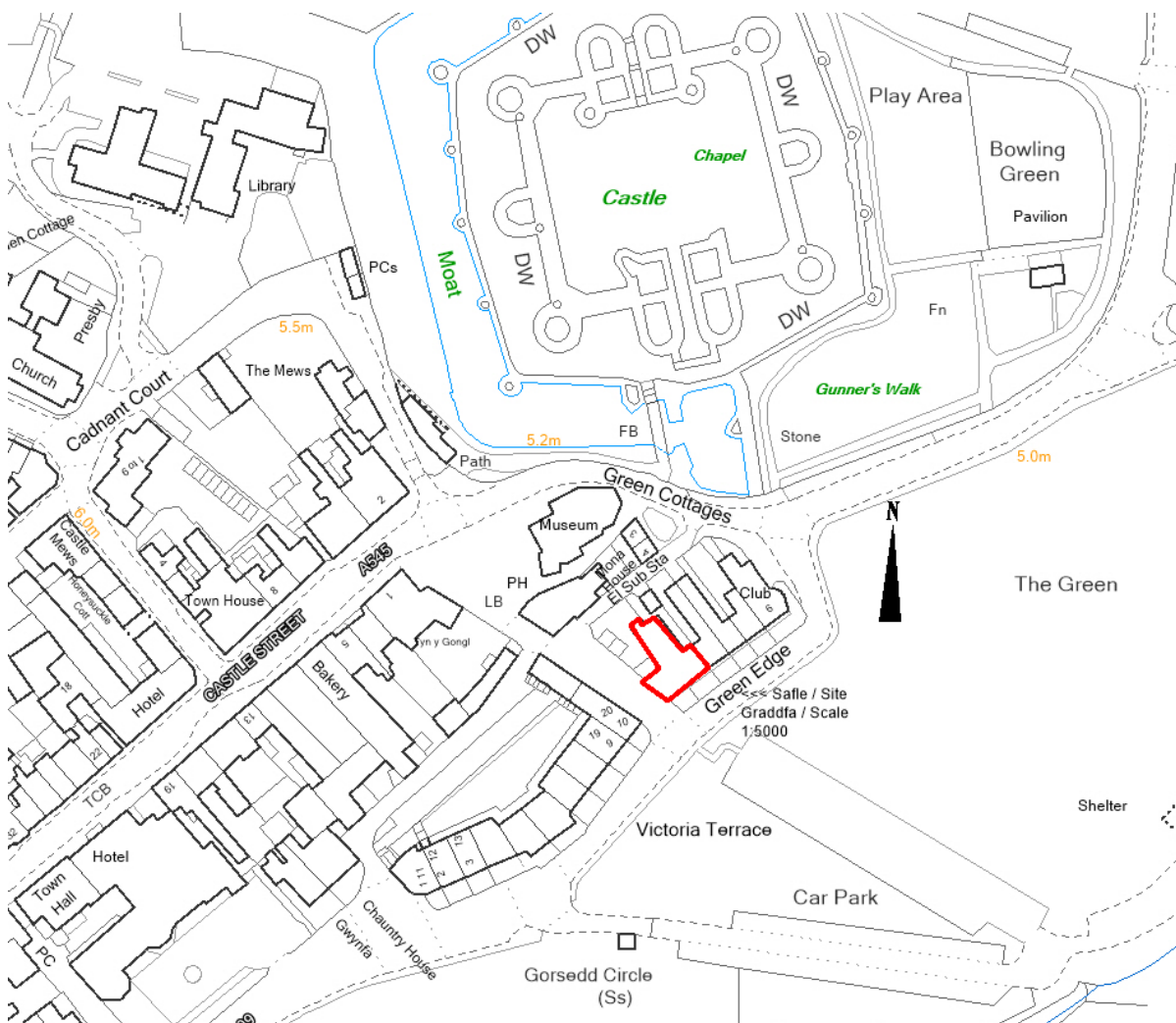
Rhif y Cais: 12LPA1042C/CC Application Number

Ymgeisydd Applicant

Isle Of Anglesey County Council

Cais llawn ar gyfer ail doi ynghyd a newid ffenestri ac ail rendero yn / Full application for re roofing together with changing the windows and re rendering at

1, 1A, 1B and 2 Greenedge, Biwmares/Beaumaris



Planning Committee: 07/03/2018

Report of Head of Regulation and Economic Development Service (SOH)

Recommendation:

Permit

Reason for Reporting to Committee:

Application made by County Council

1. Proposal and Site

The site is located within the town of Beaumaris. The properties included in the application (1 + 2 Green Edge) are three story terraced type dwellings that have been sub-divided into flats. One of the properties included within the proposal is an end house in the terrace. To the rear of the application site there is a public house and forward of it there is a car parking area.

The application is for re-roofing works along with works to the chimney breasting and rainwater goods. The roof will remain at the same height but insulation will be installed and the roof will be re-laid using similar slates and butted clay ridge tiles. The chimney breasting render will be removed and redone with Lime render which will be more in keeping with the character of the building and its listed status. The rainwater goods will also be replaced with units more suitable for the character of the listed building.

2. Key Issue(s)

The applications key issues are whether the proposal will affect the amenities of the surrounding properties, the character of the local area or of the listed building.

3. Main Policies

PS 20 – Preserving And Where Appropriate Enhancing Heritage Assets

PCYFF 3 – Design And Place Shaping

PCYFF 4 – Design And Landscaping

4. Response to Consultation and Publicity

Councillor Alun Roberts – No Response
Councillor Lewis Davies – No Response
Councillor Carwyn Jones – No Response

Town Council – No Response

Landscape Advisor – No Objections

Heritage Advisor – No Objections

The application was afforded three means of publicity. These were by the posting of a site notice near the site, the publication of a notice in the local press and the serving of personal notifications on the occupants of neighbouring properties. The latest date for the receipt of representation is the 9th March, 2018. At the time of writing this report no letters of representation had been received at the department.

5. Relevant Planning History

12C450 - Full application for the demolition of part of the existing wall, creating a new access for cars and parking area at 1A & 1B, Green Edge, Beaumaris. Approved 14/05/2014.

12LPA1042A/LB/CC - Listed Building Consent for re roofing at 1 Green Edge. No Decision to date

12LPA1042B/LB/CC - Listed Building Consent for re roofing at 2 Green Edge, Biwmares/Beaumaris. No Decision to date

6. Main Planning Considerations

Affect on surrounding properties – As the scheme only includes minor external works it is deemed that there will be no unacceptable effects on the surrounding properties. The nature of the scheme also means that there will be no change in any overlooking issues.

Affect on the Listed Building – The Heritage advisor had no issues with the details of the scheme and deemed them acceptable. The rainwater goods and chimney breasting are currently modern units therefore the scheme will be an improvement on these as the goods to be installed will be more in-keeping with the character of the Listed Building.

7. Conclusion

The scheme seeks to improve the long term sustainability of the properties by improving the roof health/safety and increasing efficiency by installing insulation. The works will improve the character of the building while remaining in-keeping with the character of the terrace and the wider setting of Beaumaris and its heritage assets.

The recommendation considers the duty to improve the economic, social, environmental and cultural well-being of Wales, in accordance with the sustainable development principle, under section 3 of the Well-Being of Future Generations (Wales) Act 2015 (the WBFG Act). The recommendation takes into account the ways of working set out at section 5 of the WBFG Act and it is considered that this decision is in accordance with the sustainable development principle through its contribution towards one or more of the Welsh Ministers' well-being objectives set out in section 8 of the WBFG Act.

8. Recommendation

Approval. (subject to no representations being received raising issues not already discussed in this report by the expiry of the consultation period)

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

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

(02) The development permitted by this consent shall be carried out strictly in accordance with the plan(s) submitted below except as otherwise required to be approved under the conditions imposed:

Drawing Number	Date Received	Plan Description
N/A	06/02/2018	Heritage Impact Statement
24840/LBC/001	06/02/2018	Proposed Roofing Works
24840/LBC/002 24840/LBC/003	06/02/2018	Proposed External Works
24840/LP	06/02/2018	Location Plan

under planning application reference 12LPA1042/CC.

Reason: For the avoidance of doubt.

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.

12.2

Gweddill y Ceisiadau

Remainder Applications

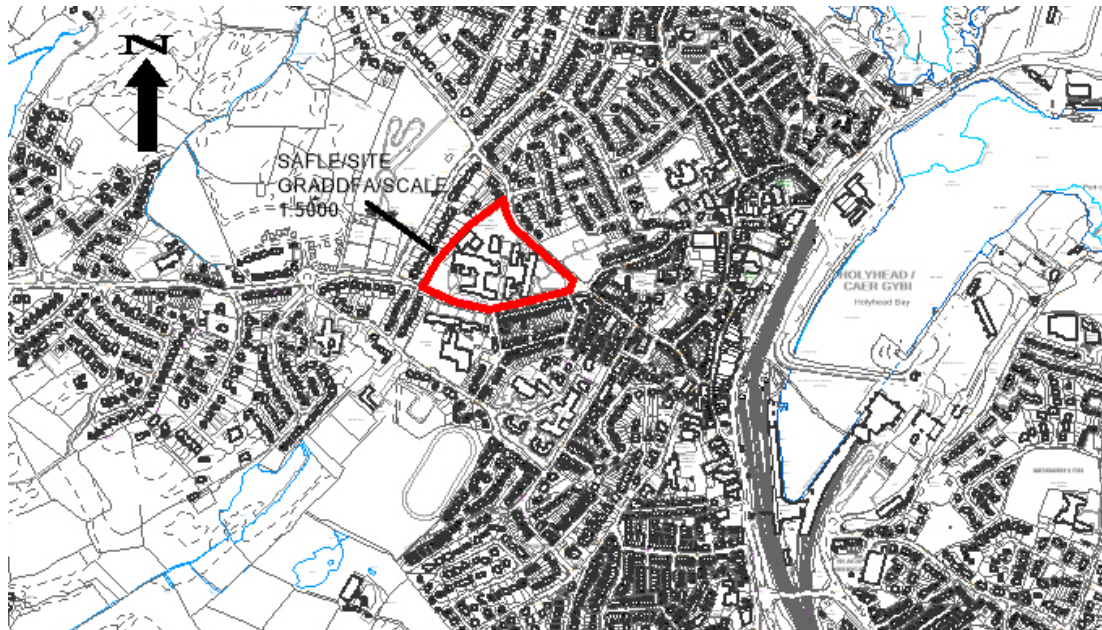
Rhif y Cais: **19LPA89Q/CC** Application Number

Ymgeisydd Applicant

CSYM/IOACC

Cais llawn i godi ffens a giat ar dir yn/Full application for the erection of a fence and gate on land at

Ysgol Uwchradd Caergybi/Holyhead Secondary School, South Stack Road, Caergybi/Holyhead



Planning Committee: 07/03/2018

Report of Head of Regulation and Economic Development Service (GJ)

Recommendation:

Permit

Reason for Reporting to Committee:

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

1. Proposal and Site

The application is a full application and entails the following work:

- a) Erection of a 4 meter high fence on the South West boundary between Holyhead Secondary School and residential properties at New Park Road.
- b) Erection of a 2.4 meter high fence and gate on the South boundary between Holyhead Secondary School and South Stack Road.

2. Key Issue(s)

The applications key issue is whether the fence would have a negative impact upon the immediate area, and or adjoining properties.

3. Main Policies

PCYFF2 – Development Criteria

PCYFF3 – Design and Place Shaping

PS20 - Preserving and Where Appropriate Enhancing Heritage Assets

Planning Policy Wales (9th Edition)

Technical Advice Note 12: Design

4. Response to Consultation and Publicity

Community Council – No objection raised.

Local Member (Cllr Shaun James Redmond) – No response.

Local Member (Cllr Robert Llewelyn Jones) – No response.

Local Member (Cllr Glyn Haynes) – No response.

Highways – No comments.

Response to Publicity

The application was afforded three means of publicity. These were by the posting of a notice near the site, serving of personal notification letters on the occupiers of the neighbouring properties together with an advertisement in the local newspaper as the proposed is within the setting of a nearby Listed Building. The latest date for the receipt of representations was the 21st February, 2018 and at the time of writing this report, no letters had been received.

5. Relevant Planning History

19LPA89G/CC - Erection of satellite Dish 900mm diameter at Holyhead Secondary School – 7/3/90 – No objection

19LPA89H/CC - Demolition of existing classrooms/workshops together with the erection of new classrooms/workshops at Holyhead Secondary School – 18/12/01 – No objection

19LPA89J/CC - Erection of a 3.0m high security fence on land at Holyhead Secondary School – 2/8/02 – No objection

19LPA89K/CC - Erection of a 2.4m high security fence on land at Holyhead Secondary School – Granted - 7/9/06

19LPA89M/CC - Erection of a perimeter galvanised fence and gates at 2 metres high at Holyhead Secondary School – 8/3/07 - Granted

19LPA89N/CC - Erection of a 1 metre extension to existing 3 metre high fence for 10 metres together with the erection of a 3 metre high fence at Holyhead Secondary School – 8/3/07 – Granted

19LPA89P/CC - Remodelling Phase 1, erection of new single storey Technology classrooms, extension to the existing two storey technology block, together with over-cladding to the existing walls, new low pitched roof and new windows, demolition of the existing kitchen and erection of new kitchen, together with over cladding works to part of adjoining music wing at Holyhead Secondary School – 4/6/09 – Granted

6. Main Planning Considerations

The proposed fence will vary from a 4 meter high fence between the school and properties on New Park Road and a 2.4 meter high fence between the school and South Stack Road. The fence will be a high quality galvanized security fence with polyester coating 'Betafence Securifor System' which will be green in colour. The fence will match existing fencing at Holyhead Secondary School.

The fence is required due to ongoing issues of footballs going over the existing 2 meter high stone wall into the gardens of New Park Road causing nuisance and damage to properties. It is hoped that a 4 meter high fence will solve the problem for the residents.

The fence between the school and South Stack Road is required to stop footballs going over onto the road and hitting pedestrians and cars. The fence will not obstruct visibility from the existing vehicular access.

Policy Context

Policy PCYFF3: Design and Place Shaping states that proposals are expected to demonstrate high quality design which fully takes into account the natural, historic and built environmental context. The policy goes on to state that proposals must complement and enhance the character and appearance of the site in terms of siting, appearance, scale, height, massing and elevation treatment. Materials should be appropriate to its surroundings.

This policy plays an important role in addressing design of new development in order to maintain high quality development. Good design helps to provide a sense of place, creates or reinforces local distinctiveness, promotes community cohesiveness and social well being. New developments should integrate into its surroundings whilst seeking to enhance the overall character of the locality. High quality design will be required for all developments. Policy PCYFF3 sets out a range of issues which must be taken into account.

Policy PS20: Preserving and Where Appropriate Enhancing Heritage Assets states that proposals shall preserve and where appropriate, enhance its unique heritage assets.

Affect on neighbouring properties

The proposed fence is proposed to the South West boundary in order to alleviate concerns from neighbours on New Park Road that footballs are being kicked by children into their gardens causing nuisance and damage. The fence between the school and South Stack road will not have a negative impact on neighbouring properties. The fence is of high quality and is of a type that will not block out the light to the properties. It is not considered that the fence will have a negative impact upon neighbouring properties and will alleviate their concerns.

7. Conclusion

It is considered that the fence complies with all relevant policies listed above. It is not considered that the fence will have a negative impact upon the immediate area, heritage assets or neighbouring properties.

The recommendation considers the duty to improve the economic, social, environmental and cultural well-being of Wales, in accordance with the sustainable development principle, under section 3 of the Well-Being of Future Generations (Wales) Act 2015 (the WBFG Act). The recommendation takes into account the ways of working set out at section 5 of the WBFG Act and it is considered that this decision is in accordance with the sustainable development principle through its contribution towards one or more of the Welsh Ministers' well-being objectives set out in section 8 of the WBFG Act.

8. Recommendation

Permit

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

Reason: For the avoidance of doubt

(02) The development permitted by this consent shall be carried out strictly in accordance with the plan(s) and document(s) submitted below:

Date Received	Plan Description
16/1/18	Site Plan
16/1/18	Proposed Work
16/1/18	Location Plan
30/1/18	Proposed Elevations

under planning application reference 19LPA89Q/CC.

Reason: For the avoidance of doubt.

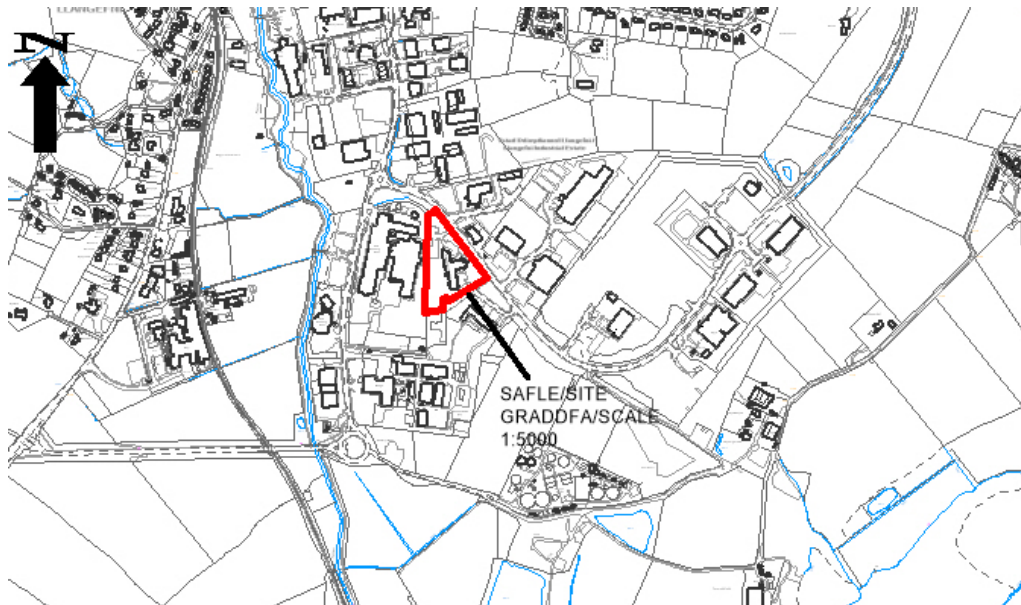
In addition the Head of Service be authorised to add to, remove or amend/vary any condition(s) before the issuing of the planning permission, providing that such changes do not affect the nature or go to the heart of the permission/ development.

Rhif y Cais: **34LPA791D/VAR/CC** Application Number

Ymgeisydd Applicant

Head of Service - Property Services

Cais o dan Adran 73 i ddiwygio amod(au) (02)(Rhaid i'r lle parcio ceir gael ei gwblhau yn hollol unola'r manylion fel y'u cyflwynwyd cyn dechrau'r defnydd a ganiateir yma a'u cadw wedi hynny i'r pwrpasau hynny'n unig, a (04)(Rhaid ymgymryd a'r datblygiad a ganiateir gan y caniatad hwn yn fanwl yn ol cynllun a gyflwynwyd ar y 18/12/2014 o dan cais cynllunio rhif 34LPA791C/CC/ECON) o ganiatâd cynllunio rhif 34LPA791C/CC/ECON (addasu ag ehangu, creu man storio beicio a chreu man parcio) er mwyn diwygio y cynlluniau a ganiatawyd yn / Application under Section 73 for the variation of condition(s) (02)(The car parking accommodation shall be completed in full accordance with the details as submitted before the use hereby permitted is commenced and thereafter retained solely for those purpose) and (04)(The development permitted by this consent shall be carried out strictly in accordance with the plan(s) submitted on the 18/12/2014, under planning application reference 34LPA791C/CC/ECON) of planning permission reference 34LPA791C/CC/ECON (alterations and extension, creation of a bike storage area and creation of a car park) so as to amend the approved scheme at

Canolfan Busnes Ynys Môn / Anglesey Business Centre, Llangefni

Planning Committee: 07/03/2018

Report of Head of Regulation and Economic Development Service (MTD)

Recommendation:

Permit

Reason for Reporting to Committee:

This is a council application in respect of development by the County Council on Council owned land

1. Proposal and Site

The site is located within the Bryn Cefni industrial estate and accesses onto the main road which leads to the Llangefni link road.

It is proposed to amend an approved scheme which allowed for the extension of the business centre along with additional car parking.

The changes include reduction in size of the connection to the existing office building from the extension, removal of a gabion wall in favour of a retaining wall, some changes to materials to be used namely the use of Kingspan cladding in silver as opposed to CA Group products. Changes to elevations and roof to allow for the revised connection.

The overall floor area will be reduced from 820sqm to 769sqm.

The proposed car parking scheme will also be amended. The overall number of spaces will be reduced by 1 (disabled space near entrance). The northern car park extension will be reduced by 13 spaces, the car park to the south east will however be extended to provide 13 spaces. A new footpath within the site will link this to the main entrance.

2. Key Issue(s)

Whether the proposed changes are visually acceptable and will the revised parking scheme give rise to conditions prejudicial to road safety.

3. Main Policies

Joint Local Development Plan

Strategic Policy **PS 5** Sustainable development

Policy **PCYFF 3** Design and Place shaping

Policy **PCYFF 4** Design and Landscaping

Technical Advice Note 12 Design

Technical Advice Note 18 Transport

SPG Design Guide for the Urban and Rural Environment.

4. Response to Consultation and Publicity

The application has been publicised with the expiry date for receiving representations being 2nd March 2018.

Responses;

Town Council - no response at time of writing report

Cllr N Roberts - no response at time of writing report

Cllr D Rees - no response at time of writing report

Cllr Bob Parry - no response at time of writing report

NRW - no response at time of writing report

Highways - no response at time of writing report

Welsh Water - no response at time of writing report

5. Relevant Planning History

34LPA791/CC erection of a business centre approved 23/12/99

34LPA791A/CC Alterations and extension approved 26/5/04

34LPA791B/CC Installation of solar panels approved 21/8/12

34LPA791C/CC/ECON alteration and extensions approved 9/12/15

6. Main Planning Considerations

With the principle of extending the offices and addition of associated car parking established the considerations here can be confined to the changes in appearance and car parking.

The changes to the design and material are considered to be of a minor nature and will not change the overall character and nature of the proposed works.

Furthermore, the revised parking scheme is technically acceptable and whilst there is a reduction in space provision there is also a reduction in floor space proposed as such the Highways Authority is satisfied with that provision

7. Conclusion

As mentioned in this report permission already exists to extend the business centre. This application deals with modest changes to that scheme to ensure the optimal design for the delivery of the project.

The changes are considered acceptable not introducing any additions/alterations which would raise concern.

The recommendation considers the duty to improve the economic, social, environmental and cultural well-being of Wales, in accordance with the sustainable development principle, under section 3 of the Well-Being of Future Generations (Wales) Act 2015 (the WCFG Act). The recommendation takes into account the ways of working set out at section 5 of the WCFG Act and it is considered that this decision is in accordance with the sustainable development principle through its contribution towards one or more of the Welsh Ministers' well-being objectives set out in section 8 of the WCFG Act.

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.

(02) No development approved by this permission shall be commenced until to following drainage details have been submitted to and approved in writing by the Local Planning

Authority; Surface water regulation to control flows Introduction of sustainable drainage system where appropriate. The details approved under the provision of this condition shall be implemented and completed prior to the occupation of the development.

(03) The development shall be completed in accordance with the following drawings:

**39926-XX-DR-LA-6001 Landscape
39926-XX-DR-A-0002 Location Plan
39926-XX-DR-A-2002revC LGF Plan
39926-XX-DR-A-3002revA GA section BB
39926-XX-DR-A-3001revA GA Section AA
39926-XX-DR-A-2003recA Roof Plan
39926-XX-DR-A-2001revC
39926-XX-DR-A-5001revA Site Plan
39926-XX-DR-A-6001 External Hardworks plan
39926-XX-DR-A-1001revA Elevations**

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.

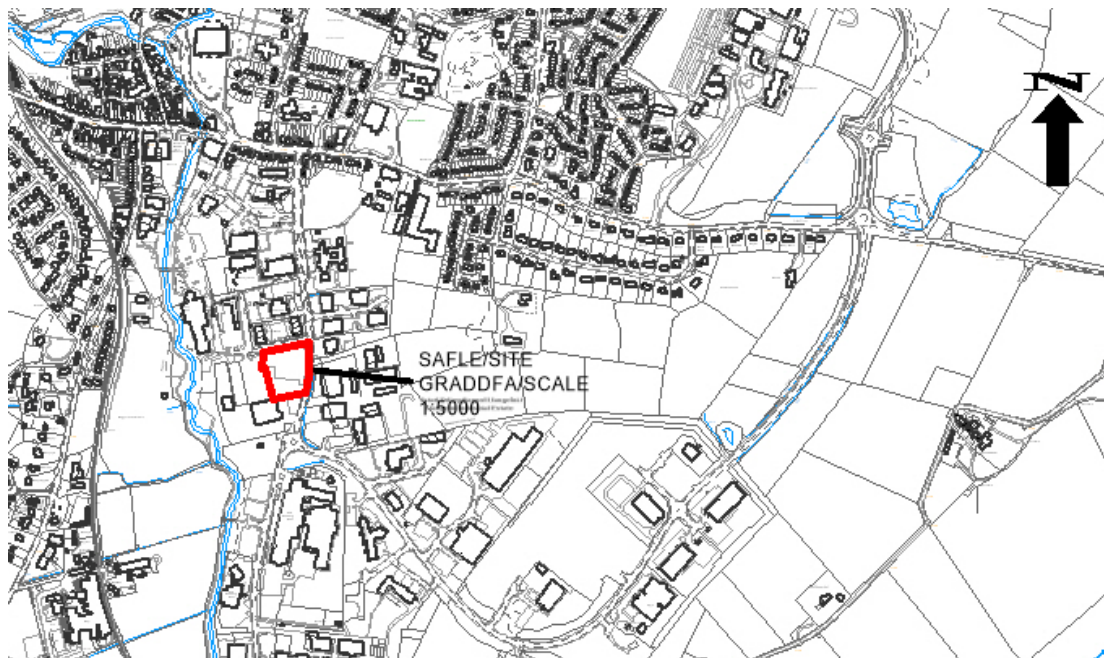
Rhif y Cais: **34LPA1015C/MIN/CC** Application Number

Ymgeisydd Applicant

Head of Service - Property Services

Mân newidiadau i gynllun sydd wedi ei ganiatáu yn flaenorol o dan caniatád cynllunio 34LPA1015B/CC er mwyn diwygio yr Edrychaid, To, Gosodiad parcio, Defnyddiau ac Tirlunio yn yr hen / Minor amendments to scheme previously approved under planning permission 34LPA1015B/CC so as to amend Elevations, Roof, Carpark Layout, Materials and Landscaping at former

Mon Training Site, Llangefni.



Planning Committee: 07/03/2018

Report of Head of Regulation and Economic Development Service (SOH)

Recommendation:

Permit

Reason for Reporting to Committee:

Application made by County Council

1. Proposal and Site

The site is located within the Bryn Cefni industrial estate in the town of Llangefni. Access to the site is from the industrial estate road. The site is surrounded by businesses and a car park to the rear. The site is currently undeveloped and covered in rubble and slab and has existing planning permission.

The application is a minor amendment that seeks to amend the finish and appearance of the building/site. The amendments include changing the roof from a curved design to a single slope roof, the roof height will also be lowered from 9.0m to 8.127m. The finishing material will also be changed from steel cladding to Kingspan Trapezoidal Wall panel systems which will also be the roof material. Large glazed areas will also be added to the front elevation of the building.

The landscaping will be amended by the additional planting of 14 trees. The car park layout will be amended by the provision of 3 extra spaces and giving a loss of one disabled parking space. The amended scheme will have a total of 43. The bulk of the spaces will now be closer to the building as opposed to along the industrial estate road. The bike and bin store will also be made larger.

2. Key Issue(s)

The applications key issues are whether the proposal will affect the amenities of the surrounding properties, the character of the local area or affect highway safety.

3. Main Policies

Joint Local Development Plan

PCYFF1 – Development Boundaries
PCYFF 2 – Development Criteria
PCYFF3 – Design and Place Shaping
PCYFF 4 – Design and Landscaping
CYF 7 – Regeneration Sites

Planning Policy Wales (9th Edition)

Technical Advice Notes 12: Design

4. Response to Consultation and Publicity

No consultations were undertaken for this application due to the minor nature of the changes.

5. Relevant Planning History

34LPA1015/CC - Application to determine whether prior approval is required for the demolition of the existing building at Môn Training, Llangefni – Permitted Development – 25/03/2015

34LPA1015A/CC/SCR - Screening opinion for the erection of 5 new business units at the former site of Môn Training, Llangefni – EIA Not Required

34LPA1015B/CC - Full application for the erection of 5 flexible business units together with associated parking and service yard, landscaping, electrical vehicle charging point, solar panels and two bin \ recycling and cycling stores on the site of the former Hyfforddiant Môn Training, Industrial Estate, Llangefni. Approved 9/12/2015.

6. Main Planning Considerations

Material change – The proposed changes are not considered to be a material change from the original application therefore may be determined as a minor amendment.

7. Conclusion

The amendments will not constitute a material change and will not have an effect on the character of the area to such a degree to warrant a refusal. The large glazed areas will not cause overlooking as there are no residential buildings in the area. The amendments will improve the site function and appearance as it will more closely match the finish of the neighbouring businesses.

The recommendation considers the duty to improve the economic, social, environmental and cultural well-being of Wales, in accordance with the sustainable development principle, under section 3 of the Well-Being of Future Generations (Wales) Act 2015 (the WBFG Act). The recommendation takes into account the ways of working set out at section 5 of the WBFG Act and it is considered that this decision is in accordance with the sustainable development principle through its contribution towards one or more of the Welsh Ministers' well-being objectives set out in section 8 of the WBFG Act.

8. Recommendation

Permit

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.

12.5

Gweddill y Ceisiadau

Remainder Applications

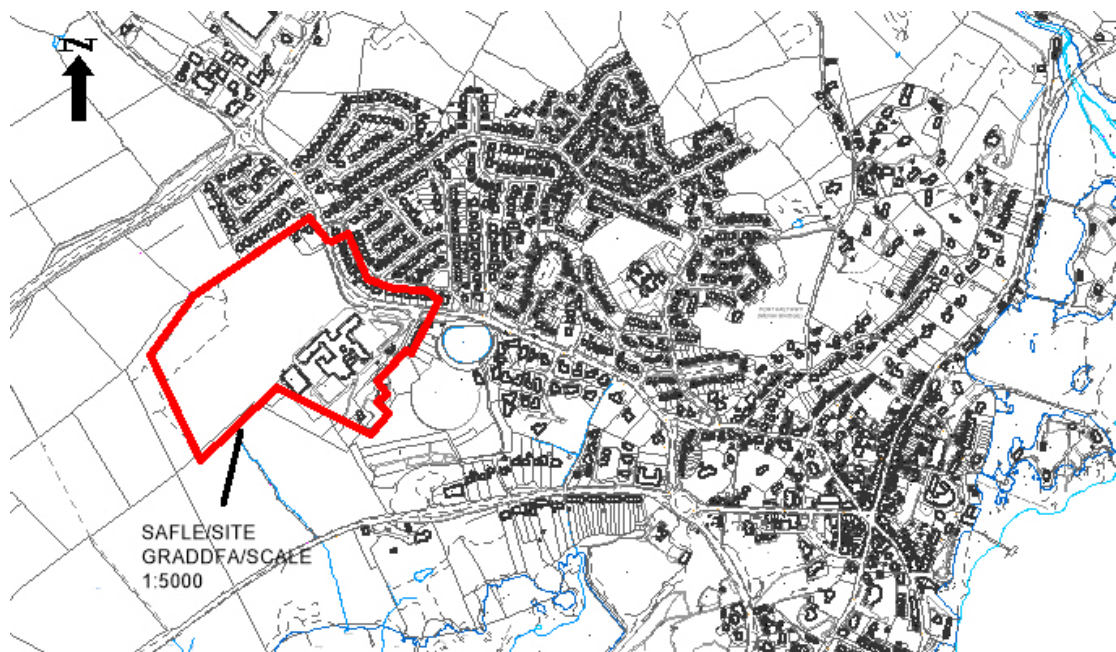
Rhif y Cais: **39LPA589R/CC** Application Number

Ymgeisydd Applicant

Head of Service

Cais llawn ar gyfer estyniad yn cynnwys lifft llwyfan yn/Full application of an extension containing a platform lift at

Ysgol David Hughes Pentraeth Road Porthaethwy/Menai Bridge



Planning Committee: 07/03/2018

Report of Head of Regulation and Economic Development Service (SOH)

Recommendation:

Permit

Reason for Reporting to Committee:

Application made by County Council

1. Proposal and Site

The site is located within the town of Menai Bridge and the Ysgol Uwchradd David Hughes school complex. Access to the site is from Pentraeth Road. The extension will be central within the school ground and will be surrounded by school buildings.

The application is a full application for the erection of an extension which includes a platform lift. The originally submitted scheme has been amended in response to safety concerns with the lift door now turned to face the yard but remaining in its proposed position.

2. Key Issue(s)

The applications key issues are whether the proposal will affect the amenities of the surrounding properties or the character of the local area.

3. Main Policies

PCYFF 3 – Design And Place Shaping

PCYFF 4 – Design And Landscaping

TAN 12 Design

4. Response to Consultation and Publicity

Councillor Robin Wyn Williams - No response

Councillor Alun Wyn Mummery - No response

Councillor Meirion Jones - No response

Town Council – No response

The application was afforded a single mean of publicity. This was by the posting of a site notice near the site. The latest date for the receipt of representation was 9th March, 2018. At the time of writing this report no letters of representation had been received at the department. As the application site is within the school grounds and will not be viewable from any property, no letters were sent to the neighbouring properties.

5. Relevant Planning History

39LPA589/CC – Place a satellite dish at Ysgol David Hughes, Menai Bridge. Granted 9th April 1990.

39LPA589A/CC – Erection to the technology department at Ysgol David Hughes, Menai Bridge. Granted 13th December 1993.

39LPA589B/CC – Siting of a single mobile classroom at Ysgol David Hughes, Menai Bridge. Approved 19/09/1995.

39LPA589C/CC – Retention of temporary classrooms together with provisions of additional parking facilities at Ysgol David Hughes, Menai Bridge. Granted 12/08/1996.

39LPA589D/CC – Alterations and extensions at Ysgol David Hughes, Menai Bridge. Granted 04/06/1998.

39LPA589F/CC – Change of use of land to form car park together with the construction of a new access road at Ysgol David Hughes, Menai Bridge. Granted 14/08/2002.

39LPA589G/CC – Construction of a new all-weather play area/ tennis courts with perimeter fencing and floodlighting at Ysgol David Hughes, Menai Bridge. Granted 14/08/2002.

39LPA589H/CC – Erection of a sports hall at Ysgol David Hughes, Menai Bridge. Approved 22/12/2003.

39LPA589J/CC – Demolition of existing fence and stone wall and the erection of a new mesh fence at Ysgol David Hughes, Menai Bridge. Approved 05/02/2004.

39LPA589K/CC – Alterations and extensions to kitchen at Ysgol David Hughes, Menai Bridge. Approved 03/07/2008.

39LPA589M/CC – Erection of 3 signs to direct the public to the sports centre at Ysgol David Hughes, Menai Bridge. Approved 31/07/2008.

39LPA589N/CC – Erection of a 11kv substation on land at Ysgol David Hughes, Menai Bridge. Approved 28/07/2010.

39LPA589P/CC - Cais llawn ar gyfer codi estyniad sy'n cynnwys lifft platfform i drychiad de bloc 'B' yn / Full application for the construction of an extension containing a platform lift to the southern elevation of 'B' block at Ysgol Uwchradd David Hughes, Porthaethwy/Menai Bridge. Approved 5/1/2017.

39LPA589Q/CC - Cais llawn i newid defnydd cwrt tennis i faes parcio gyda goleuadau cysylltyiedig yn / Full application for change of use of the tennis court into a car park together with associated lighting at Ysgol David Hughes, Porthaethwy/Menai Bridge. No Decision to date.

6. Main Planning Considerations

Effect on local area – the proposal is for an extension to the school which will not be viewable to any neighbouring properties therefore it is deemed the scheme will have minimal impact on the local area. The extension will not cause an increase in traffic to the area outside of the construction period as the extension will only contain a stair lift.

7. Conclusion

The extension will not affect the amenities of the neighbouring properties and will improve the function of the school. The extension is modest in size therefore will not make the site feel cramped or overdeveloped. The design will be reflective of the existing school buildings and will not harm the character of the area.

The recommendation considers the duty to improve the economic, social, environmental and cultural well-being of Wales, in accordance with the sustainable development principle, under section 3 of the Well-Being of Future Generations (Wales) Act 2015 (the WCFG Act). The recommendation takes into account the ways of working set out at section 5 of the WCFG Act and it is considered that this decision is in accordance with the sustainable development principle through its contribution towards one or more of the Welsh Ministers' well-being objectives set out in section 8 of the WCFG Act.

8. Recommendation

Approval. (subject to no representations being received raising issues not already discussed in this report by the expiry of the consultation period)

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

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

(02) The development permitted by this consent shall be carried out strictly in accordance with the plan(s) submitted below except as otherwise required to be approved under the conditions imposed:

Drawing Number	Date Received	Plan Description
AL/15083/01	07/02/2018	Site Plan
AL/15083/03	07/02/2018	Existing and Proposed Elevations
AL/15083/04	07/02/2018	Existing and Proposed Ground Floor Plans
AL/15083/05	07/02/2018	Existing and Proposed First Floor Plans
AL/15083/06	07/02/2018	Existing and Proposed Second Floor Plans

under planning application reference 39LPA589R/CC.

Reason: For the avoidance of doubt.

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.

12.6

Gweddill y Ceisiadau

Remainder Applications

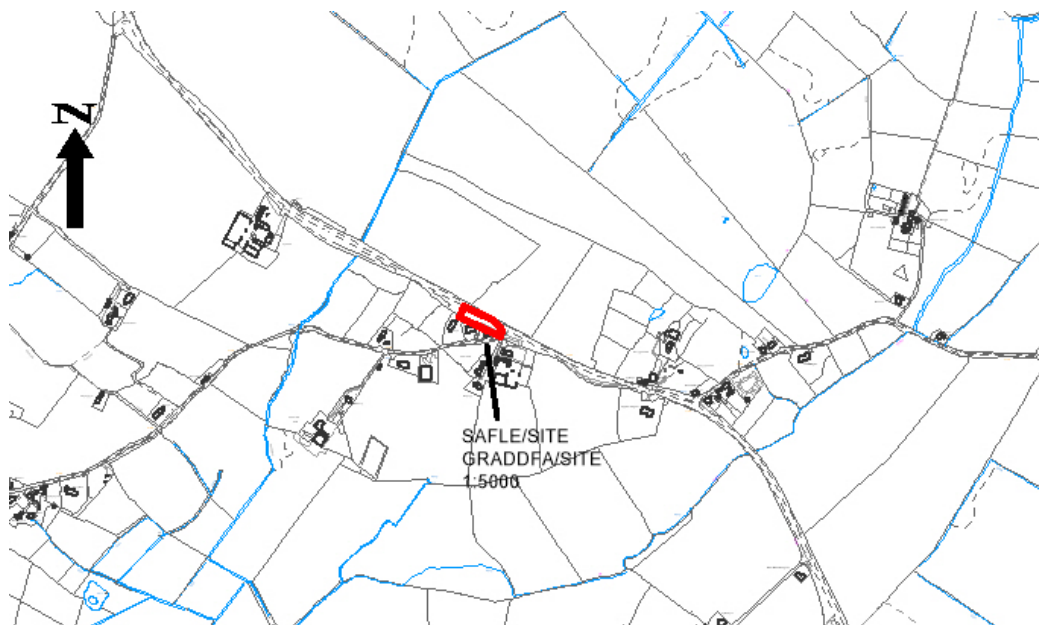
Rhif y Cais: **42C268** Application Number

Ymgeisydd Applicant

Mrs Rosemary Williams

Cais llawn ar gyfer newid defnydd tir i greu estyniadau i gwrtil y tri anedd tu cefn i / Full application for the change of use of land to form extensions to curtilages of all three properties on land at the rear of

Arfryn Mwyn Awel and Groeslon Rhoscefnhir



Planning Committee: 07/03/2018

Report of Head of Regulation and Economic Development Service (SOH)

Recommendation:

Permit

Reason for Reporting to Committee:

Application is on Council land

1. Proposal and Site

The application site lies on the approach to the Village of Rhoscefnhir beside the A5025. The dwelling known as Groeslon is a Grade II Listed, detached type property and has a dominant front elevation feature. It has a garden area to the rear which is owned by the applicant. The other two properties (Arfryn and Mwyn Awel) are also detached and have garden areas to the rear. The site is currently overgrown scrubland.

The application is a full application for an extension to curtilage for all three properties to include the council owned land as garden space.

2. Key Issue(s)

The applications key issues are whether the proposal will affect the amenities of the surrounding properties, the character of the local area or the setting of the listed building.

3. Main Policies

PS 5 – Sustainably Development

PCYFF 3 – Design and Place Shaping

PCYFF 4 – Design and Landscaping

PS 20 – Preserving And Where Appropriate Enhancing Heritage Assets

4. Response to Consultation and Publicity

Councillor Margaret Murley Roberts – No Response

Councillor Vaughan Hughes – No Response

Councillor Ieuan Williams – No Response

Community Council – No Response

Landscape Advisor – No Response

Heritage Advisor – No Objection. Reminder that there are no permitted developments as all properties are within the setting of a Listed Building. Any boundary treatments or erection of garden structures will require listed building consent.

The application was afforded three means of publicity. These were by the posting of a site notice near the site, the serving of personal notifications on the occupants of neighbouring properties and a Listed Buildings Advert in the local newspaper. The latest date for the receipt of representation was 23rd February, 2018. At the time of writing this report no of representation had been received at the department.

5. Relevant Planning History

42C23 – Alterations And Extensions To Include Two Bedrooms, Conservatory And Larger Garage At. Approved 1/1/1990.

42C105/LB – Caniatad adeilad rhestredig ar gyfer adnewyddu / Listed building consent for renovation of Groeslon, Pentraeth. Approved 30/7/1992.

42C105A – Addasu ac ehangu yn / Alterations and extensions to Groeslon, Pentraeth. Refused 12/4/2006.

42C105B/LB – Caniatad Adeilad Rhestredig ar gyfer addasu ac ehangu yn / Listed Building Consent for alterations and extensions to Groeslon, Pentraeth. Refused 12/4/2006.

42C105C – Addasu ac ehangu yn/Alterations and extensions at Groeslon, Pentraeth. Approved 18/7/2006.

42C105D/LB – Cais Adeilad Rhestredig ar gyfer addasu ac ehangu yn/Listed Building consent for alterations and extensions at Groeslon, Pentraeth. Approved 4/9/2006.

42C105E/LB – Caniatad Adeilad Rhestredig ar gyfer gosod dysgl 'sky' yn/Listed Building Consent for the erection of a Sky dish at Groeslon, Pentraeth. Withdrawn 1/10/2008.

42C162 – Codi ystafell haul ynghyd ac estyniad i'r modurdy dwbl ar wahan presennol yn / Erection of a conservatory together with an extension to the existing detached double garage at Mwyn Awel, Pen Y Garnedd, Pentraeth. Approved 31/5/2001.

42C162A – Codi to pits dros ben y modurdy yn / Erection of a pitch roof over garage at Mwyn Awel, Pen Y Garnedd, Pentraeth. Approved 11/2/2002.

42C162B - Estyniad ir garej\gweithdy / Extension to garage workshop at Mwyn Awel, Pen Y Garnedd, Pentraeth. Approved 31/1/2008.

6. Main Planning Considerations

Affect on surrounding properties – The land to be included within the curtilages of the respective properties currently faces the public highway and there are no other viewable properties on the opposite side of the highway. The neighbouring properties are to the rear of the three applicants dwellings and the scheme will not be viewable to these properties.

Affect on the locality – It is deemed that the scheme will not have an unacceptable effect on the character of the area as the land is currently un-kept scrubland consisting of undergrowth and a few trees. The area does not have any designations related to ecological/environmental importance and the landscape advisor did not have any comments to make regarding the scheme therefore it is deemed there will be no unacceptable impacts from this perspective. There are no boundary treatments proposed as a part of this scheme. Other properties in the vicinity of scheme also have large garden areas therefore the extension to curtilage will not be out of character.

Affect on the Settling of a Listed Building – The scheme itself will not have an effect on the setting of the listed building as no built development is proposed. Should the applicants wish to carry out any boundary treatments or erect any garden structures, planning permission will be required to mitigate any unacceptable effects upon the setting of the listed building.

7. Conclusion

The scheme is deemed to be acceptable as its implementation would not bring any adverse impacts to the area and its residents. The main issues with the development have been addressed sufficiently and none of which warrant a refusal.

The recommendation considers the duty to improve the economic, social, environmental and cultural well-being of Wales, in accordance with the sustainable development principle, under section 3 of the Well-Being of Future Generations (Wales) Act 2015 (the WCFG Act). The recommendation takes into account the ways of working set out at section 5 of the WCFG Act and it is considered that this decision is in accordance with the sustainable development principle through

its contribution towards one or more of the Welsh Ministers' well-being objectives set out in section 8 of the WCFG Act.

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 below except as otherwise required to be approved under the conditions imposed:

Drawing Number	Date Received	Plan Description
N/A	10/10/2017	Proposed Location Plan
N/A	10/10/2017	Location Of Highway To Be Stopped Up

under planning application reference 42C268.

Reason: For the avoidance of doubt.

(03) Within the area delineated in red on the submitted plan the development permitted by the provisions of schedule 2, part 1, classes a, b and e of the town and country planning (General Permitted Development Order 1995 (As Amended) (Or Any Other Re-voking Or Re-enacting That Order) are hereby excluded.

Reason: To safeguard the character of the site, it's setting on the edge of a rural area and the settling of the listed building.

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.