

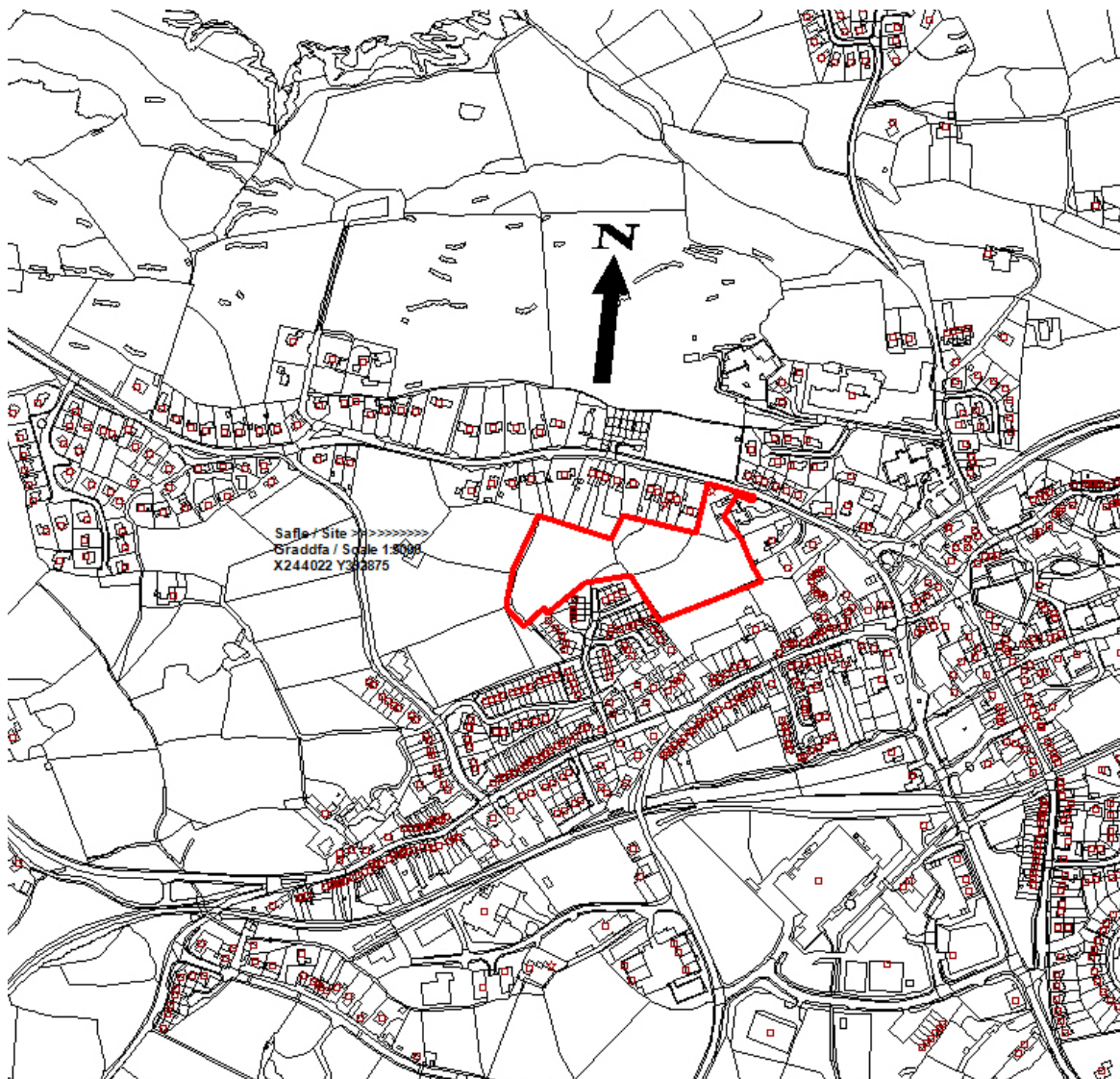
Rhif y Cais: **11LPA896D/CC** Application Number

Ymgeisydd Applicant

**Head of Service (Property)**

**Cais amlinellol gyda rhai materion wedi eu cadw yn ol ar gyfer codi 40 o unedau preswyl ar dir ger  
/ Outline application with some matters reserved for the erection of 40 residential units on land  
near**

**Maes Mona, Amlwch**



**Planning Committee: 05/11/2014**

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

**Recommendation:**

Permit

**Reason for Reporting to Committee:**

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

**1. Proposal and Site**

The application site compasses part of the garden of a residential property at "Craigwen" and the agricultural enclosures between this property and Maes Mona residential estate to the south.

This is an outline planning application encompassing an area of 1.80 hectares, and is made for up to 40 dwellings of which 30% will be affordable housing. The application is accompanied by:

- Layout plan of the development illustrating 41 residential units.
- Detailed topographical plan of the vehicular access onto the A5025 "Bull Bay Road" including the proposed vision splays.
- Ecological Scoping Report.
- Full foul & surface water drainage details.
- Welsh Language Assessment

**2. Key Issue(s)**

- Principle of development & relationship with surroundings.
- Affordability
- Education Contribution
- Welsh Language
- Siting, External Appearance and the Historic Environment
- Trees, Landscape & Ecological Features
- Highways
- Foul & Surface Water Drainage

**3. Main Policies**

**Gwynedd Structure Plan**

A2 - Housing Land

FF12 - Parking Standards

**Ynys Môn Local Plan**

1 - General Policy

49 - Defined Settlements

**Stopped Ynys Môn Unitary Development Plan**

GP1 - Development Control Guidance  
HP2 - Density  
HP3 –New Housing Development – Main &  
Secondary Centres.

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

**Technical Advice Note 2: Planning & Affordable Housing**

**Technical Advice Note 5: Nature Conservation and Planning**

**Technical Advice Note 12: Design**

**Technical Advice Note 20: Planning and the Welsh Language.**

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

**Local Members:** No responses received.

**Amlwch Town Council:** No objections.

**Drainage:** Conditions and informative on drainage recommended.

**Highways:** Comments awaited at the time of writing.

**Conservation Officer:** The site lies outside Amlwch conservation area and it is not considered that the development would have an adverse effect on the character and appearance of the designated area or on the views into or out of it.

In addition the proposed development would not have an adverse effect on the character or setting of the surrounding listed buildings.

The trees on the site are not protected by Tree Preservation Orders.

**Environmental Services:** Condition recommended in respect of contaminated land, working hours and informatives recommended on miscellaneous matters.

**Ecological & Environmental Adviser:** No objections subject to the considerations listed.

**Lifelong Learning Education** contribution requested as detailed in the main body of the report.

**Welsh Water:** Comments waited at the time of writing.

**Natural Resources Wales:** Not aware of any flooding on the site, however there is a watercourse along the western boundary which will need to be safeguarded and left in an open state.

In addition a condition is recommended requiring the provision of a surface water regulation scheme.

Recommended the landscape condition is amended to ensure that there is no net loss of habitat and connectivity is also addressed.

It is pointed out that the proposal is within the Amlwch and Parys Mountain Landscape of

Outstanding/Special Historic Interest. Planning Policy Wales (PPW) states that it is a material consideration in the planning process and must be given due regard when reaching a determination.

**Gwynedd Archaeological Planning Service:** There appear to be no significant archaeological implications for this scheme.

## **5. Relevant Planning History**

**11LPA896/CC** - Screening opinion for residential development. Environmental Impact Assessment Not Required - 13.12.09.

**11LPA896A/CC** - Outline application for residential development together with the construction of a new access. Conditionally approved - 06.07.10.

**11LPA896B/CC** - Outline application for residential development together with the construction of a new access. Withdrawn - 10.09.13.

**11LPA896C/CC/SCR:** Screening opinion for residential development. Withdrawn - 10.09.13.

**11LPA896E/SCR/CC:** Screening opinion for residential development. Environmental Impact Assessment Not Required - 27.02.14.

## **6. Main Planning Considerations**

### **Principle of Development**

The application site is allocated as residential proposal T1 in the Ynys Môn Local Plan and T59 in the Stopped Ynys Môn Unitary Development Plan. The inclusion of the site in the Ynys Môn Local Plan and in the Stopped Ynys Môn Unitary Development Plan reflects the fact that an extant historical permission exists on the site, and the principle of residential development is acceptable.

### **Affordability**

Policy 51 of the Ynys Môn Local Plan seeks affordable housing on sites of 10 residential units or more. Policy HP7 of the Stopped Ynys Môn Unitary Development Plan seeks to negotiate up to 30%, which has been agreed by the applicant.

### **Education Contribution**

The Council's Lifelong Learning have requested a financial contribution of £181,728 towards facilities at Ysgol Gynradd Amlwch. This based on the number of primary school pupils generated by the development in the next 5 years and the existing capacity available in the catchment.

### **Welsh Language**

The Council's Supplementary Planning Guidance requires that a Welsh Language Statement in support of the proposal. It is understood that this information will be submitted shortly and the matter will be updated at the Planning Committee.

## **Siting, External Appearance and the Historic Environment**

The application is made in outline form, the indicative layout is considered acceptable subject to conditions recommended.

## **Trees, Landscape & Ecological Features**

There are trees within the garden of "Craigwen" which are prominent in the approach to Amlwch and will be required to be removed to provide the visibility splays for the vehicular access to the development. The council's Landscape Officer has assessed their amenity value and condition and is satisfied with their felling subject to the conditions recommended which require re-planting and retention of other trees on the site.

In accord with NRW's comments the landscape condition recommended below incorporates requirements in terms of retention of landscape features and connectivity.

The application site is within the Amlwch and Parys Mountain Landscape of Outstanding/Special Historic Interest. Given that the application is bounded by existing development to the north and south, and by a road to the west it is considered to an acceptable infill of this part of the settlement, It is not considered that subject to the conditions recommended in respect of materials that the development will unacceptably affect the character and appearance of the landscape.

## **Highways**

The vehicular access to the development is onto the A5025 at Bull Bay Road. The submitted plans illustrate visibility splays of 2.4 by 75 meters either side of the proposed vehicular access. The comments of the Highways Officer are awaited at the time of writing.

## **Foul & Surface Water Drainage**

Foul drainage from the development will be connected to the public sewer and Welsh Water have recommended conditional permission. In terms of surface water the council's Drainage Section have confirmed that the development is acceptable subject to the conditions recommended. Comments are awaited from Dwr Cymru at the time of writing.

## **7. Conclusion**

The proposal is acceptable subject to any additional conditions recommended by the Highways Section and Dwr Cymru.

## **8. Recommendation**

That planning permission is **permitted** subject to

- a) The completion of a legal agreement containing obligations requiring:
  - Provision of 30% of the units hereby approved being affordable housing.
  - Education contribution of £181,728 to accommodate the number of primary school pupils forecast to be generated by the development in the next 5 years having regard to capacity.
- b) Thereafter that planning permission is granted subject to the following planning conditions and any additional recommended by Highways or Welsh Water. 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 hereby permitted shall be begun not later than whichever is the later of the following dates:**

**i) The expiration of five years from the date of this permission.**

**ii) The expiration of two years from the date of approval of the last of the reserved matters to be approved.**

Reason: To prevent the accumulation of planning permissions: to enable the Council to review the suitability of the development in the light of altered circumstances and to comply with the provisions of Section 92(2) of the Town and Country Planning Act 1990.

**(02) Application for approval of reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.**

Reason: To prevent the accumulation of planning permissions: to enable the Council to review the suitability of the development in the light of altered circumstances and to comply with the provisions of Section 92(2) of the Town and Country Planning Act 1990.

**(03) Approval of the details of the appearance *\*to include floor plans, layout; scale, and the landscaping of the site (hereafter called 'the reserved matters')* shall be obtained in writing from the Local Planning Authority before the development is commenced.**

Reason: The application is for outline planning permission.

**(04) The details to be submitted for approval in writing by the Local Planning Authority in accordance with Condition (3) above shall include details of the proposed slab levels of the building(s) in relation to the existing and proposed levels of the site and the surrounding land. The building(s) shall be constructed with slabs at levels that have been approved in writing by the Local Planning Authority.**

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

**(05) No development shall take place until trade descriptions of the materials proposed to be used on the external surfaces of the development have been submitted to and approved in writing by the Local Planning Authority. The approved materials shall be used in the implementation of the development.**

Reason: To ensure a satisfactory appearance to the development.

**(06) Natural slates of uniform colour shall be used as the roofing material of the proposed building(s).**

Reason: In the interests of amenity.

**(07) No development whatsoever shall be undertaken during the bird breeding season (March to August), unless written approval is obtained from the local planning authority that there will be no occupied bird nests disturbed.**

Reason To mitigate the impacts of the development on this protected species.

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

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

**(09) 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 overload of the public sewerage system and pollution of the environment.

**(10) Land drainage run-off shall not be permitted to discharge either directly or indirectly into the public sewerage system.**

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.

**(11) A scheme for the landscaping and ecological connectivity which shall include the watercourse at the western boundary of the application site of the application site shall be submitted to and approved in writing by the Local Planning Authority. The landscaping & ecological scheme shall include details of tree, scrub, lowland dry acid grassland and hedgerow retention and protection, replacements tree planting plans (to include disease resistant elm), written specifications (including cultivation and other operations associated with tree, shrub, hedge or grass establishments), schedules of plants noting species, plant size, the proposed numbers and densities and an implementation programme. Long-term management of the open space areas shall be included in the scheme and shall thereafter be implemented and retained in accord with the details to be approved under the provisions of this condition.**

Reason In the interest of amenity, the visual amenities and biodiversity of the locality.

**(12) The approved landscaping and ecological plan shall be completed in accordance with the following:-**

**a) All landscaping and ecological works shall be completed in full accordance with the approved scheme, within the first planting season following completion of the development hereby approved, or in accordance with a programme agreed with the Local Planning Authority.**

**b) All new tree planting shall be positioned in accordance with the requirement of Table 3 of the British Standard BS5837:2005 Trees in Relation to Construction: Recommendations (or any document which updates or superseded this British Standard).**

**c) Any trees, shrubs or hedges planted in accordance with this condition which are removed, die, become severely damaged or become seriously diseased within five years of planting shall be replaced within the next planting season by trees, shrubs or hedging plants of similar size and species to those originally required to be planted.**

Reason In the interest of amenity, the visual amenities and biodiversity of the locality.

**(13) No other part of the development shall begin until the new means of access has been sited and laid out in accordance with the submitted plans.**

Reason: To minimise danger and inconvenience to highway users.

**(14) No other part of the development shall begin until the visibility splays shown on the submitted plan has been provided and the area contained within the vision splays shall be kept free of any obstruction exceeding 1.0 metre in height above the nearside channel level of the carriageway.**

Reason: To provide adequate inter-visibility between the access and the existing public footway for the safety and convenience of pedestrians and users of the access.

**(15) No part of the development shall begin until the access has been laid out to a gradient of 1 in 20 for a minimum distance of 5.0 metres beyond the edge of the carriageway.**

Reason: To minimise danger and inconvenience to highway users.

**(16) The estate road(s) shall be completed to a base course finish with the surface water drainage system complete and in perfect working order before any work is commenced on the dwellings which it serves.**

Reason: To minimise danger and inconvenience to highway users.

**(17) The estate road(s) shall be kerbed and the carriageway and footways finally surfaces and lighted before the last dwelling on the estate is occupied or within 2 years of the commencement of the work on the site or such any other period as may be agreed in writing with the local planning authority whichever is the sooner.**

Reason: To minimise danger and inconvenience to highway users.

**(18) Prior to the commencement of the development hereby approved a management and maintenance plan for the lifetime of the development which shall include the arrangement for adoption by any public authority or statutory undertaker or other arrangements to secure the operation of the scheme throughout its lifetime shall be submitted to and approved in writing by the Local Planning Authority. The details to be approved under the provisions of this condition shall be implemented in accord with a timetable which also be approved in writing by the Local Planning Authority.**

Reason: To minimise danger and inconvenience to highway users.

**(19) Before any development commences, plans shall be submitted to and approved in writing by the Planning Authority of the following reserved matters:**

**(a) longitudinal and cross sections through the estate roads showing the proposed road levels relative to the existing ground levels and proposed garage floor levels.**

**(b) The surface water drainage and means of disposal including the position of gullies, pipe diameters, design data and outfall.**

**(c) The location and the type of street lighting furniture.**

**(d) The extent and position of accommodation for car parking.**

Reason: To minimise danger and inconvenience to highway users and enable vehicles to draw off, park and turn clear of the highway.

**(20) 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, unless otherwise agreed in writing with the local planning authority. Such works shall be erected following completion of the building(s) or the completion of the development, whichever is the sooner.

Reason: In the interest of the amenities of the locality.

**(21) The details to be submitted for approval in writing by the Local Planning Authority in accordance with Condition (3) shall illustrate the dwelling sited and designed so that no window of a habitable room shall overlook an existing habitable room window at a distance of less than 21 meters or a garden of any adjacent dwelling at a distance of less than 10.0 meters.**

Reason To safeguard the amenities of adjacent properties.

**(22) No development approved by this permission shall be commenced until a scheme for the provision and implementation of a surface water regulation system has been submitted to and approved in writing by the Local Planning authority. Such a scheme shall be implemented prior to the construction of any impermeable surfaces draining to the system unless otherwise agreed in writing by the Local Planning Authority. Surface water generated from new impermeable surfaces must be limited to equivalent Greenfield rate for the site, the level of which to be agreed with the Natural Resources Wales (up to and including the 1 in 100 year rainfall event with an allowance for climate change).**

Reason To prevent the increased risk of flooding on and off-site.

**(23) If during the development hereby approved material is found or suspected of being contaminated, then the developer should undertake soil testing and analysis. If the application site is found to be contaminated then a suitable remediation strategy should be submitted to an approved in writing by the local planning authority. The development shall thereafter be implemented in accord with any remediation strategy approved in writing under the provisions of this condition.**

Reason To ensure that any contamination present is satisfactorily remedied.

**(24) Any construction works should be solely undertaken between the following times – 0800 to 1800 hours - Monday to Friday; 0800 to 1300 hours on Saturday's and no working on Sunday's or Bank Holidays).**

Reason To safeguard the amenities of occupants of residential properties in the locality.

### ***Informatives***

***This decision notice relates solely to the Town and Country Planning Act 1990 (as amended) and does not purport to grant any approval, which may be required under any separate European or UK legislation in relation to protected species. Under the Wildlife & Countryside Act 1981 (as amended) and the Conservation (Natural Habitats) Regulations 1994, it is an offence to disturb a bat in its place of shelter, to kill or injure a bat or to damage, destroy or prevent access to its roosting site, whether or not the roost is occupied at the time. If evidence of use by bats is found a licence may be required from the Welsh Government (Countryside Division) before any development can proceed. The applicant is advised to contact: WG, Cathays Park, Cardiff, CF102NQ, telephone 02920 823363.***

*The survey found no evidence that badger setts exist on site, however some areas of dense scrub were difficult to survey. Badgers and their sets are protected under the Protection of Badgers Act 1992 and if in the course of works evidence of badgers are found work should stop and Natural Resources Wales contacted immediately.*

## **9. Other Relevant Policies**

### **Gwynedd Structure Plan**

D29 (Design) FF11 (Traffic) FF15 (Pedestrian Requirements)

### **Ynys Môn Local Plan**

42 (Design) 48 (Housing Development Criteria)

### **Stopped Ynys Môn Unitary Development Plan**

GP2 (Design) EN1

**Isle of Anglesey Design Guide for the Urban and Rural Environment (2008)**

**Isle of Anglesey Parking Standards (2008)**

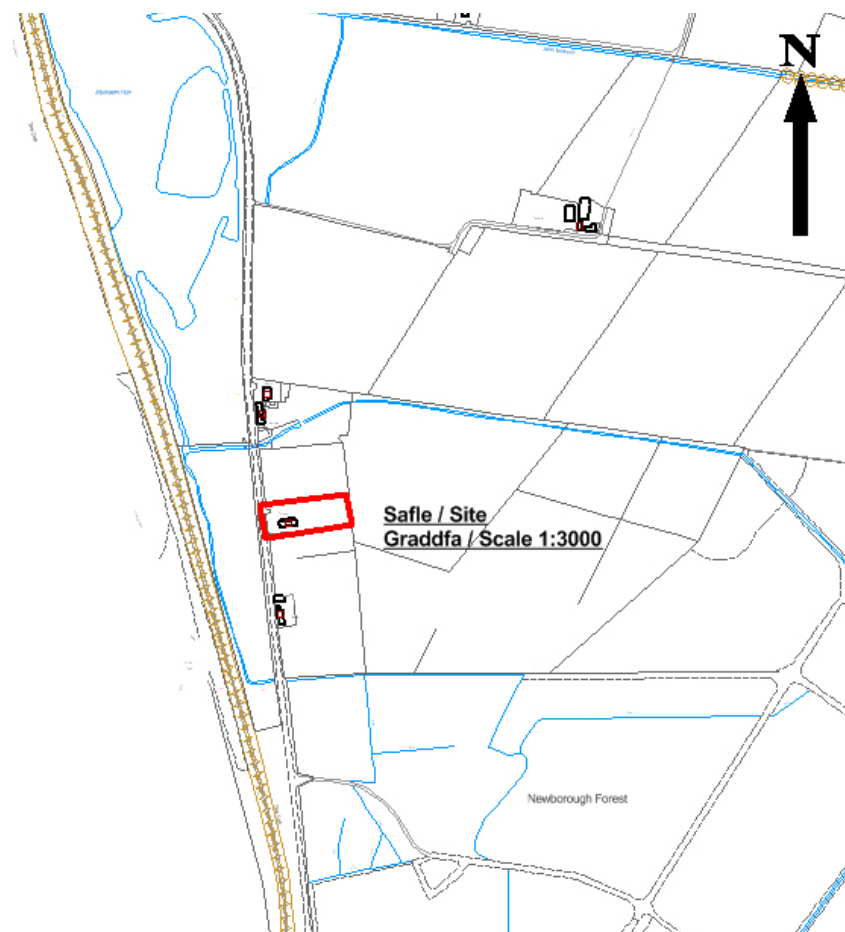
Rhif y Cais: **15C91D** Application Number

Ymgeisydd Applicant

**Mr Paul Barron**

**Cais llawn i ddymchwel yr ystafell ardd presennol ynghyd a chodi adeilad pwll nofio yn ei le yn  
/ Full application for the demolition of the existing garden room together with the erection of a  
swimming pool building in its place at**

**Ty Canol, Malltraeth**



**Planning Committee: 05/11/2014**

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

**Recommendation:**

Permit

**Reason for Reporting to Committee:**

The application has been called-in by the Local Member.

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

The application site lies between Malltraeth village and Newborough village along the A4080 road. The site consist a large garden where the proposal lies at the end of the garden.

The proposal entails the demolition of the existing garden shed together with the erection of a swimming pool building in lieu.

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

The key issue is whether or not the proposed swimming pool building would affect the neighbouring properties and whether or not the proposal may affect the surrounding landscape.

### **3. Main Policies**

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

Policy 1 – General Policy

Policy 5 – Design

Policy 42 - Design

#### **Gwynedd Structure Plan**

Policy D4 – Location, Siting and Design

Policy D29 - Design

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

Policy GP1 – General Control Guidance

Policy GP2 – Design

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

#### **Technical Advice Note 12 – Design**

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

**Councillor Ann Griffith** – Call in

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

**Community Council** – No response received at the time of writing this report.

## **Natural Resource Wales – Comments – no objection**

### **Drainage Section - Comments**

**Public Consultation** – The application was afforded two means of publicity. These were by the placing a notice near the site and serving of personal notifications on the owners of neighbouring properties. The latest date for the receipt of representations is 06/11/2014. At the time of writing this report, no letters of representation have been received at the department.

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

15C91: Demolition of existing dwelling and the erection of a bungalow on the site at Ty Canol, Malltraeth. Approved – 20.03.95

15C91A: Demolition of the existing dwelling, erection of a new dwelling together with the construction of a new access at Ty Canol, Malltraeth. Withdrawn – 26.09.03

15C91B: Demolition of the existing dwelling together with the erection of a new dwelling and the construction of a new vehicular access at Ty Canol, The Cob, Malltraeth. Approved – 07.04.04

15C91C – Full application for the erection of a double car port and store at Ty Canol, Malltraeth  
Approved - 07/06/2013

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

The proposal is to demolish the existing garden shed together with the erection of a swimming pool building in lieu. It is located at the end of the garden. The overall square area of the swimming pool building is 109.48 square metres.

The proposed swimming pool building will be for private use. There is ample space within the applicant's garden to accommodate the proposal.

The proposed materials are considered acceptable as they would match the existing dwelling; and as a result would not look out of place.

It is noted that the proposed scheme can be seen from the A4080 from the South as well from the Cob. The surrounding landscape is flat. There are hedges around the applicant curtilage. The proposed swimming pool will be sited at the end of the garden, further away from the A4080 road which would lessen the impact on the surrounding landscape. It is not considered that the proposed scheme would impact the surrounding landscape to a degree that it should warrant a refusal.

It is not considered that the proposed scheme would have an adverse impact on any surrounding neighbouring properties. The nearest dwelling lies approximately 115 metres to the South and the next nearest dwelling lies approximately 140 metres to the North. There are no dwellings to the rear and front of the dwelling. The dwelling is surrounded by fields. Given the fact that there are ample distances between the proposal and the nearest neighbouring properties, it is not considered that the proposed scheme would impact any neighbouring properties to a degree that it should warrant a refusal. A condition will be placed to ensure that the proposed swimming pool will be for private use only and not for commercial/business use whatsoever.

## **7. Conclusion**

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

## **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.

**(02) The swimming pool building hereby permitted shall only be used as a private swimming pool building incidental to the enjoyment of the adjoining dwelling on the land outlined in red on the location plan hereby approved (Drawing No. DC4666 / D01) and for no commercial or business use whatsoever.**

Reason: In the interests of amenity.

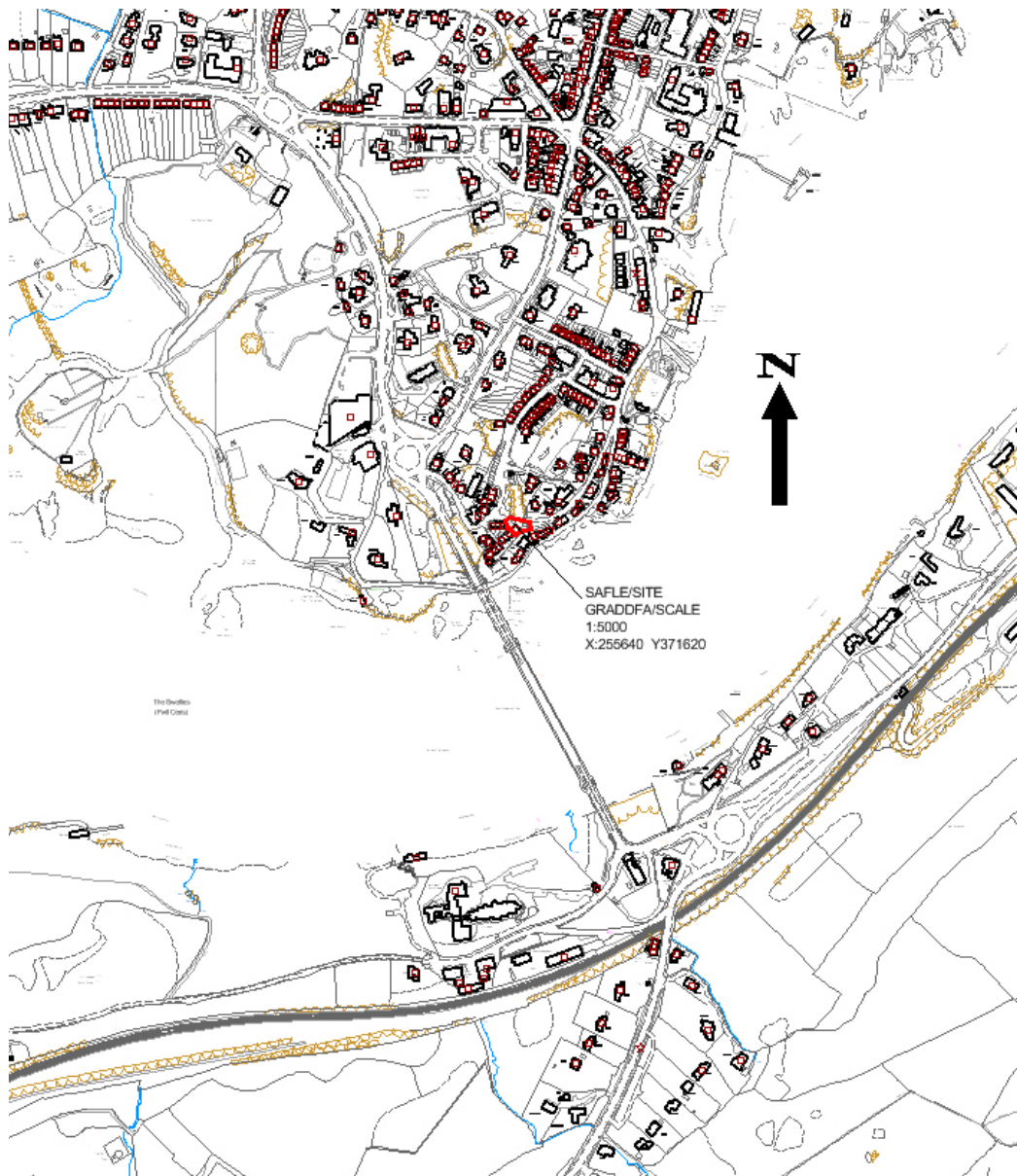
Rhif y Cais: **39C305C** Application Number

Ymgeisydd Applicant

**Mr & Mrs J Cole**

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

**5 Cambria Road, Menai Bridge**



**Planning Committee: 05/11/2014**

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

**Recommendation:**

Permit.

**Reason for Reporting to Committee:**

The application has been called in to the planning committee by the Local Member.

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

The application is a full application for replacement of existing windows to the front elevation, provision of french doors and a balcony together with the erection of a ramp to the rear elevation at 5 Cambria Road, Menai Bridge

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

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

### **3. Main Policies**

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

Policy 1 – General Policy

Policy 31 – Landscape

Policy 40 – Conservation of Buildings

Policy 42 – Design

Policy 58 - Extension

#### **Gwynedd Structure Plan**

Policy D1 – Environment

Policy D4 – Location, siting and design

Policy D25 – Environment

Policy D26 – Environment

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

Policy GP1 – Development Control Guidance

Policy GP2 – Design

Policy EN1 – Landscape

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 Alun Mummery)** – Requested that the application be presented to the planning committee for consideration

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



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

**Natural Resources Wales** – Standard Advice

**Drainage Section** - Comments

A site notice was placed near the site and individual letters were posted to neighbouring properties. The application was also advertised in the local newspaper as the development is within the Menai Bridge Conservation Area. The expiry date to receive representations was the 15<sup>th</sup> October, 2014. At the time of writing the report no representations were received.

## **5. Relevant Planning History**

39C305 – Demolition of existing garage together with a balcony over at 5 Cambria Road, Menai Bridge – 10/09/00 – Granted

39C305A – Alterations and extensions at 5 Cambria Road, Menai Bridge – Withdrawn

39C305B - Full application for alterations and extensions at 5 Cambria Road, Menai Bridge - Withdrawn

## **6. Main Planning Considerations**

**Main Considerations** - The key issues which need to be considered are the location, design, effect on neighbouring properties and on the Conservation Area.

**Design** - It is considered that removing the existing flat roofed dormer windows and replacing them with a slate covered pitched roof dormers and Juliette balcony will be an enhancement to the character and appearance of the dwelling and designated Conservation Area.

The proposal also includes a steel ramp which is located on the first floor at the rear of the property. The ramp is not visible from the public highway and it is not felt that the ramp will be detrimental to the designated Conservation Area.

The proposed new balcony will not cause any more overlooking onto neighbouring properties than existing. The existing garage has a balcony which is at a higher level than the proposed new balcony. It is therefore not considered that the new balcony will have a negative impact upon the neighbouring properties.

**Effect on Neighbouring Properties** - Neighbouring properties have been notified of the development. No adverse representations have been received at the time of writing the report. It is not considered that the proposed development will have any impact on any adjoining property.

## **7. Conclusion**

The site can comfortably accommodate the proposal without appearing cramped or over developing the site to the detriment of the character of the locality or the amenities of the neighbouring properties. The proposal complies with the Supplementary Planning Guidance on Design Guide for the Urban & Rural Environment, Technical Advice Note 12: Design, Paragraph 4.11 Promoting sustainability through good design, Planning Policy Guidance (Wales) Edition 7 and policies contained within the Ynys Mon Local Plan and Stopped Unitary Development Plan.

## **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: For the avoidance of doubt

**(02) The new roof lights shall be low profile conservation style roof lights, unless otherwise agreed in writing by the local planning authority.**

Reason: To ensure that the development is satisfactory from an architectural and Conservation Area point of view.

**(03) The development permitted by this consent shall be carried out strictly in accordance with the plan(s) submitted on the 15/09/2014 under planning application reference 39C305C.**

Reason: For the avoidance of doubt



**Planning Committee: 05/11/2014**

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

**Recommendation:**

Permit

**Reason for Reporting to Committee:**

The application has been called in to the planning committee by the Local Member – Councillor Derlwyn R Hughes.

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

The proposal is to vary condition (01) from planning permission 40C233 to allow the track be retained for the purposes of agriculture and for the operational requirements of Tyddyn Isaf, Caravan Park.

The site is located in a rural area of Lligwy Bay, Dulas. The track considered as part of the application is accessed by a private track served by the A5025.

### **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 (AONB) and highway safety.

### **3. Main Policies**

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

Policy 1 – General Policy

Policy 30 – Landscape

Policy 35 – Nature Conservation

Policy 37 – Public Access

#### **Gwynedd Structure Plan**

Policy D3 - AONB

Policy D4 – Location, Siting, Design

Policy CH1 – Tourism and Recreation

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

Policy D1 – AONB

Policy D4 – Location, siting and design

Policy EN2 - AONB

### **Technical Advice Note (Wales) 9: Enforcement of Planning Control**

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

**Highways Department** – The highways department state that the access is acceptable in terms of width and visibility. There is an existing use for agricultural vehicles to use this private highway

therefore the proposed use would not have a detrimental effect on the existing access and adopted highway.

**Footpath Officer** – The proposed development will not have any effect on the public footpath. Public Footpath No.1 is situated near the development and the granting of planning permission does not entitle the applicant to interfere with the public right of way.

**Natural Resources Wales (NRW)** – Provided advice regarding the use of controlled waste. NRW also consider that the proposal will not have adverse effects on any statutory nature conservation sites or protected species.

**Welsh Water** – No response.

**Ecological and Environmental Advisor** – Proposal does not pose a particular risk to the wildlife site.

**Community Council** – No response.

**Local Member** – Application called into planning committee. Echoing concerns of local residents.

**Response to publicity.** 17 letters of objection received are summarised below:

- Proposal interferes with Footpath No.1
- The application track does not cross Footpath No.1.
- Proposed use would have an unacceptable impact upon the Public Rights of Way.
- Concerns regarding the speed of vehicles.
- It was always the intention of the applicant to use the application track for the caravan park.
- Safety concerns regarding vehicle movement from an unadopted track linking the application track and the A5025.
- Petition (signed by 34 individuals) raising safety concerns over the use of the public footpath and the access track.
- Proposed use would have an unacceptable impact upon amenity of local residents.
- Proposed use would have an unacceptable impact upon the AONB.
- Proposed use would have an unacceptable impact upon Candidate Wildlife Site and the natural wildlife which exist around Nant Y Perydd and Traeth Lligwy.
- Breach of legal covenant.
- Potential damage to existing water mains supply pipe.
- Vehicular movement restricts emergency access.
- Track is being used in excess of what is proposed as part of the application.
- Unadopted track leading to application track is in a state of disrepair and not suitable for large vehicles or the operational requirements of a large caravan site.
- Alternative access to caravan site would be more suitable for the proposed use.
- If application is approved there will be no restriction upon the type or amount of vehicle movement.
- The applicant has breached the condition by using the track for the operational requirements of the caravan site for numerous years.
- Track is also being used to access agricultural buildings.
- Use of the track is affecting the quality of life of the owners of Sop Y Rhos and other local residents.
- Agricultural track and shed were granted planning permission retrospectively.
- History would suggest that use of track would exceed what is proposed as part of the application.
- No justification for the proposed use.

Response received by applicant and agent in reply to the objections are summarised below. Full copies can be found in the letters pack.

- Applicant considers movement is de minimus. However, submitted current application for the

- avoidance of ambiguity and following a series of complaints.
- Log of activity along the track is inaccurate. However, log does demonstrate that the track is not used for the operational requirements of the caravan park more than 2-3 times a month.
- No increase in usage of the track since 2003.
- Vehicles do not obstruct public footpath or constitute a closure of the public right of way.
- Vehicle movement across footpath takes maximum of three seconds therefore does not warrant closure of footpath.
- Not all traffic associated with the caravan park will use the track.
- Size of the caravan load prevents the applicant from using the main access to the site. When empty, the transport vehicle will use the main access to leave the site.
- Covenants and right of way are a civil matter.
- Gravel track leading to application track has been widened.
- Historically farmers have used the track by heavy machinery. Passage of vehicles does not constitute a temporary closure or restriction of the track.
- Water pipe will not be affected by vehicular movement.
- Agricultural shed is accessed from a farm track already in existence.
- Application track is not accessible to patrons or any visitors of the site.
- Majority of caravan movement occurs in the closed season.
- Journey of 5-10 minute duration would not have an impact upon the AONB.
- Caravan Park does not have plans to expand towards the application site.
- The main caravan park access is not a suitable alternative route for the delivery and removal of caravans from the park. In order that the park continues to operate it must have an alternative access.
- Application track would only be used by emergency vehicles if the main access to the site is blocked for any reason.
- Track shall not be used by any visitors to Tyddyn Isaf Caravan Park other than for the delivery of caravans and operational access.
- No threat to highway safety.
- Vehicular movement does not constitute the closure or obstruction of a public right of way.

In response to points raised in the objections I comment as follows:

- The response from the Authority's professional highway officers does not identify concerns with respect to vehicular or pedestrian safety.
- Appears from the location plan that application track does cross Footpath N0.1.
- Highways department considers that the proposed development will not have an effect on the footpath.
- Track is not a part of the public highway network and therefore the speed of vehicles cannot be dealt through the planning regime.
- Whether or not it was always the intention of the applicant to use the track for the operational requirements of the caravan park is a fact which is disputed with equal conviction by the applicant.
- The Local Highway Authority states that the access is acceptable in terms of width and visibility.
- It is not considered that the proposed use of the track would have an unacceptable impact upon the amenity of local residents. A full assessment addressing this matter is discussed later within the report.
- It is not considered that the proposed use of the track would have an unacceptable impact upon the AONB.
- The professional observations of Natural Resources Wales and the Authority's own Ecological and Environmental Advisor were sought during the determination of the application. The response received considers that the proposal does not pose a particular risk to the wildlife site (J15 Nant Y Perfydd and Traeth Lligwy Woods).
- Issues relating to legal covenants are a civil matter, detached from the planning regime.
- The Local Planning Authority has not received a consultation response from Welsh Water.
- The increase in vehicle movement along the private track would be relatively infrequent. It is therefore considered that the possibility of emergency vehicles being restricted by the proposed movement is relatively low and not a sufficient reason to warrant refusal of the application.
- Whether or not the track is currently being used in excess of what is proposed as part of the application is a fact disputed with equal conviction by the applicant.

- Whether the track leading to the application track is in a state of disrepair or not suitable for the proposed use is not a material planning consideration. The track is a private and not a public highway.
- The applicant claims that the size of the caravan load prevents the applicant from using the main access to the site.
- The application entails the variation of condition in order to only allow vehicles being used for the operational requirements of the caravan park.
- It is not a criminal offence to carry out development without first obtaining the necessary planning permission. The legislation allows development to be carried out without first obtaining the necessary consent and thereafter applying for permission retrospectively.
- The application requests that use of the track for agricultural purposes be retained.
- I do not consider that the impact of the proposal would be so detrimental upon the amenities of local residents which could warrant refusal.
- Whether the track and shed were granted permission retrospectively is a moot point.
- The Local Planning Authority is duty bound to consider the present application on the basis of the information which has been presented before it. It would be unreasonable for the Local Planning Authority to refuse permission for that which is currently proposed on the basis that it might lead to an alternative use or that it may lead to the further expansion of the site.
- The Design and Access statement submitted as part of the application outlines the reasons why the applicant requires the use of the track for the operational requirements of the caravan park. The Local Planning Authority must assess and evaluate the application on the basis of the information presented as part of the application and assess and measure this information against national and local planning policies and guidance.

## 5. Relevant Planning History

40C233 – Retention of access track at Siop y Rhos, Lligwy. Approved – 04/03/04

40C233A - Retrospective application for the retention of agricultural building at The Owls, Lligwy Bay, Dulas. Approved – 22/12/08

## 6. Main Planning Considerations

**Effect on amenities of neighbouring properties** – It is considered that the proposal will not affect the amenities of any of the neighbouring properties to such an extent that it would warrant refusing.

The application entails the variation of condition (01) of planning permission 40C233 to allow the track be retained for the purposes of agriculture and the operational requirements of Tyddyn Isaf, Caravan Park. There is no operational development involved in the application as the track is already in existence.

The proposed variation of the condition entails the use of the track in association with the operation requirements of the caravan park. In terms of the additional vehicle movements associated with operational requirements of the caravan park, this would include the occasional delivery of caravans to the site or their removal. Other requirements for the caravan park would be instances where delivery vehicles could not access the site using the public highway due to its narrow width. The track may also be used for emergency vehicles as a quickest access route or when the main public access is blocked.

The main access to the site would remain for the public and employees of the caravan park. It is proposed that the track will not be used for the operational requirements of the caravan park more than 2 – 3 times a month maximum. The applicant claims that the main access to the caravan park is not a suitable alternative route for the delivery and removal of caravans from the park. In order that the park continues to operate it must have an alternative access. Based upon these factors and all other information provided as part of the application it is considered that the proposal is not

unreasonable and should warrant refusing.

Currently the track allows unrestricted and unconditional use for any agricultural vehicle. I do not consider that the additional occasional use of for the purposes of operational requirements of Tyddyn Isaf caravan park would create an unacceptable impact upon the amenity of local residents that it should warrant refusing the application.

The application track is accessed by an unadopted highway which links with the A5025. The professional observations by the Local Highways Authority state they do not identify any concerns with respect to vehicular or pedestrian safety.

Although claims are made to the effect the applicant may well exploit the proposal presently under consideration as justification for the extension of the caravan site, it would be unreasonable for the Local Planning Authority to refuse permission for which is currently proposed on the basis that it might lead to the further development of the site. Any such proposals which might be carried out in the respect would be the subject of a separate application which would be considered in light of the policies prevailing at that time. The planning service is duty bound to consider the current proposal on the basis of the information which currently lies before and not to determine an application on conjecture and hearsay on the basis of what it might be confronted with in the future.

The use of the track would be relatively intermittent and infrequent therefore it is not considered that the increase in use of the track should have an adverse impact upon the AONB or character of the locality that it should warrant refusal. In arriving at this conclusion I am also mindful of the professional observations of the departments Ecological and Environmental Advisor in the matter.

## **7. Conclusion**

In this instance I have considered the substance of representations received from the public, the applicant and agent together with the statutory consultees alike and have balanced these against the advice contained within the relevant policy documents. Although careful consideration has been given to the objections raised by the objectors, it is considered that the objections received carry insufficient weight to warrant the refusal of the application.

The advice provided under para 3.1.8 within Planning Policy Wales (Edition 7) on such matters states...

*When determining planning applications local planning authorities must take into account any relevant view on planning matters expressed by neighbouring occupiers, local residents and any other third parties. While the substance of local views must be considered, the duty is to decide each case on its planning merits. As a general principle, local opposition or support for a proposal is not, on its own, a reasonable ground for refusing or granting planning permission; objections, or support, must be based on valid planning considerations. There may be cases where the development proposed may give rise to public concern. The Courts have held that perceived fears of the public are a material planning consideration that should be taken into account in determining whether a proposed development would affect the amenity of an area and could amount to a good reason for a refusal of planning permission. It is for the local planning authority to decide whether, upon the facts of the particular case, the perceived fears are of such limited weight that a refusal of planning permission on those grounds would be unreasonable.*

There are no other significant material consideration which are of relevance in the determination of the application presently under consideration which have not already been given due consideration.



Whilst any development could be argued to have a potential impact upon the amenities of neighboring properties or the character of the locality, the question which needs to ask is whether or not the impact is so adverse that it warrants refusing the application. On balance however I do not consider the additional vehicle movement be so adverse that it should warrant refusing the application. Moreover, I do not consider that any refusal issued could be substantiated on appeal.

The application presently under consideration has been considered in light of the advice provided within Technical; Advice Note (Wales) 9 Enforcement of Planning Control together with all other material planning considerations. In accordance with the advice contained with the aforementioned document ....

*'Enforcement action should be commensurate with the breach of planning control to which it relates; it is usually inappropriate to take formal action against a trivial or technical breach of control which causes no harm to public amenity. The intention should be to remedy the effect of the breach of planning control, not to punish the person(s) carrying out the breach. Nor should enforcement action be taken simply to regularise development for which permission had not been sought, but otherwise acceptable'*

It is not considered expedient nor in the wider public interest for the Local Planning Authority to take formal planning enforcement action in this case irrespective of the motive, whether intentional or otherwise.

On balance, having given detailed consideration to the professional consultees comments in the matter, the representations received and all other material planning considerations, it is not considered that the refusal of the application could be warranted. Moreover, it is not considered that it would be expedient or in the wider public interest that formal planning enforcement action should be instigated in the matter.

## **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 track shall only be used for the operational requirements of Tyddyn Isaf Caravan Park only between the hours of 9am – 5pm Monday to Friday.**

Reason: In the interest of amenity.

**(02) The track shall be retained but may only be used for the following purposes:**

**(a) To allow access to and egress from agricultural land for any purpose related to such agricultural use; or**

**(b) To allow access to and egress from Tyddyn Isaf Caravan Park for the purposes running and managing that caravan park.**

Reason: In the interest of amenity and highway safety.

## **9. Other Relevant Policies**

Planning Policy Wales (Edition 7)

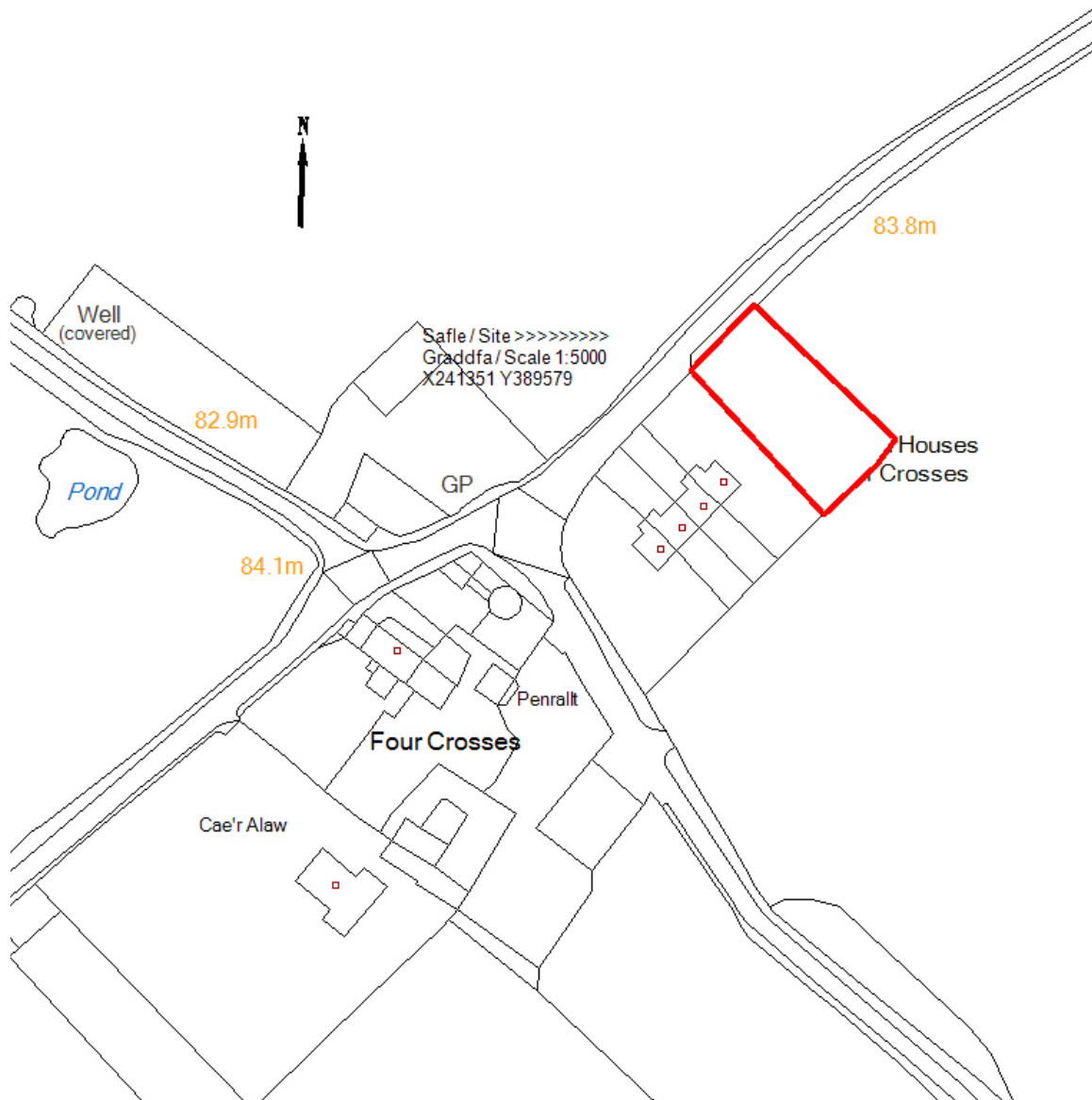
Rhif y Cais: **44C311** Application Number

Ymgeisydd Applicant

**Mr Graham Murley Francis**

**Cais amlinellol gyda rhai faterion wedi ei gadw'n ol ar gyfer codi un annedd ar dir ger / Outline application with some matters reserved for the erection of one dwelling on land adjacent to**

**4 Council Houses, Rhosgoch**



**Planning Committee: 05/11/2014**

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

**Recommendation:**

Refuse

**Reason for Reporting to Committee:**

The application has been called in to the planning committee by the Local Member.

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

The site is located alongside a terrace of 4 terraced dwellings adjacent to a crossroads which form part of a small cluster of properties.

It is proposed to construct a dwelling and detached garage.

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

The main considerations have been identified as the following :-

- Is the principle of the proposal acceptable in policy terms
- Amenity issues

### **3. Main Policies**

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

Policy 1 – General Policy

Policy 31 – Landscape

Policy 42 – Design

Policy 50 – Listed Settlements

#### **Gwynedd Structure Plan**

Policy A3 – Environment

Policy D4 – Location, siting and design

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

Policy GP1 – Development Control Guidance

Policy GP2 – Design

Policy EN1 – Landscape

Policy HP5 – Country Hamlets and Clusters

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

**Community Council** – Support

**Local Member Cllr Aled Morris Jones** - has referred the application to Committee

No comments have been received from other **Local Members**

## **Natural Resources Wales – Comments**

### **Drainage Section Comments**

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

None

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

In terms of the principle it is considered that whilst the site is not located within the indicative frame for Rhosgoch it forms a cluster which can be considered as part of the settlement.

Whilst the principle of a dwelling within this cluster could be considered acceptable in this instance the sites location in relation to the existing form of development is of concern.

The proposed dwelling would be in a position not well related to the settlement. There are no dwellings on the opposite side of the road and the site is elevated. Given this scenario it is considered that the proposed dwelling would unacceptably harm the appearance of the location, intruding into an open rural landscape.

#### **7. Conclusion**

The proposal would unacceptably harm the character of the landscape.

#### **8. Recommendation**

##### **Refuse**

(01) The proposal by virtue of its position and elevation would cause unacceptable harm to the appearance and character of the landscape and as such would be contrary to policies A3 and D4 of the Gwynedd Structure Plan, policies 30 and 50 of the Ynys Mon Local plan, policies EN1 and HP5 of the Ynys Mon Unitary Development Plan (Stopped) and the provisions of Planning Policy Wales

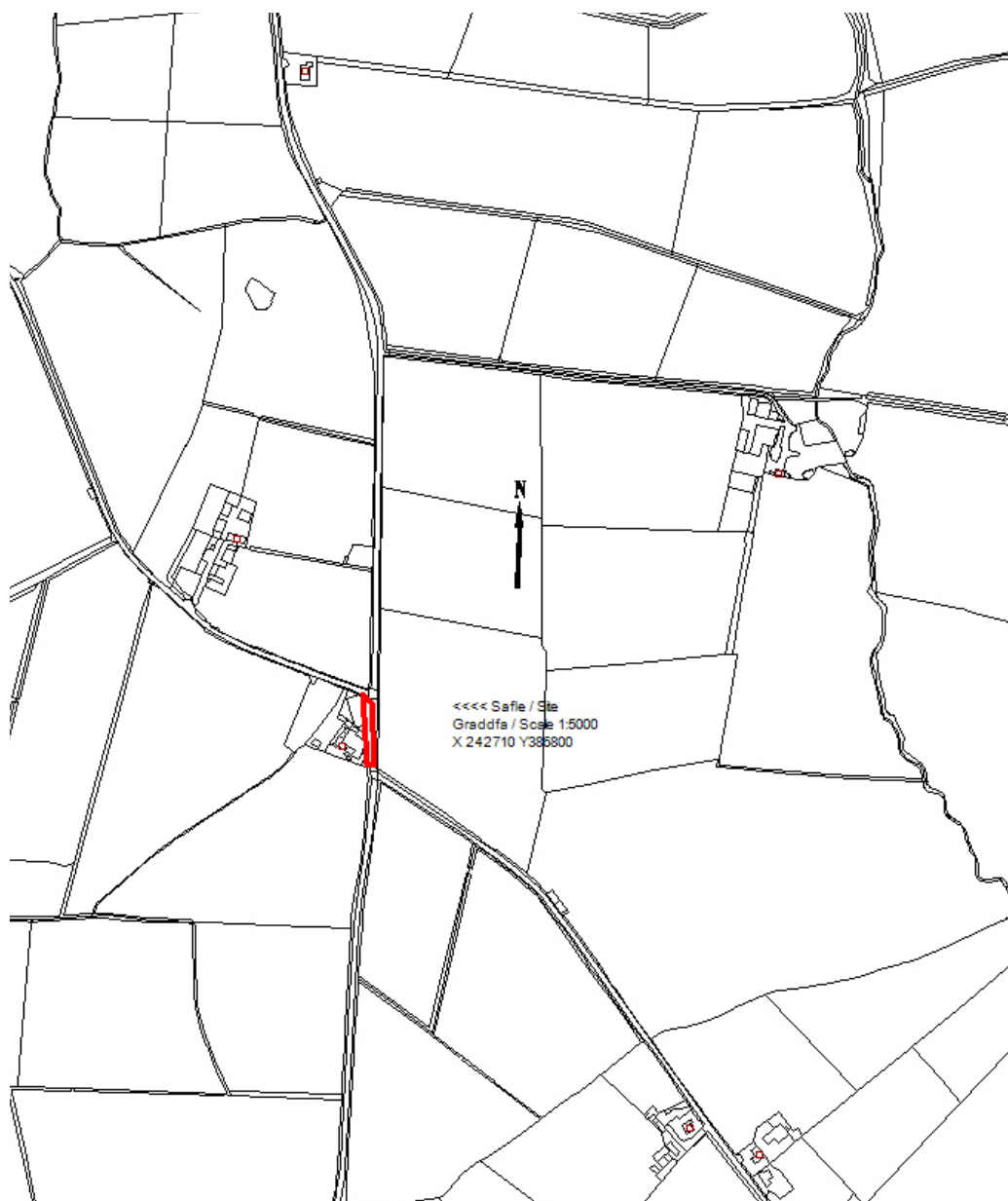
Rhif y Cais: **44LPA1005/TPO/CC** Application Number

Ymgeisydd Applicant

**Head of Service (Highways and Waste)**

**Cais i dynnu lawr 2 goeden onnen a 3 coeden sycamorwydden wedi eu diogelu o dan  
Orchymyn Diogelu Coed yn / Application to remove 2 ash trees and 3 sycamore trees  
protected under a Tree Preservation Order at**

**Ty'n y Ffrwd, Rhosybol**



**Planning Committee: 05/11/2014**

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

**Recommendation:**

Permit

**Reason for Reporting to Committee:**

The application is on Council owned land.

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

The application is for the felling of 2 Ash trees and 3 Sycamore trees to allow for a better visibility splay for improved road safety to the existing junction.

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

The key issues to consider are whether or not the proposal will have an effect on amenity and highway safety.

### **3. Main Policies**

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

1 – General Policy

31 – Landscape

#### **Gwynedd Structure Plan**

D4 – Location, Siting and Design

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

GP1 – Development Control Guidance

EN1 – Landscape Character

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

**Cllr W Hughes** – No response received at time of writing report.

**Cllr R O Jones** – No response received at time of writing report.

**Cllr A M Jones** - No response received at time of writing report.

**Community Council** – No objection.

The application was afforded by two means of publicity. These were by the posting of a site notice near the site and a publication of a notice in the local press. At the time of writing the report no representations have been received at the department.

## **5. Relevant Planning History**

None.

## **6. Main Planning Considerations**

### **Effect on amenity**

It is acknowledged that the existing trees as a group provide moderate amenity value in an area of low tree cover.

The work is necessary for highway safety and therefore it is believed that the reason for justification overrides the impact on amenity.

## **7. Conclusion**

Based on the consultation responses received I find this application acceptable.

## **8. Recommendation**

**Permit.**



Rhif y Cais: **46C192B/FR** Application Number

Ymgeisydd Applicant

**Trearddur Bay Sailing Club**

**Cais llawn ar gyfer gosod arfwisg graig o flaen y wal strwythur caergawell presennol yn / Full application for the placement of rock armour to the front of the existing gabion wall structure at**

**Dinghy Park, Porth Castell, Ravenspoint Road, Trearddur Bay**



**Planning Committee: 05/11/2014**

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

**Recommendation:**

Permit

**Reason for Reporting to Committee:**

At the request of the Local Member.

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

The site is situated at Porth Castell on Ravenspoint Road in Trearddur Bay. The site is located within a C2 flood zone and is partially located within the Porth Diana Candidate Wildlife Site.

The proposal entails the placement of rock armour to the front of the existing gabion wall structure at the Dinghy Park, Porth Castell, Ravenspoint Road, Trearddur Bay and is designated to protect the dinghy park from damage by wave action.

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

The key issues to consider are whether the development complies with current policies, the effect on the surrounding landscape and the effect on the amenities of surrounding properties.

### **3. Main Policies**

#### **Ynys Môn Local Plan**

Policy 1 – General

Policy 28 – Tidal Inundation and River Flooding

Policy 31 – Landscape

Policy 34 – Nature Conservation

Policy 36 – Coastal Development

Policy 42 – Design

#### **Gwynedd Structure Plan**

Policy D4 – Location, Siting and Design

Policy D5 – Coastal Development

Policy D10 – Nature Conservation

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

Policy GP1 – Development Control Guidance

Policy GP2 – Design

Policy EN1 – Landscape Character

Policy EN7 – Local Sites

Policy SG2 – Development and Flooding

**Planning Policy Wales, Edition 7, July 2014**

**Technical Advice Note 5: Nature Conservation and Planning**

**Technical Advice Note 12: Design**

## **Technical Advice Note 14: Coastal Planning**

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

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

**Councillor Trefor Lloyd Hughes** – No response received at time of writing the report.

**Councillor Jeffrey M Evans** - No response received at time of writing the report.

**Councillor Dafydd Rhys Thomas** – Requested that the application be referred to the Planning Committee for determination. Councillor Thomas has requested that the planning committee visit the site. Concerns are raised that the proposal is going to adversely damage a small and very attractive cove Porth y Castell and that it would result in the loss of open area. Councillor Thomas has requested if the sailing club could consider if a similar result could be achieved without having to use all this rock armour which will effectively ruin the peaceful attractive cove for ever.

**Community Council** – The amount of rock armour appears excessive for a small beach, other defence solutions should be considered.

**Crown Marine Estate** - No response received at time of writing the report.

**Highways** – Have confirmed that they are satisfied with the proposal providing a Traffic Management Plan is undertaken and followed accordingly.

**Drainage** – Standard comments

**Welsh Water** - No response received at time of writing the report.

**Natural Resources Wales** – The application site lies within zone C2 as defined by the development advice map referred to under TAN 15 Development and Flood Risk (July 2004). They have advised that the works seem acceptable and that the risks can be managed. Also advice is given in relation to pollution prevention and waste. The proposed works are not located within or likely to affect any European site of conservation importance.

**Maritime Service** - No response received at time of writing the report.

**Public Consultation** – The application was afforded three means of publicity. These were by the posting of a notice near the site, the publication of a notice in the local press and the serving of personal notifications on the occupiers of neighbouring properties. The latest date for the receipt of representations was the 24<sup>th</sup> September 2014. At the time of writing this report no representations had been received at the department.

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

46C192 - Construction of a dinghy park at Porth Diana / Porth y Castell, Trearddur Bay – Approved 08/10/1990

46C192A - Alterations to the existing slipway and the erection of safety railings at Trearddur Bay Sailing Club, Dinghy Park, Porth Diana, Trearddur Bay – Approved 10/06/2003

46C192C/SCR - Screening Opinion for the placement of rock armour to the front of the existing

gabion wall structure at Dinghy Park, Porth Castell, Ravenspoint Road, Trearddur Bay – EIA not required 25/09/2014

## 6. Main Planning Considerations

**Policy Context:** The proposal entails the placement of rock armour to the front of the existing gabion wall structure which retains the Dinghy Park at Porth Castell. The existing and proposed gabions act as a retaining structure and are not intended as form of coastal protection. Gabions are flexible structures which are not designed to retain whilst being impacted upon by waves. The proposed rock armour at the front of the existing gabion wall structure will dissipate the energy of the approaching waves. The angle of the rock armour causes waves to break prior to impacting upon the retaining structure due to shallow water effects.

Planning Policy Wales (7<sup>th</sup> edition) states that climate change will have potentially profound environmental, economic and social justice implications and failure to address it will make planning for sustainability impossible. The changes to the climate and impacts arising from climate change we can expect include an increase in winter rainfall and in the frequency of intense rainfall; rising sea levels and more extreme weather, such as severe storms which will result in a range of impacts including an increase in flash flooding due to heavy rain and an increase in river and coastal flooding and erosion; increase winter storm damage and changes to the landscape. Failure to prepare for the inevitable impacts through adaptation measures will lead to further vulnerability for communities through damage to property, infrastructure and the economy. There is a need to plan for these impacts, reducing the vulnerability of our natural environment and built environment to climate change.

It is acknowledged that the site lies within zone C2, as defined by the development advice map referred to under TAN 15 Development and Flood Risk (July 2004). Boatyards are deemed an exception to the general rule because it is required in a fluvial, tidal or coastal location by virtue of its nature.

Therefore the principle of the proposed development is considered to be acceptable and is encouraged within planning policy.

**Effect on the surrounding landscape:** It is not considered that the proposal will detrimentally affect the surrounding landscape to such a degree it should warrant refusing the application. In terms of its amenity impact, it is not considered to be significant except for close views. It is acknowledged that the proposal is partially located within the Porth Diana Candidate Wildlife Site, however, as the proposal entails additions to the existing gabions it is not considered that the proposal will impact the headlands nearby which are the main relevant interest in this part of the site. The storms of early 2014 had an extensive effect on the landscape and the Dinghy Park was subjected to significant waves. The storm's impacts worsen by the very high spring tides and tidal surges. Parts of Trearddur Bay were hit by crashing waves with some very heavy damage to the main promenade and sea facing walls. The proposed rock armour at the front of the existing gabion wall structure will dissipate the energy of the approaching waves prior to impacting upon the retaining structure. Adaptation measures to prepare for the impacts of climate change are encouraged within planning policy.

**Effect on the amenities of surrounding properties:** It is not considered that the proposal will detrimentally affect the amenities of the adjacent neighbouring properties. A highway is located between the site and the adjacent neighbouring properties. The proposal is located at the existing Dinghy Park in Porth Castell and it is considered necessary to prepare for the inevitable impacts of climate change.

## **7. Conclusion**

The proposal is considered acceptable subject to conditions.

## **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: For the avoidance of doubt.

**(02) No development shall commence until details of the rock to be used to implement this permission have been submitted to and approved in writing by the local planning authority. The development shall thereafter take place in accordance with the details as approved.**

Reason: To ensure a satisfactory appearance of the development.

**(03) 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.

**(04) The development permitted by this consent shall be carried out strictly in accordance with the plan(s) submitted on the 29/08/2014 under planning application reference 46C192B/FR 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.