

Rhif y Cais: **11C623** Application Number

Ymgeisydd Applicant

Mr Alwyn Parry

Cais llawn i wneud gwelliannau i'r fynedfa bresennol ynghyd a creu llawr caled ar gyfer parcio yn / Full application for amendmants to the existing access together with the creation of hard standing to form a parking area at

1 Council House, Burwen, Amlwch



Planning Committee: 03/12/2014

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 site located adjacent to a highway leading from Amlwch to the A5025. The property is a semi-detached dwelling.

The proposal is to create a vehicular access and hard standing area to the front of the dwelling.

2. Key Issue(s)

The key issues are whether or not the development is acceptable at this location in amenity terms, and is suitably positioned with regards to highway safety.

3. Main Policies

Ynys Mon Local Plan

Policy 1 – General Policy

Policy 26 – Car Parking

Gwynedd Structure Plan

Policy D4 – Location, Siting & Design

Policy FF12 – Parking

Stopped Unitary Development Plan

Policy EN1 – General

Policy TR10 – Parking Standards

4. Response to Consultation and Publicity

A site notice was placed adjacent to the site together with individual notifications to neighbouring properties. The closing date for observations is the 27/11/2014.

At the time of writing this report no letter of observation have been received.

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

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

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

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

Highways - No response at time of writing the report

5. Relevant Planning History

None

6. Main Planning Considerations

Design – The proposed layout will mirror the existing layout of the property next door.

Highways – It is not considered that the proposed will have an adverse impact on highway safety.

7. Conclusion

The proposed vehicular access and parking are considered acceptable at this location.

8. Recommendation

Permit

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

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

(02) The development permitted by this consent shall be carried out strictly in accordance with the plan(s) submitted on the 27/10/2014 under planning application reference 11C623.

Reason: For the avoidance of doubt.

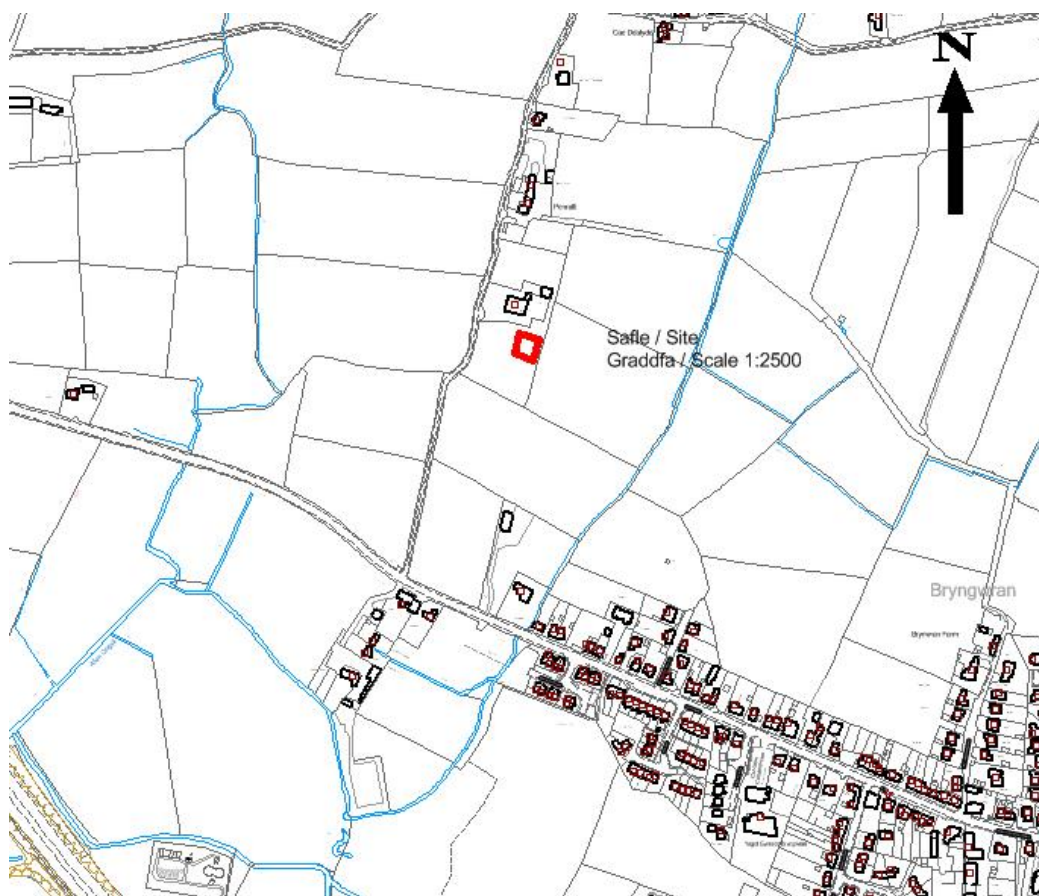
In addition the Head of Service be authorised to add to, remove or amend/vary any condition(s) before the issuing of the planning permission, providing that such changes do not affect the nature or go to the heart of the permission/ development.

Rhif y Cais: **16C48H** Application Number

Ymgeisydd Applicant

David Morris

Cais llawn i gadw slab concriid ynghyd a chodi sied amaethyddol i'w defnyddio fel storfa ac i gadw anifeiliaid ar dir yn / Full application for the retention of a concrete slab together with the erection of an agricultural shed to house livestock and for storage purposes on land at

Ger y Bryn, Bryngwran

Planning Committee: 03/12/2014

Report of Head of Planning Service (IWJ)

Recommendation:

Refuse

Reason for Reporting to Committee:

At the request of the Local Member – Councillor Bob Parry

1. Proposal and Site

The application is made to retain a concrete slab together with the erection of an agricultural shed to house livestock and for storage purposes.

The site lies within the parish of Bryngwran and is located adjacent to the property known as 'Ger Y Bryn' which is about 200m north of Bryngwran. Access is via the road which serves Ger Y Bryn, which junctions with the A5 highway leading towards Holyhead.

2. Key Issue(s)

The key issues to consider are whether there is sufficient justification for the proposed shed for agricultural purposes and visual impact.

3. Main Policies

Ynys Mon Local Plan

Policy 1 - General Policy

Policy 42 - Design

Gwynedd Structure Plan

Policy D4 – Siting

Policy D29 – Design

Stopped Unitary Development Plan

Policy GP1 – Development Control Guidance

Policy GP2 - Design

Technical Advice Note 6: Planning for Sustainable Rural Communities

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

4. Response to Consultation and Publicity

Local Member – Application called into planning committee. His reasons being that the applicant needs a structure of this size for the keeping of animals and the storage of agricultural machinery.

Community Council – No observations.

Environmental Health – Comments

The application was afforded two means of publicity. These were the posting of a site notice near the site and the serving of personal notifications on the occupants of the neighbouring properties. The latest date for the receipt of representations was the 25th September, 2014.

At the time of writing this report one letter of representations was received at the department. The issues raised can be summarised as follows:

- The applicant has 4 acres of land (excluding the 1 acre of land within the residential curtilage of Ger Y Bryn) rather than 6 acres as claimed within the application.
- The applicant is selling the property with 4 acres of land split into two separate plots.
- Applicant does not have enough land for the stock the applicant claims to have.
- Second septic tank also installed at the property.
- Independent electric and water supply (separate from the ones for Ger y Bryn) installed at the shed.
- The claim that this is the applicant's first venture into farming is incorrect.
- Ger Y Bryn was approved on the basis that the applicant would be farming sheep on the land.
- No parking is available at the site. Only parking available is at the residential property Ger Y Bryn.
- Hedgerow has been removed at the application site.
- Several aspects of the information presented as part of the application is incorrect.

5. Relevant Planning History

16C48 – Erection of a dwelling on land at Penrallt, Bryngwran – Approved 13/07/1989

16C48A – Erection of a bungalow on land at OS 6600, Penrallt, Bryngwran – Approved 17/07/1989

16C48B – Deletion of condition (1) (local person condition) from planning permission 16C18 on land at Penrallt, Bryngwran – Approved 16/12/1997

16C48C – Amended detailed plans for the erection of a bungalow and double garage on plot adjacent to Penrallt, Bryngwran – Approved 15/10/1999

16C48D – Outline application for the erection of a new dwelling together with the construction of a new vehicular access and installation of a new septic tank on land adjacent to Ger Y Bryn, Bryngwran – Refused 08/12/2005

16C48E – Outline application for the erection of a dwelling together with the construction of a new vehicular access and installation of a septic tank on land adjacent to Ger Y Bryn, Bryngwran – Refused 02/02/2006

16C48F – Full application for the erection of an agricultural building on land at Ger Y Bryn, Bryngwran – Refused 10/05/2012

16C48G – Full application for the erection of an agricultural shed at Ger Y Bryn, Bryngwran – Approved 09/11/2012

6. Main Planning Considerations

Justification for the proposal – The general principle of development for agricultural purposes is accepted within local and national planning policies provided the development can be justified. The

acceptability of the proposed development thus depends on detailed development control criteria.

The proposal entails the erection of an agricultural building (measuring 11.7m (length) x 12.1m (width) x 4m (ridge height)). The holding amounts to approximately 2.3 hectares (5.6 acres) and is located on the outskirts of Bryngwran.

The stated purpose of the shed is to keep sheep, lambs and an area for feed / hay. The applicant also intends on purchasing six calves which will also be kept within the agricultural building.

However, it is my opinion that the total number of stock and acreage of land within the applicant's ownership does not justify an agricultural building of this size.

Furthermore, although the location of the proposed building is relatively near the applicants dwelling known as 'Ger Y Bryn', it is considered that this would cause an unjustified intrusion into the landscape.

An application for the erection of an agricultural shed (16C48G) was approved at the same location contrary to officer's recommendation in 2012.

The case officer concluded that *the applicant had not demonstrated that the building as proposed is reasonable necessary in terms of its size, location and use in association with any agricultural use of the unit together with the fact that the proposal would constitute development which would result in an unjustified feature in the landscape to the detriment of the character of the area.*

The floorspace for the agricultural shed previously approved under 16C48G was 100 square meters. The floorspace for the proposed agricultural shed considered under this application is 142 square meters, which is an increase of 42%.

7. Conclusion

Since the foundation of the proposed shed was completed not in accordance with the approved planning permission, the development was deemed a breach of planning control. The matter was passed onto the enforcement team and subsequently a planning enforcement investigation was opened. The owner was advised to stop work until the matter was resolved and to submit a retrospective planning application. In accordance with the advice contained within Technical Advice Note (Wales) 9 (TAN9).

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.

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

Having considered the above and all other material considerations my recommendation is one of refusal

8. Recommendation

Refuse

(01) The applicant had not demonstrated that the building as proposed is reasonably necessary in

terms of its size, location and use in association with any agricultural use of the unit. The proposal is therefore contrary to Policy 1 of the Ynys Mon Local Plan and the advice contained within Planning Policy Wales (Edition 7).

(02) The Local Planning Authority considers that the proposal would constitute development which would result in an unjustified feature in the landscape to the detriment of the character of the area.

9. Other Relevant Policies

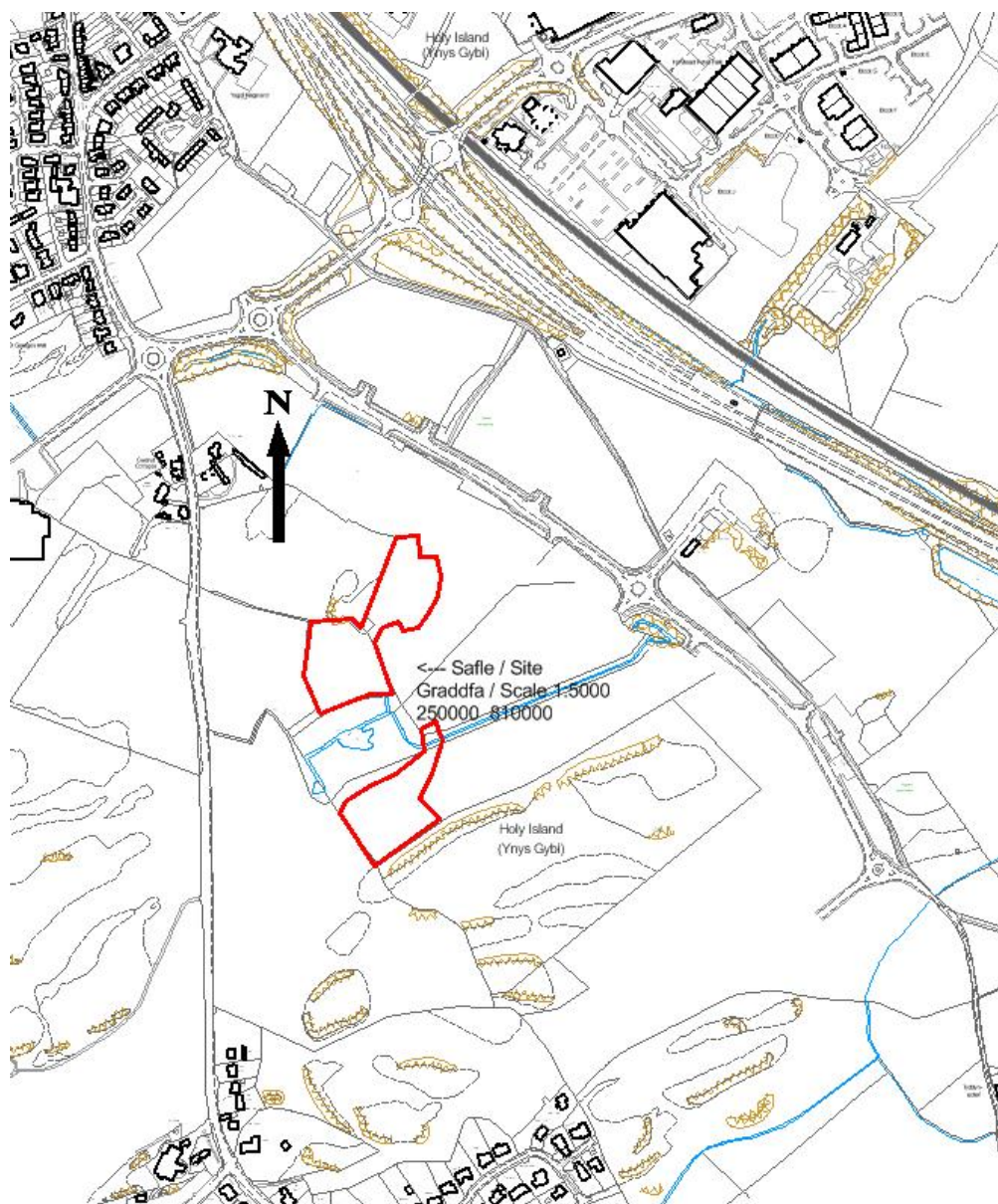
Planning Policy Wales (Edition 7)

Rhif y Cais: **19C842Y** Application Number

Ymgeisydd Applicant

Road King (Holyhead) Ltd

Cais llawn ar gyfer adeiladu estyniad i'r ganolfan drafnudiaeth â ganiatâwyd sydd yn cynnwys creu ardaloedd tirlunio a gwelliannau ecolegol ar dir yn / Full application for the construction of an extension to the consented transport hub including the creation of landscaping and ecological enhancement areas on land at

Parc Cybi, Holyhead

Planning Committee: 03/12/2014

Report of Head of Planning Service (NJ)

Recommendation:

Permit

Reason for Reporting to Committee:

The applicant has served notice on the Council as part owner of the application site.

1. Proposal and Site

The site is part of the larger Parc Cybi business park. Planning consent was granted in 2013 on part of the larger Parc Cybi site for the development of a transport hub to include large scale HGV parking and driver facilities to serve traffic entering and leaving the port at Holyhead. That site is under construction and the application as now submitted is for an additional 49 HGV parking spaces within a landscaped site, accessed through the consented transport hub, together with the depositing of soil arising from the developments and its use as part of a habitat and landscape mitigation proposal on the edge of the site.

2. Key Issue(s)

Landscape, ecological and traffic issues.

3. Main Policies

Ynys Mon Local Plan

Policy 1 – General Policy
Policy 2 – New Jobs
Policy 3 – Tŷ Mawr Farm, Holyhead
Policy 5 – Design
Policy 30 – AONB
Policy 34 – Nature Conservation
Policy 39 - Archaeology

Gwynedd Structure Plan

Policy B1 – Employment generation Development
Policy B2 – Employment Land
Policy B4 – Identified Employment Sites
Policy D1 – AONB
Policy D4 – Location, Siting and Design
Policy D10 – Ecology
Policy D15 – Archaeology
Policy D29 – Design

Stopped Ynys Mon Unitary Development Plan

Policy GP1 – Development Control Guidance
Policy GP2 – Design
Policy EN 2 – AONB

Policy EN4 – Biodiversity
Policy EN12 – Archaeology

Planning Policy Wales (Edition 7)

Technical Advice Note 5 – Nature Conservation and Planning

Technical Advice Note 12 – Design

Circular 60/96 Planning and the Historic Environment- Archaeology

SPG – Design Guide for the Urban and Rural Environment

4. Response to Consultation and Publicity

Local Members – Cllr T LI Hughes - no objection.

Town Council – no objection but suggested that the main road is used for accessing the site and it is requested that the Company offer some form of benefit for the community.

Built Environment and Landscape Section – no concerns from built environment and conservation point of view; additional landscaping details requested and considered acceptable subject to condition.

Ecological Advisor – comments in relation to reports.

Environmental Health officer – comments for construction phase

Drainage Section – additional details requested.

Gwynedd Archaeological Planning Service – Suggested condition for pre-development archaeological works.

The application was publicised by site notice, personal notification and press advert. The expiry date for the receipt of representations was 14/11/14. No representations were received.

5. Relevant Planning History

19C842A/EIA: Outline application for mixed use development comprising of employment (B1, B2, B8) to include offices, industrial use and hotel together with the construction of a new vehicular access land at Tŷ Mawr, Holyhead: Approved 7/3/05

19C842P/ECON: Outline application for the construction and operation of a transport hub and ancillary servicing facilities including preparatory earthworks, landscaping and associated infrastructure on land at Parc Cybi – approved 5/8/13

19C842Q/ECON: Outline application for the construction and operation of a logistics depot, including preparatory earthworks, landscaping and associated infrastructure on land at Parc Cybi – approved 5/8/13

19C842R/SCR/ECON: Screening opinion for the construction and operation of a transport hub and ancillary servicing facilities including preparatory earthworks, landscaping and associated

infrastructure on land at Parc Cybi – EIA not required 4/3/13

19C842T/SCR/ECON: Screening opinion for the construction and operation of a logistics depot, including preparatory earthworks, landscaping and associated infrastructure on land at Parc Cybi – EIA not required 4/3/13

19C842Z/SCR: Screening opinion for the construction of an extension to the consented transport hub including the creation of landscaping and ecological enhancement areas on land at Parc Cybi – EIA not required

6. Main Planning Considerations

Policy 3 of the Local Plan allocates land at Tŷ Mawr for commercial development. The outline planning permission for this development providing the overall strategy and master-planning was approved in 2005. A more recent outline planning permission was granted for the adjoining site in order to develop a transport hub including parking and driver facilities. The principle of the scheme has been established already in the original outline permission and is fully supported in planning policy terms e.g. the reasoned justification for Policy 3 states that ‘...the development of the site should include transport services and accommodation facilities to complement Holyhead’s role as a port and increase local expenditure by road travellers through the port’.

The development proposed is for an extension to the approved transport hub in order to create additional HGV parking. Users of the site will be catered for in the original scheme and no additional facilities or buildings are proposed. The site is part of the 2005 approval for Parc Cybi and was earmarked for an industrial building. The site will be landscaped and accessed off a spur road through the consented transport hub which is currently under construction.

The scheme includes the deposition of soil on land adjoining the consented transport hub and the use of this land for habitat enhancement. The application is submitted with a variety of supporting reports. Natural Resources Wales raises no issues in relation to ecology but the Council’s Ecological Advisor makes comments on the content of some of the reports. It is considered that the proposals are acceptable in principle and can be conditioned. The proposals will enhance some opportunities for species known to be present.

Due to the archaeological resource potential of the site a condition is proposed requiring archaeological works prior to development taking place. This is in line with previous permissions on the site.

Additional landscaping details have been provided on request and are considered acceptable for the development given its location on a larger industrial development. It is not considered that the development will adversely affect the designated AONB or other designated sites in the wider locality. The site already has consent for industrial development. In accordance with the advice contained within Planning Policy Wales, the decision maker should balance impacts on the designated landscape with the potential economic value of a particular development. The need for a site to cater for the HGV traffic entering and leaving the port of Holyhead has been well-documented. The scheme will provide a purpose-built facility which will alleviate pressures on numerous sites within and around the town currently being used for ad hoc parking.

It is not envisaged that the scheme would lead to traffic or noise pollution concerns given its location away from residential development and given the road links to the port. The outline consent for the transport hub was granted subject to a condition required by the Welsh Government to ensure that additional lanes are provided on the A55 junction near the site to cater for traffic entering and leaving

the facility. It is considered prudent that a condition be attached requiring these works to be completed before the extension to the site is brought into use to ensure it is in line with the original consent. The Drainage Section has requested additional design details for the proposed surface water drainage scheme and it is considered that suitable conditions can be attached to any planning permission granted.

7. Conclusion

The scheme is an extension to the consented transport hub and will provide additional HGV parking facilities to cater for traffic entering and leaving the port at Holyhead. The scheme is considered acceptable subject to the conditions listed.

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.

(01) The development hereby permitted shall be begun before the expiration of (five) years from the date of this permission.

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

(02) Notwithstanding the submitted details, 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 their installation. Any such fencing, walling or other means of enclosure or demarcation shall be designed such as to allow the free movement of badgers through the site.

Reason: In the interests of amenity and to safeguard any protected species which may be present.

(03) The development shall proceed in accordance with the recommendations contained within the Phlorum Preliminary Ecological Appraisal and Badger Mitigation and Site Enhancement Report submitted under application 19C842Y unless the local planning authority gives its prior consent to any variation. No development shall commence until a management and maintenance plan for the habitat enhancement areas, to include a timetable for the delivery of the works, has been submitted to and approved in writing by the local planning authority. The said management and maintenance plan shall include levels details and cross sections of the proposed earth bund unless otherwise agreed in writing by the local planning authority. The development shall thereafter proceed in accordance with the details as may be agreed.

Reason: To safeguard any protected species which may be present on the site.

(04) No development shall commence until a scheme for the delivery and future maintenance of the landscaping proposals detailed on drawing 881-EX-05 Revision A and 881-EX-06 Revision A, to include a timetable for the works, has been submitted to and approved in writing by the local planning authority. The scheme shall include levels details and cross sections of the proposed earth bunds. The works shall thereafter proceed in accordance with the approved details.

Reason: To ensure a satisfactory appearance to the development.

(05) No development shall commence until the developer has prepared a scheme for the comprehensive and integrated drainage of the site showing how foul water, surface water and land drainage will be dealt with and this has been approved in writing by the local planning authority. The development shall proceed in accordance with the approved details unless the local planning authority gives its prior written consent to any variation. No use of the site hereby approved shall take place until the drainage systems for the site have been completed and are operational.

Reason: To reduce the risks of pollution and to ensure that the site is adequately drained.

(06) Full details of the proposed cctv columns and equipment and the external lighting of the site shall be submitted to and agreed in writing by the local planning authority prior to its installation. Such lighting shall be designed so as to minimise light spillage beyond the boundaries of the site or into the night sky.

Reason: In the interests of amenity

(07) The westbound and eastbound off-slips at Junction 2 of the A55 shall be widened to two lanes to the written satisfaction of the local planning authority prior to the development being brought into use.

Reason: In the interests of highway safety

(08) No development (including any ground disturbing works or site clearance) shall take place/commence until a Written Scheme of Investigation has been submitted to and approved by the local planning authority in writing. The scheme shall include:

- a. The programme and methodology of site investigation and recording**
- b. The programme for post investigation assessment**
- c. Provision to be made for analysis of the site investigation and recording**
- d. Provision to be made for publication and dissemination of the analysis and records of the site investigation**
- e. Provision to be made for archive deposition of the analysis and records of the site investigation**
- f. Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation.**

The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation as required to be approved under this condition and provision made for analysis, publication and dissemination of results and archive deposition has been secured.

Reason: To record any archaeological features which may be present on the site.

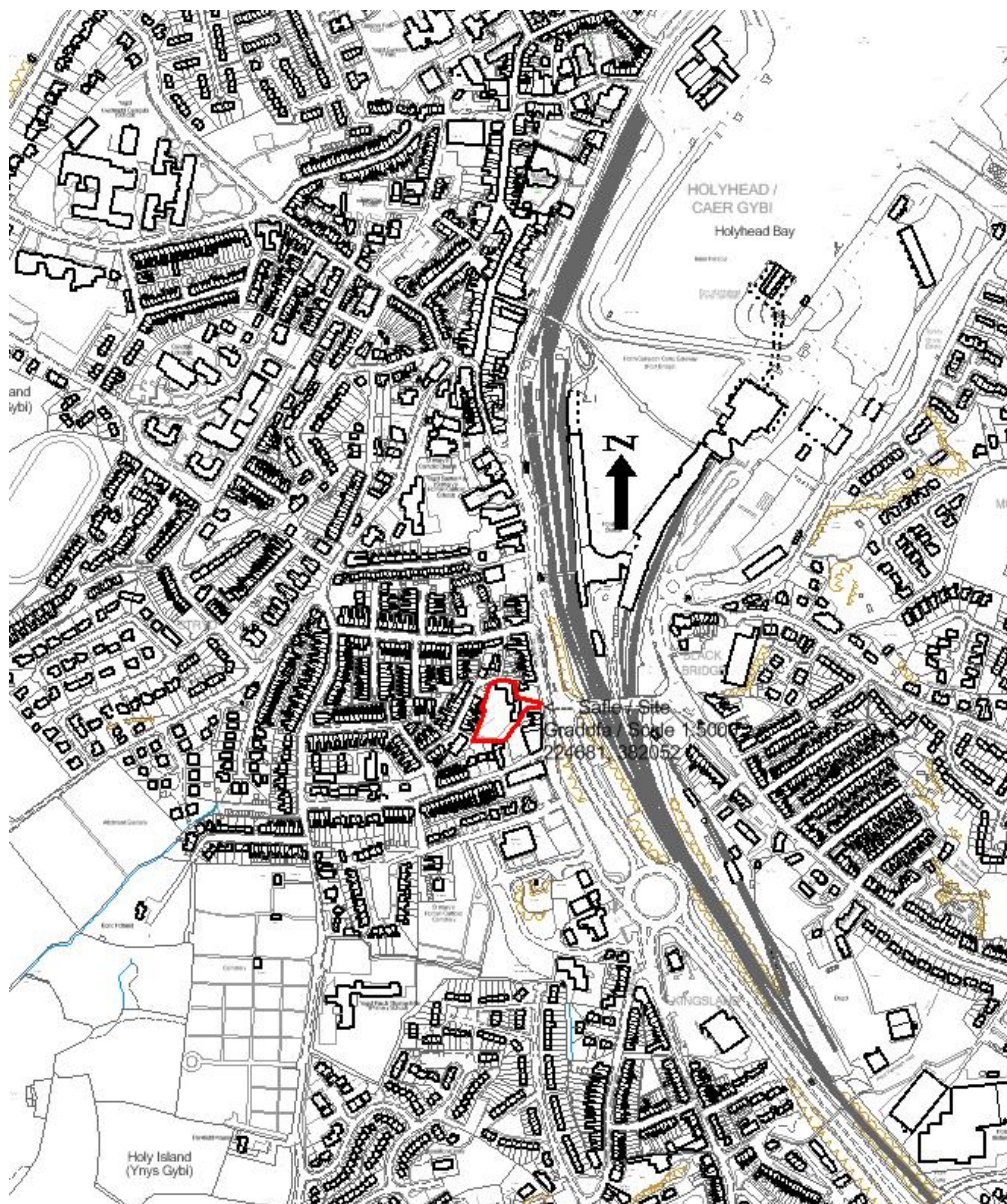
Rhif y Cais: **19LPA434C/FR/CC** Application Number

Ymgeisydd Applicant

Head of Service (Education and Leisure)

Cais llawn ar gyfer adnewyddu'r adeiladau gwreiddiol, dymchwel yr estyniad cyswllt ynghyd a chodi estyniad deulawr newydd yn / Full application for the refurbishment of the existing buildings, demolition of the link extension together with the erection of a new two storey extension at

Jesse Hughes Community Centre, Holyhead



Planning Committee: 03/12/2014

Report of Head of Planning Service (NJ)

Recommendation:

Permit

Reason for Reporting to Committee:

The application is made by the Council on Council owned land.

1. Proposal and Site

The Jesse Hughes centre is located centrally within Holyhead and is used for a number of educational and community activities including youth clubs, as a school (for the Pupil Referral Unit), gateway club, prayer group, flying start and parent and toddler group. The application proposes the refurbishment of the centre together with its extension to create new Dechrau'n Deg centre and office space. The application is a modified proposal – a similar scheme was approved under reference 19LPA434B/FR/CC.

A new ramped access to the front of the building and improved main access accommodation will be provided; a lift will be installed for accessibility; a new two storey extension will provide central office space, the Dechrau'n Deg centre, classrooms and wc facilities; the first floor will provide office spaces and wc facilities; parking facilities will be formalised at the rear of the building and 20 spaces are now proposed in lieu of 16 spaces previously approved. Parts of the existing building previously to be demolished and replaced with new build are now to be retained – this in turn pushes the new two storey section to the south. There is some 17m between the proposed extended building and the dwellings to the rear of the site which back onto the play area. A temporary access for construction is now included through the rear of the Fairfield garage site.

2. Key Issue(s)

Effect on residential amenities

3. Main Policies

Ynys Môn Local Plan

Policy 1 – General Policy

Policy 5 – Design

Policy 17 – Community Facilities

Gwynedd Structure Plan

Policy B1 – Employment Generating Development

Policy D33 – Improving Local Amenities

Stopped Unitary Development Plan

Policy GP1 – Development Control Guidance

Policy GP2 – Design

Planning Policy Wales (Edition 7)

4. Response to Consultation and Publicity

Town Council- No reply at the time of writing

Local member–T LI Hughes No reply at the time of writing

Local member – J Evans No reply at the time of writing

Local member –D R Thomas No reply at the time of writing

Highways Authority – No reply at the time of writing

Dwr Cymru-Welsh Water – No reply at the time of writing

Natural Resources Wales – No comments

Ecological Advisor - Comments

Drainage Section – Comments

Response to Publicity

The application has been publicised by personal notification and site notice with an expiry date for receipt of representations of 19th November, 2014. No representations had been received at the time of writing.

5. Relevant Planning History

19LPA434B/FR/CC Full application for refurbishment of the existing buildings, demolition of the link extension together with the erection of a new two storey extension at Jesse Hughes Community Centre, Holyhead – approved 4/9/14.

6. Main Planning Considerations

Principle of the Development: The building is in extensive use as an educational and community centre. It is not anticipated that uses proposed to take place will add to amenity impacts – the building's use is concentrated during daytime hours but it is not anticipated that any changes will occur with the use of the facility to hold an evening youth club which already takes place. Activity already occurs at and around the site. The vehicular access to the rear of the site is already in existence and the area operates a one-way traffic system which would ensure that no vehicles conflict with each other in the surrounding streets. The site is easily accessible by a number of public transport modes and it is anticipated that the majority of users would access the site on foot. A similar scheme was previously approved by the Committee.

Design: Additional parts of the building as existing as well as the original parts of the centre are retained and enhanced as part of the scheme and retain their identity and integrity. Albeit the roofline of the proposed two storey extension to the rear will be higher than the existing ridge, the building is not easily seen in its entirety at ground level from the surrounding streets and only glimpses will be visible. The site is visible from black bridge but the extension will be set against existing buildings set on higher ground to the rear of the site and will not produce an unacceptable impact.

Residential Amenities: The centre is already in extensive use as an educational and community facility. Properties to the front of the site have their rear gardens and rear elevations facing the proposed entrance elevation. As this is already the main thoroughfare for the site and is also used for vehicular parking, it is not anticipated that increased daytime use of the site would increase amenity impacts to such a degree as to warrant refusal of planning consent. The three storey properties to the rear of the site are elevated and are bounded by significant stone walls such that no overlooking or loss of privacy will take place from the car park and there is sufficient distance between first floor office windows and the properties to maintain an acceptable level of amenity. An enclosed ball-game area is proposed as part of the scheme but this is located on an existing playground area and additional impacts are not anticipated.

Technical Matters: Consultee responses had not been received at the time of writing. However, it is not anticipated that the proposal will give rise to unacceptable highway impacts as the site is already served by an existing access and is highly accessible by sustainable transport modes. It is not anticipated that unacceptable drainage impacts will occur. A temporary construction access is now proposed through an adjoining site, avoiding the need to negotiate the narrow streets in the locality which was of concern to local residents and members of the Committee in dealing with the previous application.

7. Conclusion

The proposal seeks to improve and extend the accommodation at the site to physically segregate sensitive uses but retains and respects the character and integrity of the original building. The extension design utilizes contemporary building techniques and will sit well with the traditional centre. It is not anticipated that unacceptable impacts will occur in the locality as a result of the development.

8. Recommendation

To **permit** the development subject to conditions and subject to no material representations being received prior to the expiry of the notification period. 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 car parking accommodation shall be completed in full accordance with the details as submitted before the use hereby permitted is commenced and thereafter retained solely for those purposes.

Reason: To enable vehicles to draw off clear of the highway for the safety and convenience of the highway user.

(03) No development shall commence until a Traffic Plan for the lifetime of the development showing how traffic arising from the development will be managed and controlled 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: In the interests of amenity and highway safety.

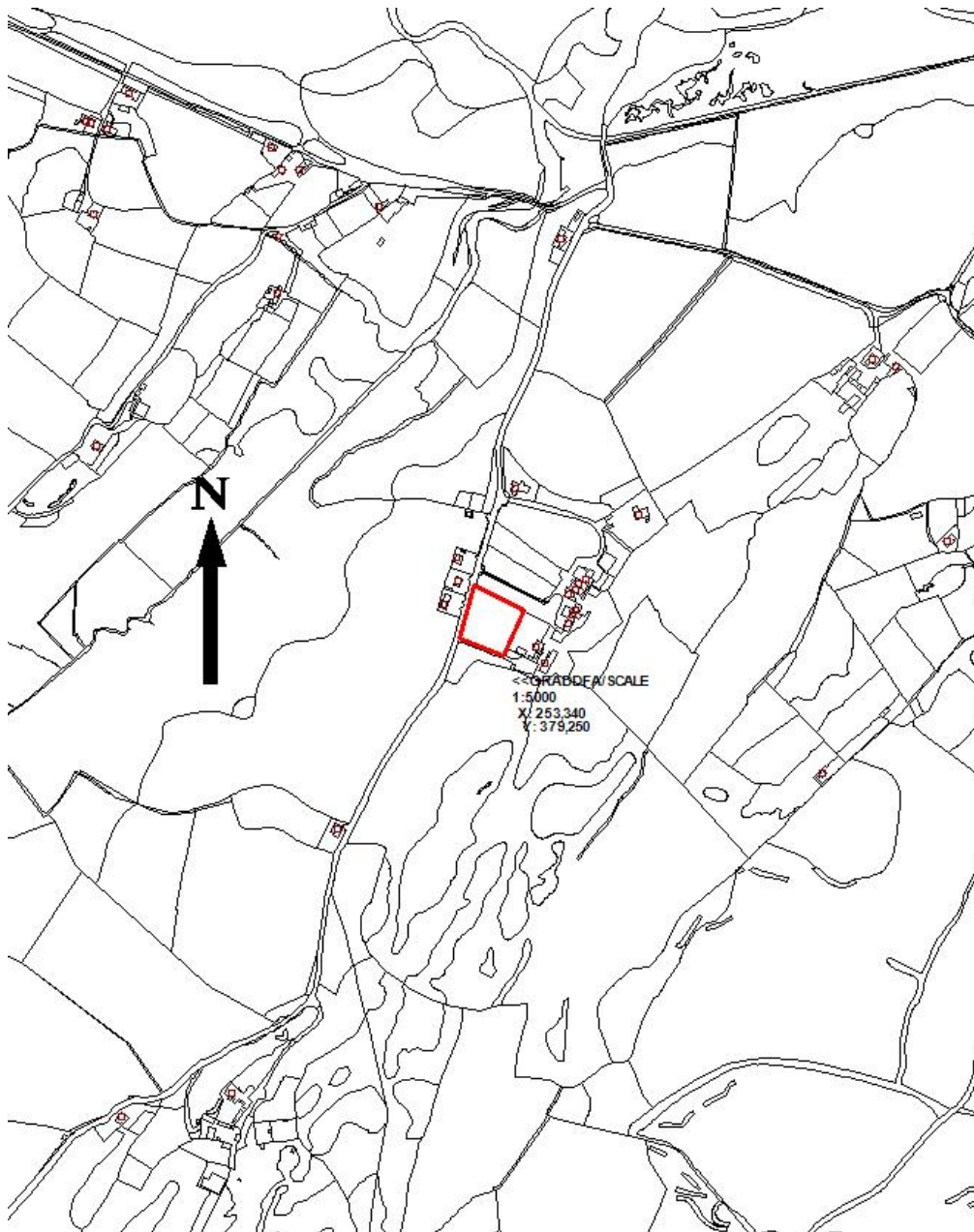
Rhif y Cais: **42C61K** Application Number

Ymgeisydd Applicant

Mr & Mrs T W Thomas

Cais llawn ar gyfer codi annedd a modurdy ar dir yn / Full application for the erection of a dwelling and garage on land at

Ty'r Ardd, Pentraeth



Planning Committee: 03/12/14

Report of Head of Planning Service (MTD)

Recommendation:

Refuse

Reason for Reporting to Committee:

On request of Local member Vaughan Hughes who comments about the size and design of the proposed dwelling and its suitability in this location.

1. Proposal and Site

It is proposed to construct a two storey residential dwelling.

2. Key Issue(s)

Whether the size and design are appropriate

3. Main Policies

Gwynedd Structure Plan

Policy A3 Scale and phasing of housing

Policy D1 Protection of the Environment

Policy D4 Siting and Design

Ynys Mon Local Plan

Policy 1 General Policy

Policy 30 AONB

Policy 42 Design

Policy 48 Housing Development Criteria

Ynys Mon Unitary Development Plan (Stopped)

Policy GP1 General Policy

Policy GP2 Design

Policy EN2 AONB

TAN 12 Design

SPG Design Guide for the Urban and Rural Environment

4. Response to Consultation and Publicity

1 letter has been received and raises concerns in respect of the building being too large and the harm that will be created in an AONB

Local Member Vaughan Hughes has referred the application to Committee for the reasons given above.

Community Council No comments

Welsh Water Comments

Highways Conditions

5. Relevant Planning History

42C61 Erection of 3 dwellings Refused 3/2/89

42C61A Erection of a dwelling Refused 17/4/91

42C61B as above Refused 13/5/91

42C61C as above Refused 7/12/91

42C61D Certificate of Lawfulness of caravan as a residential unit Granted 8/2/12

42C61G Removal of caravan and erection of dwelling Refused...Appeal allowed 24/3/14

6. Main Planning Considerations

Planning permission was granted on appeal to replace an existing residential caravan with a permanent dwelling

In his decision the Inspector tied the permission to the submitted plans in respect of size/footprint and also added a condition removing Permitted development rights so as to prevent the increase in size of the dwelling. This was to prevent harm to the location which is identified as an AONB. He states;

“A house of modest height and with a footprint similar to that shown on the indicative plans would not be unduly large, prominent or imposing. It was agreed at the hearing that a condition could be imposed withdrawing permitted development rights for extensions as the circumstances of this application area (sic) exceptional”

The submitted plans show a dwelling far larger than those the subject of the appeal, and it is considered that the size of the now proposed dwelling is far removed from that approved at appeal.

The footprint of the appeal proposal was given as 169.7 m sq, whereas the proposal now is for a footprint of 251.50 m sq. It should be noted that at the appeal the appellant case was that the proposals foot print was not that much larger than a caravan. This is obviously not the case now.

Such is the size that harm over and above what the Inspector considered acceptable can be identified and it may be the case that the Inspector would have also identified this harm and dismissed the appeal for the reasons given below

7. Conclusion

Whereas the principle is established the proposals are no in line with what the appeal Inspector considered acceptable for the site. The granting of planning permission in this instance would be contrary to the appeal Inspectors recommendations.

8. Recommendation

Refuse

(01) The proposed dwelling by virtue of its size scale and massing would represent an incongruous feature in the landscape which is identified as an Area of Outstanding beauty and as such would be contrary to policies A3,D1 and D4 of the Gwynedd Structure plan, Policies 1,30,42 and 48 of the Ynys Mon Local Plan, policies GP1,GP2 and EN2 of the Stopped ynys Mon Unitary development plan and the provisions of Planning Policy Wales