

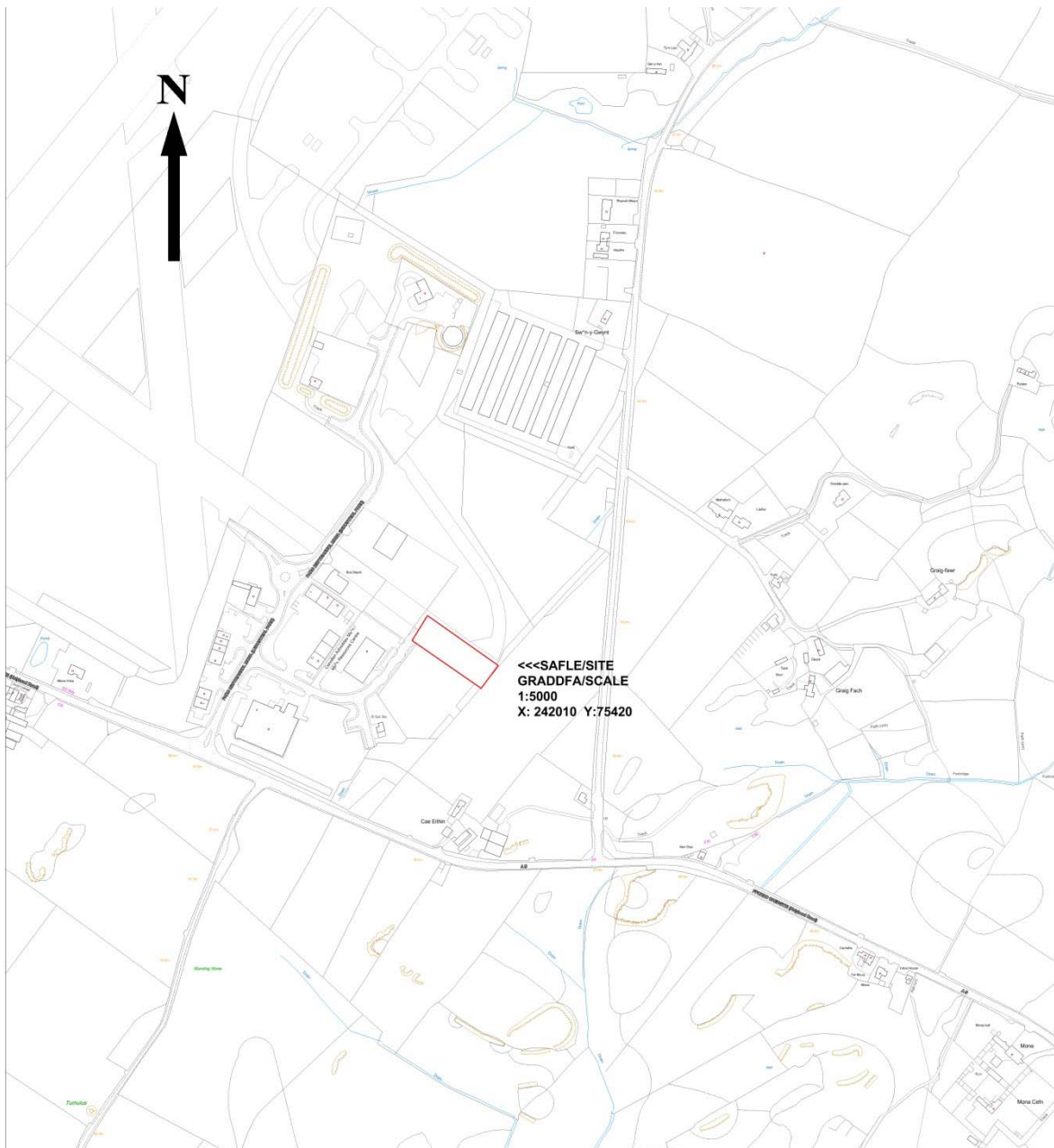
Rhif y Cais: 14LPA1011/CC Application Number

Ymgeisydd Applicant

Head of Service Highways & Technical

Cais llawn i godi adeilad cyfleuster storio/warws yn / Full application for the erection of a storage facility/warehouse building at

Plot 12, Mona Industrial Estate



Planning Committee: 01/04/2015

Report of Head of Planning Service (OWH)

Recommendation:

Permit

Reason for Reporting to Committee:

The application is made by the Council and involves land owned by the Council.

1. Proposal and Site

The application within Mona Industrial Estate.

The proposal entails the erection of a storage/ facility/warehouse building on Plot 12 at Mona Industrial Estate.

2. Key Issue(s)

The key issue is whether the proposed use and appearance of the building is acceptable at this location.

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 Nicola Roberts – No response received at the time of writing this report.

Councillor Bob Parry - No response received at the time of writing this report

Councillor Dylan Rees - No response received at the time of writing this report

Community Council – No objection

Highways - Comments

Ministry of Defence - No safeguarding objection

Public Consultation – The application was afforded two means of publicity. These were by the placing of a notice near the site and serving of personal notifications on the owners of neighbouring properties. The latest date for the receipt of representations was the 16/03/2015. At the time of writing this report, no letters of representations had been received.

5. Relevant Planning History

No site history on this plot.

6. Main Planning Considerations

The proposed entails the erection of a warehouse for storage facility to house new plastic recycling household's bins and maritime equipment.

The design and colour of the proposed warehouse is acceptable and is similar to the other buildings in the industrial estate; therefore would not look out of place.

The height, width and length of the building is 7.5 metres x 18.6 metres x 30 metres.

Foul sewage will be disposed by main sewers. There is sufficient parking space and turning space within the plot.

It is not considered that the proposed scheme will have a detrimental impact the surrounding units/businesses.

7. Conclusion

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

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 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 access shall be laid out and constructed strictly in accordance with the submitted plan before the use hereby permitted is commenced and thereafter shall be retained and kept free from permanent obstruction and used only for access purposes.

Reason: To comply with the requirements of the Highway Authority.

(03) The access shall be constructed with its gradient not exceeding 1 in 20 for the first 5 metres back from the nearside edge of the adjoining carriageway.

Reason: To comply with the requirements of the Highway Authority.

(04) The highway boundary wall/hedge/fence or any new boundary erected fronting the highway shall at no time be higher than 1 metre above the level of the adjoining county road carriageway along the whole length of the sites boundary with the adjoining highway and nothing exceeding this height erected within 2 metre of the said wall.

Reason: To comply with the requirements of the Highway Authority.

(05) The access shall be completed with a bitumen surface or other suitable surfacing material as may be agreed in writing with the Local Planning Authority for the first 5 metres from the nearside edge of the County Highway with the surface water drainage system completed and in working order before the use hereby permitted is commenced.

Reason: To comply with the requirements of the Highway Authority.

(06) No surface water from within the curtilage of the site to discharge onto the county Highway. No development shall commence until full design details for the drainage of the site have been submitted to and approved by the Local Planning Authority. No dwelling shall be occupied until the approved scheme has been implemented in full and to the written satisfaction of the Local Planning Authority.

Reason: To comply with the requirements of the Highway Authority.

(07) 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 comply with the requirements of the Highway Authority.

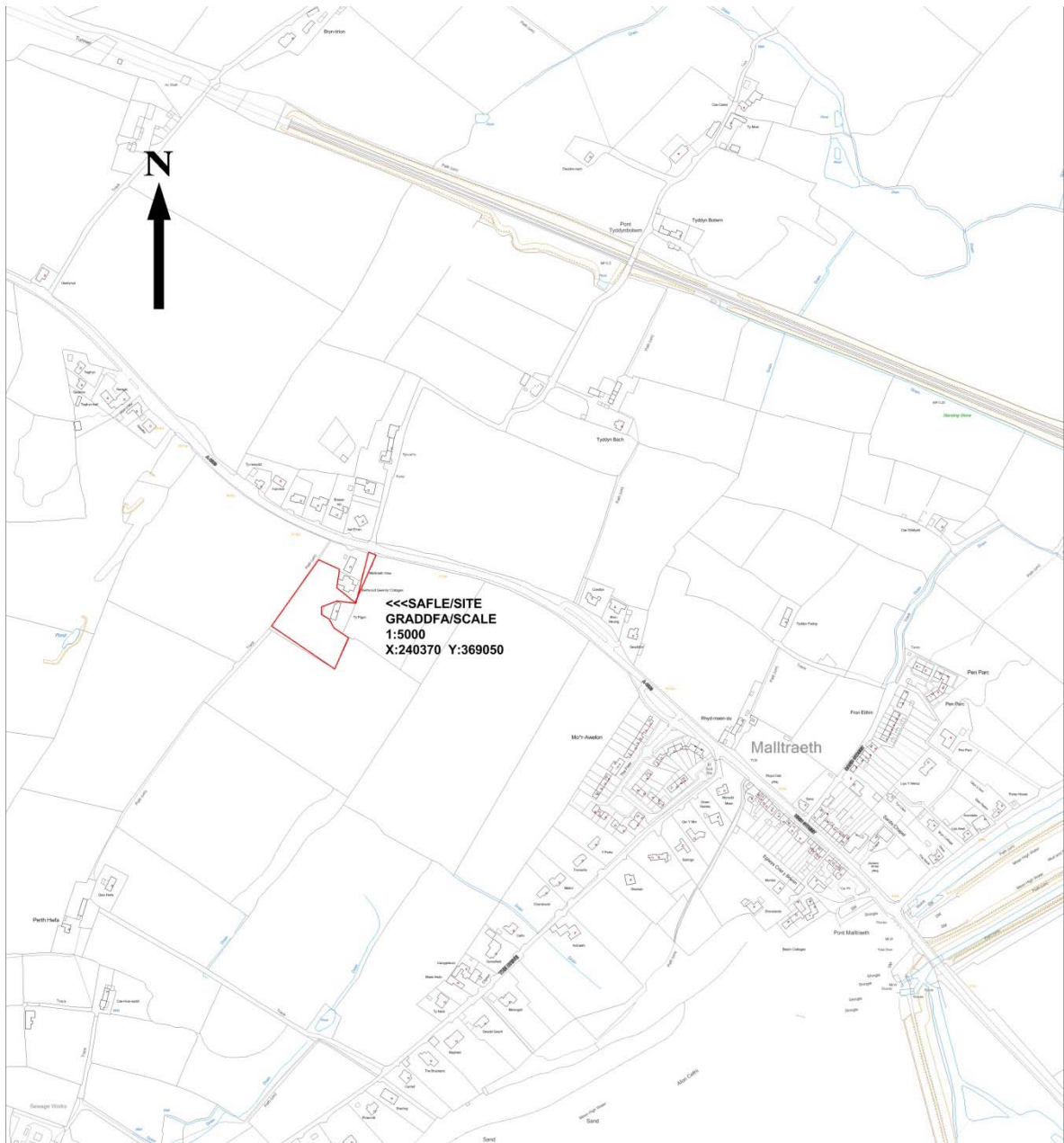
Rhif y Cais: 15C116G Application Number

Ymgeisydd Applicant

Mr Walter & Mrs Eleri Hughes

Cais llawn am addasu ag ehangu yn / Full application for alterations and extensions at

5 Bythynnod Gwenllyr, Malltraeth



Planning Committee: 01/04/2015

Report of Head of Planning Service (OWH)

Recommendation:

Refuse

Reason for Reporting to Committee:

The application has been called-in by Local Member.

1. Proposal and Site

The proposal lies to the west of Malltraeth village. The site lies outside the settlement of Malltraeth and is situated in open countryside. The building has been converted into a single bedroom dwelling.

The proposal entails alterations and extension at the rear of the building.

2. Key Issue(s)

The key issue is whether or not the proposed extension undermines the provisions of the Council's Approved policies on rural conversions.

3. Main Policies

Ynys Mon Local Plan

Policy 1 – General Policy

Policy 5 – Design

Policy 30 - Landscape

Policy 42 – Design

Policy 55 – Conversion

Policy 58 - Extensions

Gwynedd Structure Plan

Policy D1 – Area of Outstanding Natural Beauty

Policy D4 – Location, Siting and Design

Policy D29 - Design

Stopped Unitary Development Plan

Policy GP1 – General Control Guidance

Policy GP2 – Design

Policy EN2 – Area of Outstanding Natural Beauty

Policy EN13 – Conservation of Buildings

Policy HP7a - Extensions

Policy HP8 – Rural Conversion

Planning Policy Wales (7th Edition), July 2014

Supplementary Planning Guidance: Design in the Urban and Rural Built Environment : Form Scale and Proportion

Supplementary Planning Guidance: Design in the Urban and Rural Built Environment: Conversions in Rural Areas

4. Response to Consultation and Publicity

Local Member Ann Griffith – Call in

Local Member Peter Rogers – No response

Community Council – No response

Footpath Officer – Comments

Public Consultation – The application was afforded three means of publicity. These were by the placing of a notice near the site, serving of personal notifications on the owners of neighbouring properties and placing an advert in the local newspaper. The latest date for the receipt of representations was the 16/03/2015. At the time of writing this report, three letters of support had been received from adjoining occupiers.

5. Relevant Planning History

15C116 – Alterations and extensions at Ty Pigyn, Malltraeth Approved 16/08/2001

15C116A - Demolition of existing steel framed barn. Extension and alterations to existing holiday cottage together with the conversion of existing outbuildings to 2 holiday cottages and one dwelling at Ty Pigyn, Malltraeth Refused 25/05/2004

15C116B – Full plans for the demolition of the existing steel framed barn, extension and alterations to the existing holiday cottages, together with the conversion of existing outbuilding to 2no. holiday cottages and 1no. dwelling at Ty Pigyn, Malltraeth Approved 09/08/2004

15C116C – Deletion of conditions (09) (10) (11) and (12) from planning consent 15C116B so as to allow the units to be occupied as permanent residential units at Ty Pigyn Outbuildings, Malltraeth Approved 10/12/2007

15C116D – Full application for alterations and extensions at 5 Bythynod Gwenllyr, Malltraeth Withdrawn 13/02/14

15C116E – Full application for alterations and extensions at 5 Bythynod Gwenllyr, Malltraeth Refused 08/05/2014

15C166F - Full application for alterations and extensions at 5 Bythynod Gwenllyr, Malltraeth Refused 03/10/2014

6. Main Planning Considerations

The main planning considerations are whether the scale and design of the proposal extension would affect the character of the original building as well as the converted buildings in the vicinity and the Area of Outstanding Natural Beauty. The building has been converted under planning reference 15C116B.

All of the converted buildings in the vicinity have a similar design being simple and do not harm the Area of Outstanding Natural Beauty. The primary objective for an AONB designation is the

conservation and enhancement of their natural beauty. Local authorities have a statutory duty to have regard to AONB purposes and development control decisions affecting AONB's should in the first instance favour conservation of natural beauty.

It is considered that the design and scale of the proposed extension would determinately impact the character of the surrounding amenities and the Area of Outstanding Natural Beauty; therefore the proposed design is out of proportion to the other converted outbuildings and as a result, would harm the Area of Outstanding Natural Beauty.

The scale of the current building is 100.7 square metres. The overall scale of the proposed extension is approximately 113.94; forming an increase of at least 100%; doubling the size of the existing building. The scale of this application is even larger than the previously refused by the Committee on the 03/10/2014 application.

Criteria (iii) of Policy 55 requires that; the conversion scheme respects the character, scale and setting of the existing building, and involves only minor external alterations, unless it can be demonstrated that significant enhancement of the appearance of the building will be secured.

In terms of the current application, the scale of the extension is larger than that previous refused. (application 15C116F) Whilst the garage has now been removed; the extensions still represent a 100% increase.

It is considered that the design and scale of the extension would harm the character of the original building as well as the other converted buildings in the vicinity. Policy 58 of the Ynys Môn Local Plan states that 'alterations and extensions to houses will normally be Approved provided that the appearance of the house and surrounding area is not adversely affected'. Given the fact that the scale of the extension is 100% increase of the original; it is considered that the design of the extension would affect the appearance of the house and the surrounding areas. Under Supplementary Planning Guidance: Design in the Urban and Rural Built Environment: Form Scale and Proportion states that 'the form and proportion of a development should respect the character of the surrounding built environment and landscape.' It is considered that the scale and form of the proposed extension would not achieve this and would not comply with by Policy 58 of the Ynys Môn Local Plan.

7. Conclusion

The proposal does not fully comply with Policy 55 of the Ynys Môn Local Plan and Policy HP8 of the stopped Unitary Development Plan due to the scale and design of the works proposed as part of the scheme.

8. Recommendation

Refuse

(01) The Local Planning Authority considers that the proposal does not respect the character, scale and setting of the existing building due to the amount of external alteration and extensions and therefore does not accord with the provisions of Policy 55 and Policy 58 of the Ynys Môn Local Plan, Policy HP8 of the Stopped Unitary Development Plan and the advice contained within the Council's Supplementary Planning Guidance 'Design Guide for the Urban and Rural Environment' and Technical Advice Note (Wales) 6 Agricultural and Rural Development.

(02) The Local Planning Authority considers that the proposal by reason of its design would be out of character with the existing dwelling and the surrounding converted dwellings and would have an adverse effect on the designated Area of Outstanding Natural Beauty. The proposal is therefore

contrary to Policy D1, D4 and D29 of the Gwynedd Structure Plan, Policies 1, 30, 42, and 58 of the Ynys Môn Local Plan, Policies GP1, GP2 and EN2 of the Stopped Unitary Development Plan and the guidance contained within Planning Policy Wales (7th Edition).

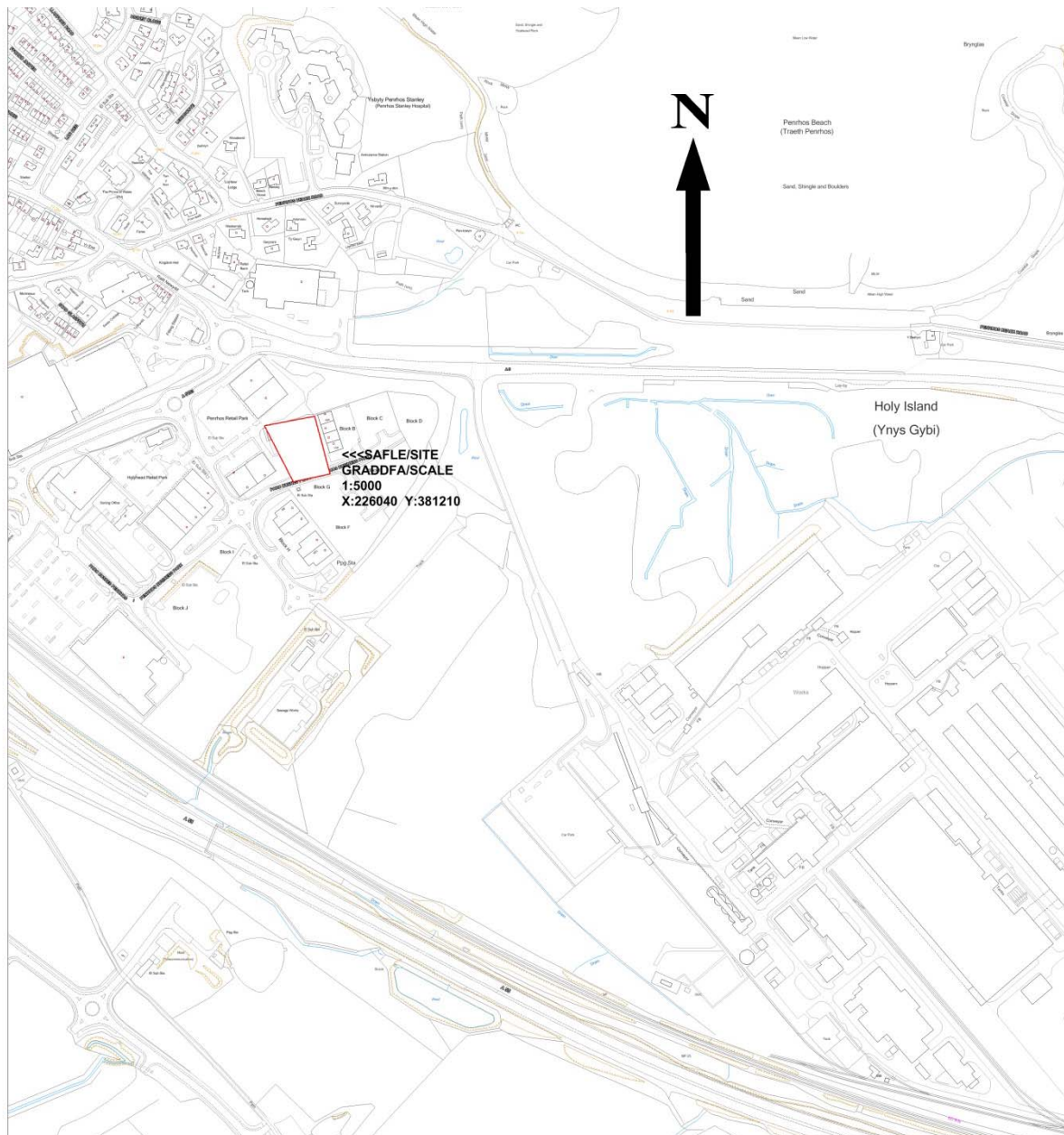
Rhif y Cais: 19LPA1014/CC Application Number

Ymgeisydd Applicant

Head Economic & Community Regeneration

Cais llawn i newid gorchudd allanol y waliau a'r to a chodi storfa yn / Full application to change external wall and roof cladding together with the erection of a storage building at

Penrhos Industrial Estate, Holyhead



Planning Committee: 01/04/2015

Report of Head of Planning Service (OWH)

Recommendation:

Permit

Reason for Reporting to Committee:

The application is made by the Council and involves land owned by the Council.

1. Proposal and Site

The application within Penrhos Industrial Estate in Holyhead.

The proposal entails the change of appearance of the Industrial units together with the erection of a storage unit.

2. Key Issue(s)

The key issue is whether the proposed use and appearance of the building is acceptable at this location.

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 Raymond Jones – No response received at the time of writing this report.

Councillor Robert Llewelyn Jones - No response received at the time of writing this report

Councillor Arwel Roberts - No response received at the time of writing this report

Town Council – No objection

Public Consultation – The application was afforded two means of publicity. These were by the placing of a notice near the site and serving of personal notifications on the owners of neighbouring properties. The latest date for the receipt of representations was the 02/04/2015. At the time of writing this report, no letters of representations had been received.

5. Relevant Planning History

No site history on this plot.

6. Main Planning Considerations

The proposed entails the changing the appearance of 8 units at Penrhos Industrial estate so that the buildings will appear more modern. The design and colour of the proposed changes to the units is acceptable and are similar to the other units in the industrial estate and would therefore not look out of place.

The proposal also incorporates the erection of a storage unit. It will be located at the corner of the units, and cannot be seen from the public highway road. It is not considered that the proposed storage unit would impact the industrial estate or the surrounding units/businesses.

It is not considered that the overall proposed scheme will have a detrimental impact the surrounding units/businesses.

7. Conclusion

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

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 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 05/03/2015 and on the 18/03/2015 for the appearance of the units under planning application reference 19LPA1014/CC.

Reason: For the avoidance of doubt.

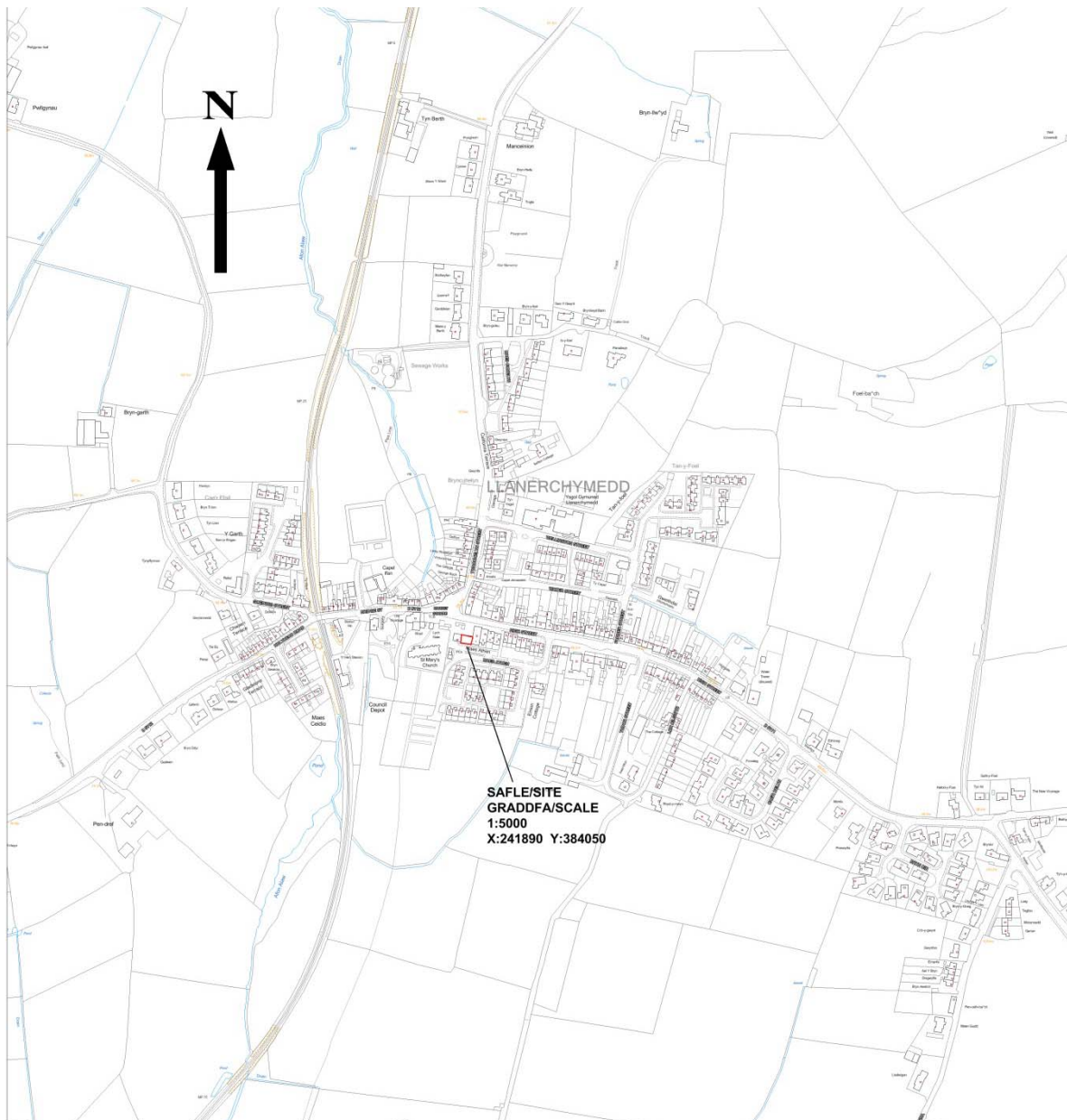
Rhif y Cais: **25C248** Application Number

Ymgeisydd Applicant

Mr Norman Murray

Cais llawn i newid defnydd yr adeilad presennol o marchnasu i golchdy yn / Full application for the change of use of building from retail to launderette at

Uned 1, Maes Athen, Llanerchymedd



Planning Committee: 01/04/2015

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 property is sited between an existing commercial units within the village of Llannerch-y-medd. The property is currently vacant with its last known use being a shop.

The application is for full planning permission for the change of use of shop to laundrette. No external alterations are proposed.

2. Key Issue(s)

The key issues to consider are whether or not the proposal is acceptable in policy terms, and whether the proposal will affect the amenities of the occupants of neighbouring properties.

3. Main Policies

Gwynedd Structure Plan

B1 – People and Jobs
B2 – People and Jobs
D4 – Environment
D25 - Environment
D29 – Environment
E1 - Retailing

Ynys Mon Local Plan

01 – General
05 – Design
18 – Shopping
40 – Conservation of Building

Stopped Unitary Development Plan

GP1 – Development Control Guidance
GP2 – Design
EP6 – Reuse of building
EN13 – Conservation of building

4. Response to Consultation and Publicity

Cllr John Griffith – No response at time of writing report

Cllr Kenneth Pritchard – No response at time of writing report

Cllr Llinos M Huws – No response at time of writing report

Community Council – No response at time of writing report

Environmental Health - No response at time of writing report

The application was afforded by three means of publicity, namely the posting of a site notice adjacent to the proposed site, the posting of letters to the owners/occupiers of neighbouring properties and also an advert placed in the local press. The date for the neighbouring notification will not expire until the 02/04/2015, at the time of writing this report no letters of representation have been received at the department.

5. Relevant Planning History

None.

6. Main Planning Considerations

The property is currently vacant and has been since 2012. Its last known use being a retail unit. There are no external alterations to the buildings.

It is not considered that the proposed will have an unacceptable effect on neighbouring properties.

Polisy EP6 of the Stopped Unitary Development plan states that proposals for change of use or redevelopment of existing buildings for employment purposes will be permitted providing that the building is suitable for the reuse intended they are capable of conversion without major or complete reconstruction and they have no significant adverse impact on the character of the building or the amenity of the area.

7. Conclusion

No land use objections to the change of use.

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 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 06/02/2015 under planning application reference 25C268.

9. Other Relevant Policies

Technical Advice Note 12: Design

Supplementary Planning Guidance: Design Guide for the Urban and Rural Environment.

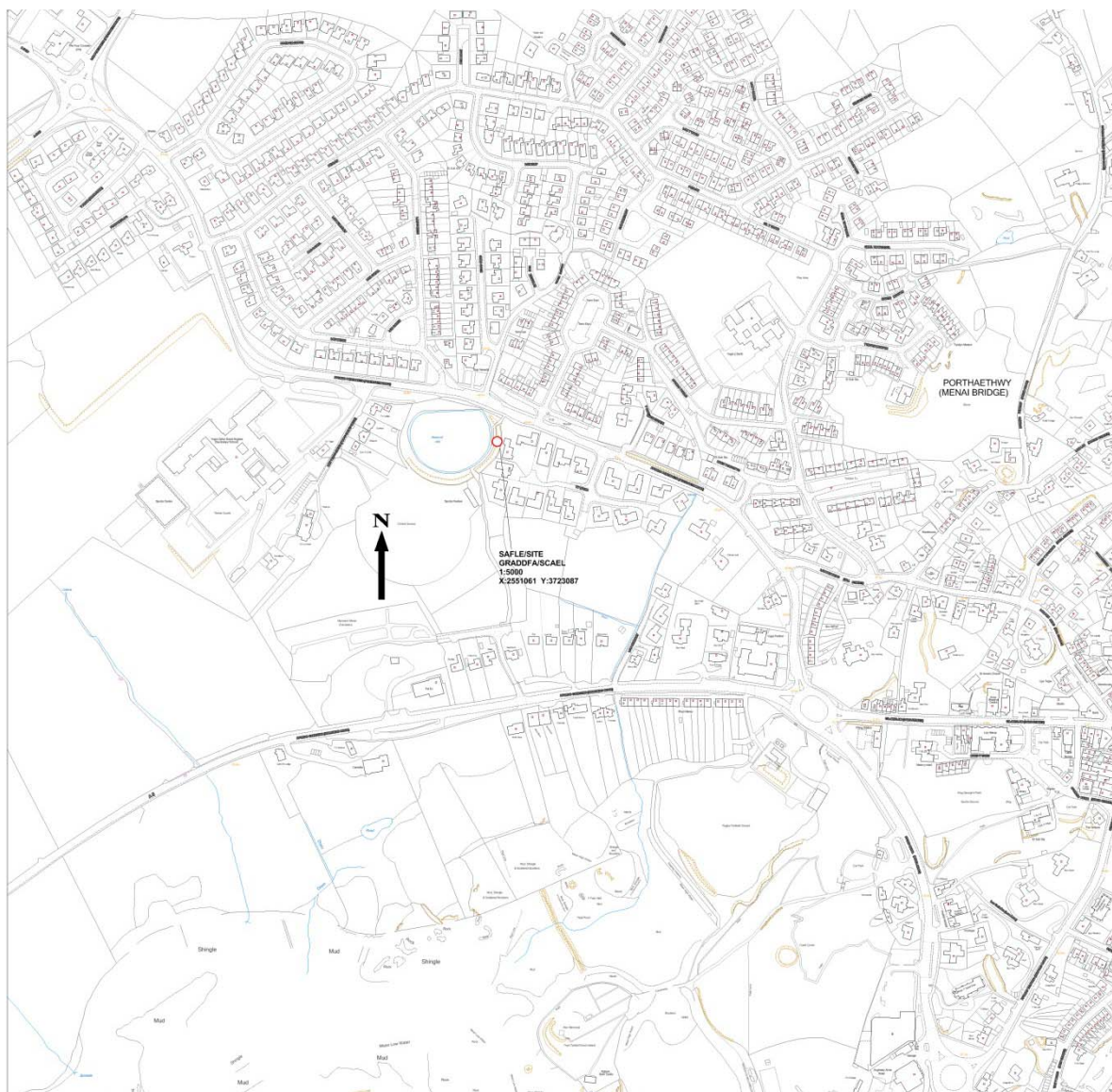
Rhif y Cais: 39LPA1012/TPO/CC Application Number

Ymgeisydd Applicant

Head of Service (Environment and Technical)

Cais i dorri 1 coeden onnen, gostwng uchder 1 coeden onnen ynghyd a gwaith i 1 coeden sycamorwydden sydd wedi eu diogelu gan Orchymyn Diogelu Coed yn / Application to remove 1 ash tree, reduce 1 ash tree and works to 1 sycamore tree which are protected by a Tree Preservation Order at

Old Reservoir, Menai Bridge



Planning Committee: 01/04/2015

Report of Head of Planning Service (GJ)

Recommendation:

Permit

Reason for Reporting to Committee:

The application is on Council owned land.

1. Proposal and Site

The application is to remove 1 ash tree, reduce 1 ash tree and works to 1 sycamore tree which are protected by a Tree Preservation Order at The Old Reservoir, Menai Bridge.

2. Key Issue(s)

The key issue is to assess the amenity value of the trees and the likely impact of the proposal on the amenity of the area.

3. Main Policies

Ynys Mon Local Plan

Policy 1 – General Policy

Policy 31 – Landscape

Gwynedd Structure Plan

Policy D4 – Location, siting and design

Stopped Unitary Development Plan

Policy GP1 – Development Control Guidance

Policy EN1 – Landscape Character

Policy EN14 – Tree Preservation Orders and Hedgerows

4. Response to Consultation and Publicity

Local Member (Cllr Alun Mummery) – No response at the time of writing the report

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

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

Community Council – No comments

Highways Department – No response at the time of writing the report

Footpath Officer – No response at the time of writing the report

The application was afforded by two means of publicity. These were by the posting of a site notice near the site and neighbouring properties were also notified of the application. A notice was also

placed in the local newspaper. The expiry date to receive representations was the 18/03/2015, at the time of writing the report no letters were received.

5. Relevant Planning History

None

6. Main Planning Considerations

The proposed works are required following the collapse of part of the retaining wall; in order to repair the wall, the removal of one tree is required. Other works at the site are proposed to deal with minor obstruction to the public footpath and to improve adjoining residential amenity.

The works proposed are as follows:-

- T4: Sycamore – Crown Lift
- T7: Ash – Reduce by 20%
- T9: Ash - Remove

Effects on amenity

In assessing applications it is required to:-

- Assess the amenity value of the tree or woodland and the likely impact of the proposal on the amenity of the area, and
- In the light of the assessment above, to consider whether or not the proposal is justified, having regard to the reasons put forward in support of it.

7. Conclusion

It is considered that the proposed works to T7 will have minor visual effects on the appearance of the TPO. The other works will have negligible visual effects only.

8. Recommendation

Permit

Works are done to British Standard 3998:2010 Tree Work. Recommendations

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.