

12.1 Gweddill y Ceisiadau

Remainder Applications

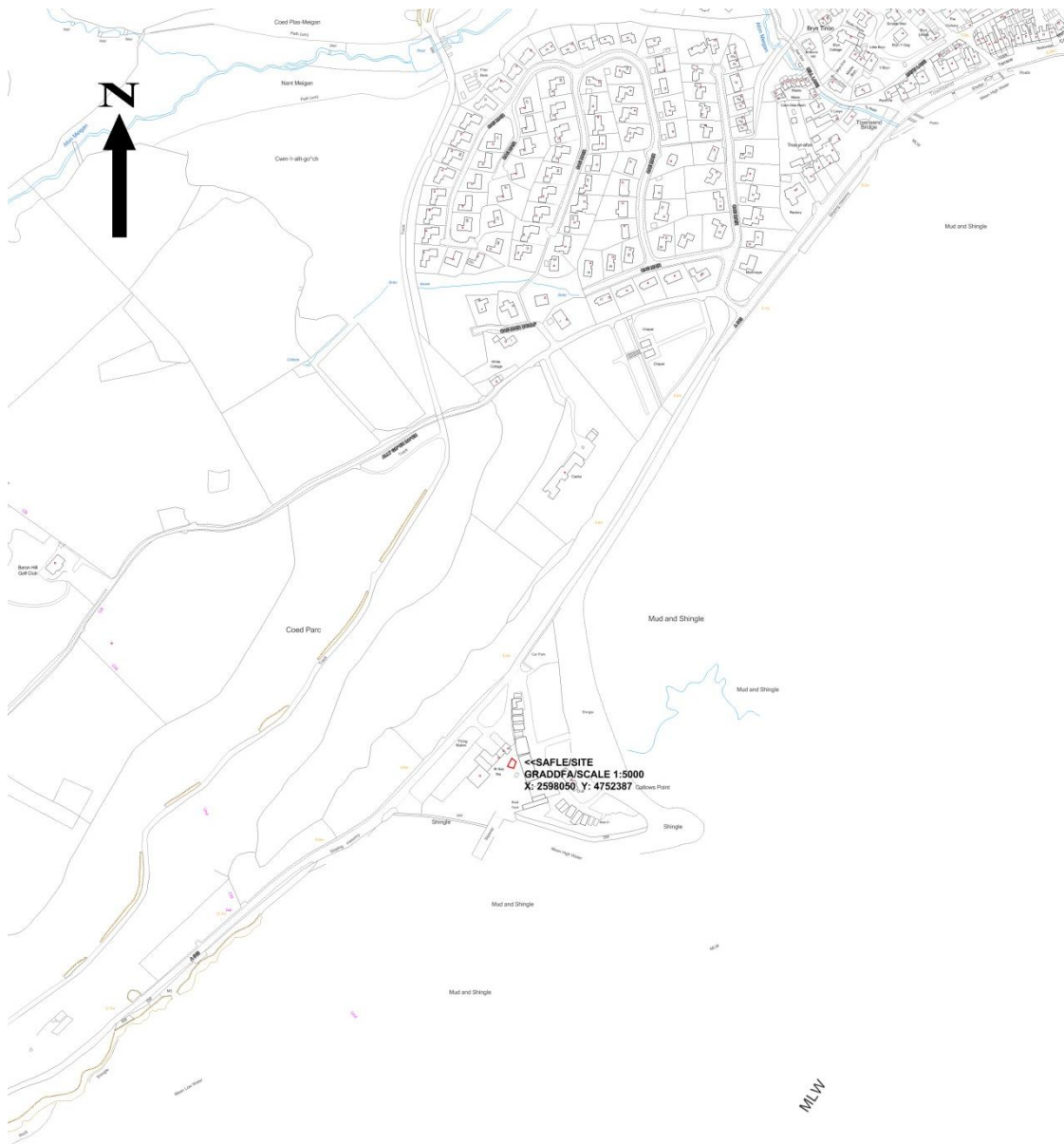
Rhif y Cais: 12C266P/FR Application Number

Ymgeisydd Applicant

**Mr Ben Brown**

**Cais llawn ar gyfer codi is-orsaf yn/Full application for the erection of a new substation at**

**Gallows Point, Beaumaris**



**Planning Committee: 13/05/2015**

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

**Recommendation:**

Permit.

**Reason for Reporting to Committee:**

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

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

Full application for the erection of a substation at Gallows Point, Beaumaris.

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

The key issue is whether the proposal complies with policies, has any impact on the Area of Outstanding Natural Beauty.

### **3. Main Policies**

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

Policy 1 – General Policy

Policy 30 – Landscape

Policy 36 – Coastal Development

Policy 42 – Design

#### **Gwynedd Structure Plan**

Policy A2 – Location and Housing Land

Policy D4 – Siting and Design

Policy D5 – Location, siting and design

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

Policy GP1 – Development Control Guidance

Policy GP2 – Design

Policy EN2 – Landscape Character

Policy EN9 – Development Near Wetlands, Water Courses and Shorelines

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

**Town Council** – Approval recommended

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

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

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

**Natural Resources Wales** – Have confirmed that the site is within the C2 Flood Zone. However due to the nature of the application it wasn't considered that a Flood Consequence Assessment was

required.

**Welsh Water** – No response at the time of writing the report

**Drainage** – No response at the time of writing the report

A site notice was placed near the site and neighbouring properties were notified by letter. The expiry date for receiving representations was the 21/04/2015. At the time of writing the report no letters were received.

## **5. Relevant Planning History**

12C266- Construction of a marina and facilities building together with car park and boat storage area on an area to the south west of Gallows Point, Beaumaris – Allowed 9/1/03- Section 106 21/10/02

12C266A - Variation of condition (01) of planning permission 12C266 to allow a further 2 years to commence the development at Gallows Point, Beaumaris – Undetermined

12C266B - Variation of condition (01) of planning permission 12C266 to allow a further 3 years to commence the development at Gallows Point, Beaumaris – Undetermined

12C266C - Demolition of existing boat sheds and erection of new boat sheds, together with alterations and extensions to the petrol filling station shop and fishing tackle shop at ABC Powermarine Gallows Point, Beaumaris – Approved 18/04/2011

12C266D - Demolition of existing boat sheds and erection of new boat sheds, together with alterations and extensions to the petrol filling station shop and fishing tackle shop and installation of a treatment plant at Gallows Point, Beaumaris – Approved 18/04/2011

12C266E/SCR - Screening Opinion for the demolition of existing boat sheds and erection of new boat sheds, together with alterations and extensions to the petrol filling station shop and fishing tackle shop and installation of a treatment plant at Gallows Point, Beaumaris – EIA Not Required 05/03/2010

12C266F- Re-location of existing boundary fence to form an extension to the existing secure compound at Gallows Point, Beaumaris - Approved 28/07/2011

12C266G - Demolition of units 7 to 10 and the erection of 4 sheds in place, alterations to existing building together with the construction of an amenity block Gallows Point, Beaumaris – Approved 27/07/2012

12C266H - Application for the variation of conditions (04) and (06) on planning permission reference 12C266G to allow for the details of the proposed slab levels of the building(s) and a scheme for the provision and implementation of surface water drainage to be submitted following commencement of works on site at ABC Powermarine, Gallows Point, Beaumaris – Approved 04/04/2013

12C266J - Application for the variation of conditions 2, 6, 7, 8, 10 and 12 on planning permission 12C266D at Gallows Point, Beaumaris - Withdrawn 18/03/2013

12C266K - Retrospective planning application for alterations to the roof design and general amendments to units 2 to 5 at ABC Powermarine, Gallows Point, Beaumaris – No decision to date

12C266M/AD - Erection of 3 non illuminated fascia signs at Gallows Point, Beaumaris – Approved

23/07/13

12C266N/FR - Full application for the erection of an amenity block at Gallows Point, Beaumaris –  
Approved 14/10/13

## **6. Main Planning Considerations**

The application is for the erection of a new 11KV electrical substation at Gallows Point, Beaumaris

The substation is required for an upgrade to supply the Gallows Point as the current substation is not up to standards. It will house the appropriate equipment to transform the high voltage electricity to low voltage local supplies. The substation is to be installed in front of the existing substation building which is to be disused on completion of the proposed substation. The substation will measure 3 metres wide x 2.45 metre depth x 2.5 metre high.

The application site is located within an existing boat yard. To the North West of the application site is a petrol filling station and to the North East and South East is a number of smaller buildings relating to the operation of the boat yard.

### **C2 Flood Zone**

The site is within the C2 Flood Zone, however Natural Resources Wales have confirmed due to the size of the building a Flood Consequence Assessment is not required.

### **Area of Outstanding Natural Beauty**

It is not considered that the proposal will have a negative impact on the Area of Outstanding Natural Beauty. The small building will be sited amongst other larger buildings on the site.

## **7. Conclusion**

The substation is a small building which will be located next to the existing substation. It is located within an existing boatyard which is screened by other industrial buildings. The substation will not be visible from the highway or from the Coast. It is not considered that the proposal will have an impact on the Area of Outstanding Natural Beauty.

## **8. Recommendation**

To **permit** the development subject to conditions.

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

**(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: 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 26/03/2015 under planning application reference 12C266P/FR**

Reason: For the avoidance of doubt

**9. Other Relevant Policies**

**Technical Advice Note 12: Design**

**Technical Advice Note 15: Flooding**

**Planning Policy Wales 7<sup>th</sup> Edition**

Rhif y Cais: **12C266Q/FR** Application Number

Ymgeisydd Applicant

**ABC Power Marine**

**Cais llawn ar gyfer addasu'r fynedfa presennol, ynghyd a chreu man parcio yn / Full application for alterations to the existing access, together with the construction of a new parking area at**

**ABC Power Marine, Beaumaris**



**Planning Committee: 13/05/2015**

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

**Recommendation:**

Permit.

**Reason for Reporting to Committee:**

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

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

Full application for alterations to the existing access, together with the construction of a new parking area at ABC Power Marine, Gallows Point, Beaumaris.

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

The key issue is whether the proposal complies with policies, has any impact on the Area of Outstanding Natural Beauty and highway safety.

### **3. Main Policies**

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

Policy 1 – General Policy

Policy 26 – Car Parking

Policy 30 – Landscape

Policy 36 – Coastal Development

Policy 42 – Design

#### **Gwynedd Structure Plan**

Policy D4 – Siting and Design

Policy D5 – Location, siting and design

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

Policy GP1 – Development Control Guidance

Policy GP2 – Design

Policy EN2 – Landscape Character

Policy EN9 – Development Near Wetlands, Water Courses and Shorelines

Policy TR10 – Parking Standards

Policy HP5 – Countryside Hamlets and Clusters

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

**Town Council** – Concerns raised on the impact of the development on the AONB, Conservation Area and the obstruction it may cause to the visibility and road safety.

**Local Member (Lewis Davies)** – Concerns raised that the access is substandard and the access is dangerous

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

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

## **Drainage – Comments**

**Welsh Water** – No concerns raised

**Highways** – Support

**Natural Resources Wales** – Have confirmed that the site is within the C2 Flood Zone. The applicant has provided a limited flood consequence assessment and Natural Resources Wales are satisfied with the report submitted.

A site notice was placed near the site and neighbouring properties were notified by letter. The expiry date for receiving representations was the 09/04/2015. At the time of writing the report no letters were received.

## **5. Relevant Planning History**

12C266 - Construction of a marina and facilities building together with car park and boat storage area on an area to the south west of Gallows Point, Beaumaris – Allowed 9/1/03 - Section 106 21/10/02

12C266A - Variation of condition (01) of planning permission 12C266 to allow a further 2 years to commence the development at Gallows Point, Beaumaris – Undetermined

12C266B - Variation of condition (01) of planning permission 12C266 to allow a further 3 years to commence the development at Gallows Point, Beaumaris – Undetermined

12C266C - Demolition of existing boat sheds and erection of new boat sheds, together with alterations and extensions to the petrol filling station shop and fishing tackle shop at ABC Powermarine Gallows Point, Beaumaris – Approved - 18/04/2011

12C266D - Demolition of existing boat sheds and erection of new boat sheds, together with alterations and extensions to the petrol filling station shop and fishing tackle shop and installation of a treatment plant at Gallows Point, Beaumaris – Approved - 18/04/2011

12C266E/SCR - Screening Opinion for the demolition of existing boat sheds and erection of new boat sheds, together with alterations and extensions to the petrol filling station shop and fishing tackle shop and installation of a treatment plant at Gallows Point, Beaumaris – EIA Not Required 05/03/2010

12C266F - Re-location of existing boundary fence to form an extension to the existing secure compound at Gallows Point, Beaumaris Approved - 28/07/2011

12C266G - Demolition of units 7 to 10 and the erection of 4 sheds in place, alterations to existing building together with the construction of an amenity block Gallows Point, Beaumaris Approved - 27/07/2012

12C266H - Application for the variation of conditions (04) and (06) on planning permission reference 12C266G to allow for the details of the proposed slab levels of the building(s) and a scheme for the provision and implementation of surface water drainage to be submitted following commencement of works on site at ABC Powermarine, Gallows Point, Beaumaris - Approved - 04/04/2013

12C266J - Application for the variation of conditions 2, 6, 7, 8, 10 and 12 on planning permission 12C266D at Gallows Point, Beaumaris Withdrawn - 18/03/2013

12C266K - Retrospective planning application for alterations to the roof design and general amendments to units 2 to 5 at ABC Powermarine Gallows Point, Beaumaris No decision to date.

12C266M/AD - Erection of 3 non illuminated fascia signs at Gallows Point, Beaumaris – Approved 23/07/13



## **6. Main Planning Considerations**

The application is for alterations to the existing access, together with the construction of a new parking area at ABC Power Marine, Beaumaris.

The site lies to the South of the A545 approximately 1 km to the West of Beaumaris at Gallows Point.

The applicant has stated that the angle of the existing eastern entrance causes visibility problems for vehicles leaving the site via this entrance. Vehicles leaving in both directions present to the road at an angle whereby the inter-visibility with other vehicles travelling along the road from the Menai Bridge direction can be obscured, leading to potential road safety issues. Problems are also experienced where larger vehicles departing towards Menai Bridge have to cross into the opposite lane of the main carriageway to affect their turn out of the site; again causing road safety issues.

Parking facilities along the site frontage at Gallows Point are quite informal and have developed over time, on an ad hoc basis. Accordingly, there is little in the way of strategy for users of the site and separation between vehicle maneuvering areas parking spaces is poor.

The proposal will enhance the current situation on the site and it will improve the legibility between commercial occupiers and users of the site and visiting members of the public. The external works serving the site and, specifically, the access/egress arrangements have not been improved for many years. The works will enhance the development physically, aesthetically and, most importantly, from a highway safety perspective.

### **C2 Flood Zone**

The site is within the C2 Flood Zone. Natural Resources Wales requested a Flood Consequence Assessment. The applicant has provided a limited Flood Consequence Assessment and NRW have confirmed that they are satisfied with the development.

### **Drainage**

The Drainage Section have confirmed that the details submitted with the application is acceptable.

### **Highways**

The Highways Department have confirmed that the proposal is acceptable.

## **7. Conclusion**

The proposal will improve the current access and car parking arrangements on site.

## **8. Recommendation**

To **permit** the development subject to conditions.

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

**(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 10/03/15 and 10/04/15 under planning application reference 12C266Q/FR**

Reason: For the avoidance of doubt

#### **9. Other Relevant Policies**

**Technical Advice Note 12: Design**

**Technical Advice Note 15: Flooding**

**Planning Policy Wales 7<sup>th</sup> Edition**

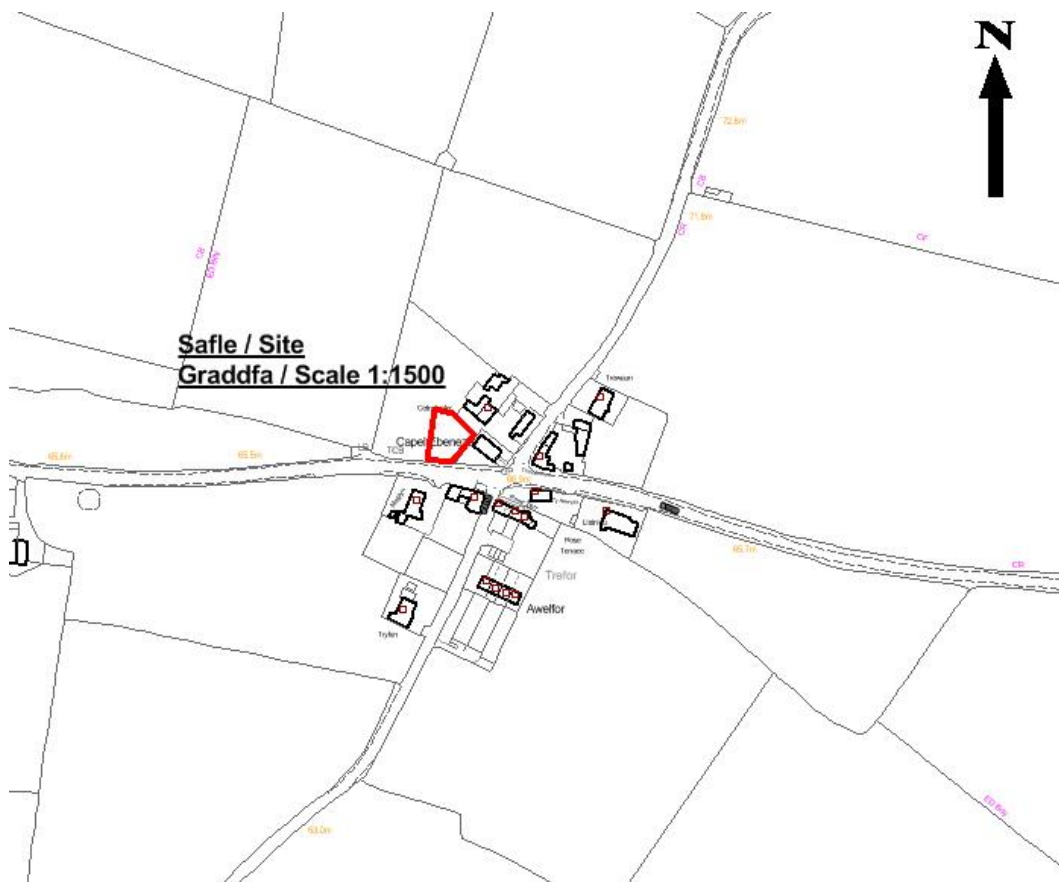
Rhif y Cais: 14LPA1010/CC Application Number

Ymgeisydd Applicant

Isle of Anglesey County Council

Cais amlinellol ar gyfer codi annedd gyda'r holl faterion wedi'u cadw'n ôl ar dir / Outline application for the erection of a dwelling with all matters reserved on land

Cefn Trefor, Trefor



**Planning Committee: 13/05/2015**

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

**Recommendation:**

Permit

**Reason for Reporting to Committee:**

The application has been submitted by the Local Authority and the land is owned by the Council

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

The application is in outline form for the erection of a detached dwelling on land at Cefn Trefor, Trefor.

The plot of land lies to the front of the existing agricultural buildings at Cefn Trefor and lies immediately adjoining Capel Ebenezer. A new access to the site will be afforded directly off the B5109.

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

The applications main issues are whether the proposal complies with current policies, will the proposal affect the amenities of the neighbouring properties and whether the proposal will harm the surrounding landscape and highway safety.

### **3. Main Policies**

#### **Ynys Môn Local Plan**

Policy 1 – General Policy

Policy 42 – Design

Policy 50 – Listed Settlement

#### **Gwynedd Structure Plan**

Policy A2 – Housing

Policy D4 – Location, Siting and Design

Policy D28 – Design

Policy D29 – Design

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

Policy GP1 – Development Control Guidance Policy GP2 – Design

Policy HP5 – Countryside Hamlets and Clusters

#### **Technical Advice Note 12: Design**

#### **Supplementary Planning Guidance – Design Guide for the Urban and Rural Environment**

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

**Local Member, Cllr. D Rees** – No response to date

**Local Member, Cllr. N Roberts** – No response to date

**Local Member, Cllr. B Parry** - No response to date

**Community Council** – No objection

**Highways** – Requested further information. A copy of the requested information has been received and forwarded to the Highway Authority. At the time of writing this report we are awaiting the response of the Highway Authority.

**Drainage** – Standard comments and requested that full details of the means of disposal of surface water is submitted with any full or detailed application.

**Welsh Water** – Standard 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 neighbouring properties. The latest date for the receipt of representations was the 6<sup>th</sup> March, 2015 and at the time of writing this report no letters of representation had been received at the department.

## **5. Relevant Planning History**

None

## **6. Main Planning Considerations**

**Policy Context** - Trefor is defined as a Listed Settlement under Policy 50 of the Ynys Môn Local Plan and as a countryside hamlet and cluster under Policy HP5 of the stopped Unitary Development Plan.

Policy 50 of the Ynys Môn Local Plan states that planning permission will 'normally only' be granted for single dwellings within or on the edge of the settlement.

The site lies on the edge of the settlement of Trefor and lies next to the existing Chapel and to the front of the agricultural buildings at Cefn Trefor. There is a residential property located directly opposite the application site and therefore the proposal is considered as an acceptable extension to the village.

**Effect on neighbouring properties** – There are no immediate neighbouring properties and the nearest property is Maglyn which is a single storey property on the opposite side of the Highway. The dwelling will not be visible from Cefn Trefor due to the agricultural buildings being located between both properties. Due to the distances between the application site and adjoining properties it is not considered that the development will harm the amenities currently enjoyed by the occupants of the neighbouring dwellings.

**Effect on surrounding area** –As stated above the site lies on the edge of the settlement and lies immediately next to the local Chapel and to the front of the agricultural buildings that form part of Cefn Trefor. There is a mixture of house types in the locality and the erection of a two storey dwelling in this location would not appear out of character with the existing pattern of development or result in the over-development of the site to the detriment of the surrounding area.

**Highway Safety** – The Highway Authority have requested further information in regards to the visibility splay from the proposed access. At the time of writing this report the requested information had been forwarded to the Highway Authority for consideration.

## 7. Conclusion

The proposal complies with current policies and is considered as an acceptable extension to the settlement. The residential development of the site will not harm the amenities of the occupants of neighbouring properties or harm the surrounding area.

My recommendation is one of approval subject to the Highway Authority's approval for the proposed new vehicular access.

## 8. Recommendation

**Permit** the application 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 approval of the Council shall be obtained before any development is commenced to the following reserved matters viz. the layout, scale, appearance of the building, means of access thereto and the landscaping of the site.**

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

**(02) Application for approval of the reserved matters hereinbefore referred to shall be made not later than the expiration of three years beginning with the date of this permission.**

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

**(03) The development to which this permission relates shall be begun not later than whichever is the later of the following dates namely: - (a) the expiration of five years from the date of this permission or (b) the expiration of two years from the final approval of the said reserved matters or in the case of approval on different dates the final approval of the last such matter to be approved.**

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

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

Reason: In the interests of visual amenity.

**(05) 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.**

Reason: In the interests of visual amenity.

**(06) Full details of the existing and proposed ground levels and finished floor levels shall be submitted as part of any full or detailed application.**

Reason : In the interest of amenity

**(07) Full details of the means of disposal of surface water shall be submitted as part of any full or detailed application.**

Reason: To ensure that site can be adequately drained

**(08) The development permitted by this consent shall be carried out strictly in accordance with the plans, sections and elevations required to be approved by the local planning authority under the conditions imposed.**

Reason: For the avoidance of doubt.

12.4 Gweddill y Ceisiadau

Remainder Applications

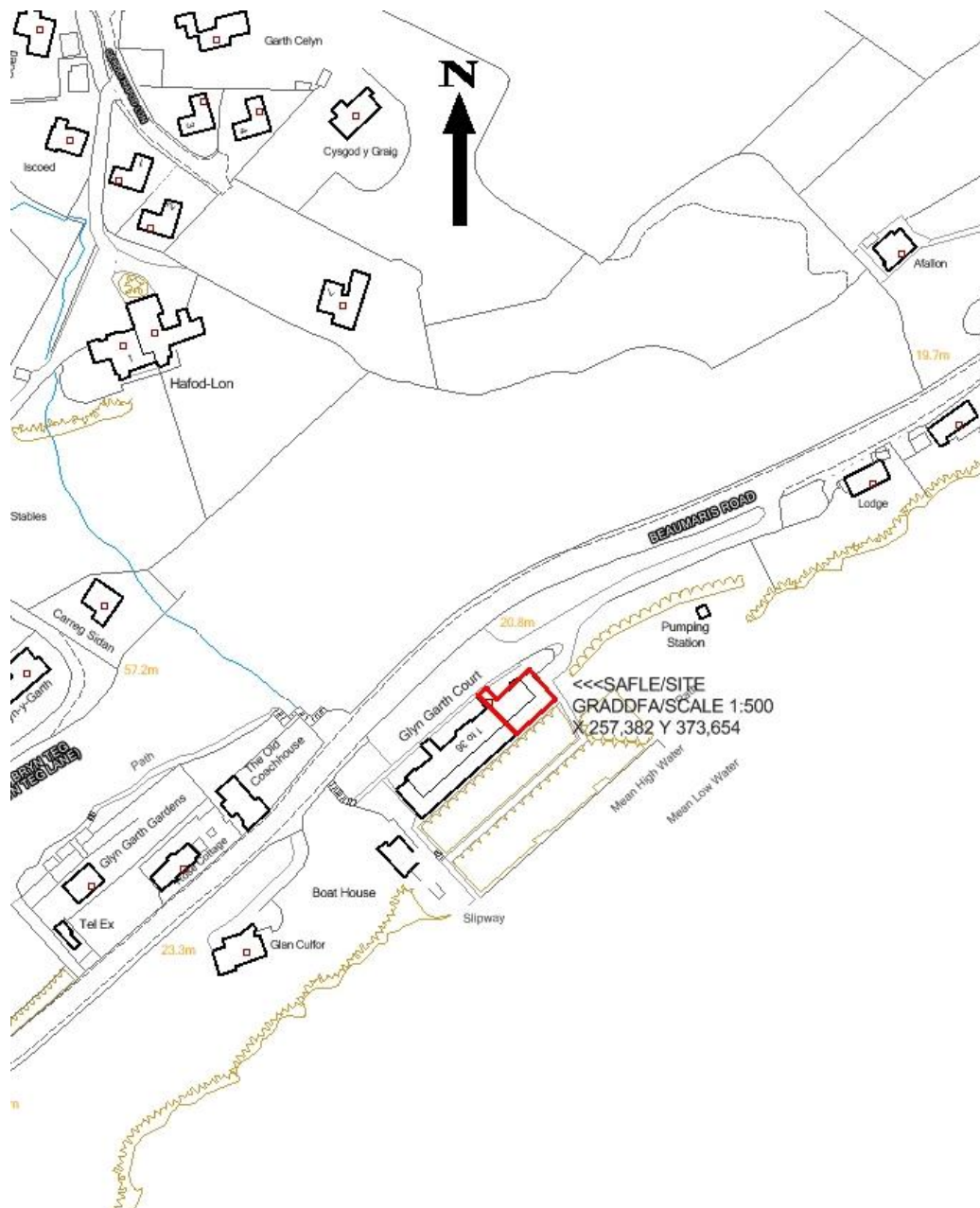
Rhif y Cais: 17C476A Application Number

Ymgeisydd Applicant

Mr Steven Collier

Cais llawn ar gyfer ail-leoli y ffenestri yn / Full application for the re-location of windows at

13 Glyn Garth Court, Menai Bridge





**Planning Committee: 13/05/2015**

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

**Recommendation:**

Permit.

**Reason for Reporting to Committee:**

The application is being presented to the Planning Committee at the request of the local member.

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

This is a full application for the re-location of windows at 13 Glyn Garth Court, Menai Bridge.

The application site is a prominent building located to the South of the Glyn Garth road leading from Menai Bridge to Beaumaris.

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

The key issue is whether the proposal has any impact on the Area of Outstanding Natural Beauty, how it fits in with the existing building, whether the work has an impact on any neighbouring property.

### **3. Main Policies**

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

Policy 1 – General Policy

Policy 30 - Landscape

Policy 42 – Design

Policy 58 – Extensions

#### **Gwynedd Structure Plan**

Policy D4 – Siting and Design

Policy D29 - Design

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

Policy GP1 – Development Control Guidance

Policy GP2 – Design

Policy EN1 – Landscape Character

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

**Community Council** – No observations.

**Local Member (Alwyn Rowlands)** – Requested the application is presented to the planning committee for consideration due to its unique architecture.

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

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

**Welsh Water** – No response at the time of writing the report

## **Natural Resources Wales – Standard Advice**

A site notice was placed near the site and neighbouring properties were notified by letter. The expiry date for receiving representations was the 21/04/2015. At the time of writing the report 1 letter was received supporting the application and 11 letters of objection were received.

The main reasons for supporting the application was as follows:-

- It would be a great advantage as it would allow up to half of the flats in the block to increase the size of their north facing bedrooms from 11 metre square to 14.8 metre square.
- The proposal will not have a significant visual impact on the area providing the window style matches existing flats

Main reasons for objections:-

- The proposal would destroy the uniformity of the elevation and would open floodgates for other freeholders to introduce amendments to the elevations
- The alteration would spoil the balance and aesthetic look of the building.
- The proposal would be incongruous and out of keeping with the other two bedroom flats
- Works have been carried out to renew the cladding to the West elevation and the making good and decorating the North elevation in order to improve the appearance of the external elevation and the works would be detrimental to the recent visual improvements achieved to the buildings elevations.
- The balconies have not been built to withstand any extra weight and not possible to place heavy objects on the area.

In response to the objections raised:-

- The general pattern of development on the façade of the apartments are enclosed bay windows every other floor. The proposal involves filling in between both floors to match the flat above and below. It is acknowledged that the proposal will set a precedent for other flats to follow suit. It is also acknowledged that there will be a change the existing rhythm of the building; however, it is not considered that this would have a negative impact on the existing building or the AONB enough to warrant refusing the application.
- It is not considered that the proposal will be an incongruous feature due to the work being proposed to the facade facing the road.
- The applicant would have to apply for Building Regulations for the work and they would look at whether the balconies are capable of taking any additional loading.

## **5. Relevant Planning History**

17C476 – Remove existing cladding and replace with new cladding at Glyn Garth flats, Glyn Garth – Granted 6/11/12

## **6. Main Planning Considerations**

The subject flat is located in the tall tower block of flats known as Glyn Garth Court. The site is located within the designated Area of Outstanding Natural Beauty and lying on the bank of the Menai Straights. The flats are located on the Glyn Garth road leading from Menai Bridge to Beaumaris.

The general pattern of development on the façade of the apartments are enclosed bay windows every other floor. The proposal involves filling in between both floors to match the flat above and below.

It is acknowledged that the proposal will set a precedent for other flats to follow suit. It is also acknowledged that there will be a change the existing rhythm of the building; however, it is not

considered that this would have a negative impact on the existing building or the AONB enough to warrant refusing the application.

The applicant has submitted amended plans so that the window design is consistent with the layout of the flats above and below. There is a minor deviation in that for the left hand frame (as viewed from the exterior) the horizontal split of the fixed and opening panes is slightly higher than for the flats above and below. This is due to personnel safety in the event the upper window is opened.

## **7. Conclusion**

It is not considered that the development will have a negative impact on the existing building, on the AONB or have an impact on neighbouring residential properties.

## **8. Recommendation**

To **permit** the development subject to conditions.

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

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

Reason: For the avoidance of doubt

**(02) The development permitted by this consent shall be carried out strictly in accordance with the plan(s) submitted on the 25/02/2015 and 25/03/2015 under planning application reference 17C476A.**

Reason: For the avoidance of doubt

## **9. Other Relevant Policies**

**Technical Advice Note 12 – Design**

**SPG – Urban and Rural Environment**

**Planning Policy Wales 7<sup>th</sup> Edition**

12.5

Gweddill y Ceisiadau

Remainder Applications

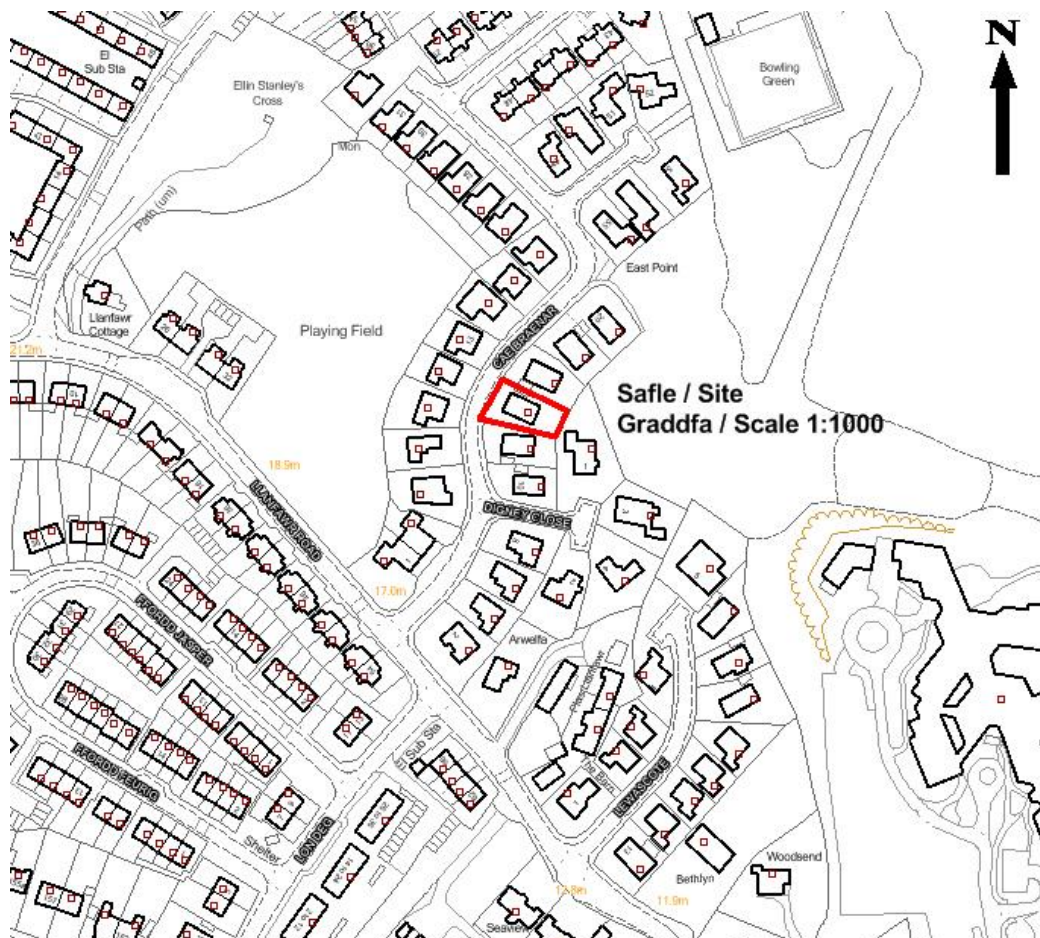
Rhif y Cais: **19C690C** Application Number

Ymgeisydd Applicant

**Mr Gwynfor Jones**

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

**14 Cae Braenar, Holyhead**



**Planning Committee: 13/05/2015**

**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 is within a residential area in Cae Braenar, Holyhead.

The proposal entails alterations and extensions to the rear of the dwelling.

**2. Key Issue(s)**

The key issue is whether the proposed scheme is acceptable.

**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

Policy HP 7a – Extension

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

**Technical Advice Note 12 – Design**

**4. Response to Consultation and Publicity**

**Councillor Arwel Roberts** – Requested the application be determined by the Planning & Orders Committee.

**Councillor Raymond Jones** - No response received at the time of writing this report.

**Councillor Robert Jones** – No response received at the time of writing this report.

**Town Council** – No objection.

**Drainage** – Standard comments

**Welsh Water** - Standard comments

**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 18/05/2015.

At the time of writing this report, one letter of representation has been received.

Their concerns are the effect of overlooking by the proposed scheme.

## **5. Relevant Planning History**

19C690 – Alterations and extensions to 14 Cae Braenar, Caergybi. Approved 06/03/1998

19C690A – Full application for alterations and extensions which include the raising of the height to provide first floor accommodation at 14 Cae Braenar, Caergybi. Refused 17/09/2014

19C690B - Full application for alterations and extensions which include the raising of the height to provide first floor accommodation at 14 Cae Braenar, Caergybi Refused 04/11/2014

## **6. Main Planning Considerations**

The proposal entails alterations and extensions at the rear of 14 Cae Braenar.

The proposed extension will be single storey measuring 3.3 metres in width and 4.7 metres in height. The height of the proposed extension will not be higher than the existing dwelling and the height of the main dwelling will not be increased. The proposed materials for the extension are considered acceptable.

The levels in land between 14 Cae Braenar and 1 Digney Close varies. 1 Digney Close lies lower than 14 Cae Braenar, as such there is no overlooking into the garden area of 1 Digney Close; however, 1 Digney Close is able to see the windows of the proposed extension.

It is considered that the proposed height of the additional screening as shown on the proposed drawing is an issue; therefore a condition has been recommended requesting further details of the proposed screen between 14 Cae Braenar and 1 Digney Close. This is to ensure that the height of the boundary treatment is adequate and is sufficient to alleviate any concerns of overlooking.

It is not considered that the proposed scheme will impact the amenities of neighbouring properties or the surrounding area to such a degree that it should warrant refusing the application.

## **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**

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) Notwithstanding the submitted drawings, no development shall commence until details of a boundary screen between the rear garden area of 14 Cae Braenar and 1 Digney Close has been submitted to and approved in writing by the Local Planning Authority. The said scheme shall be erected in accordance with the details as approved prior to the commencement of development of the extension and shall thereafter be maintained in like condition in perpetuity.**

Reason: In the interests of residential amenity.

12.6 Gweddill y Ceisiadau

Remainder Applications

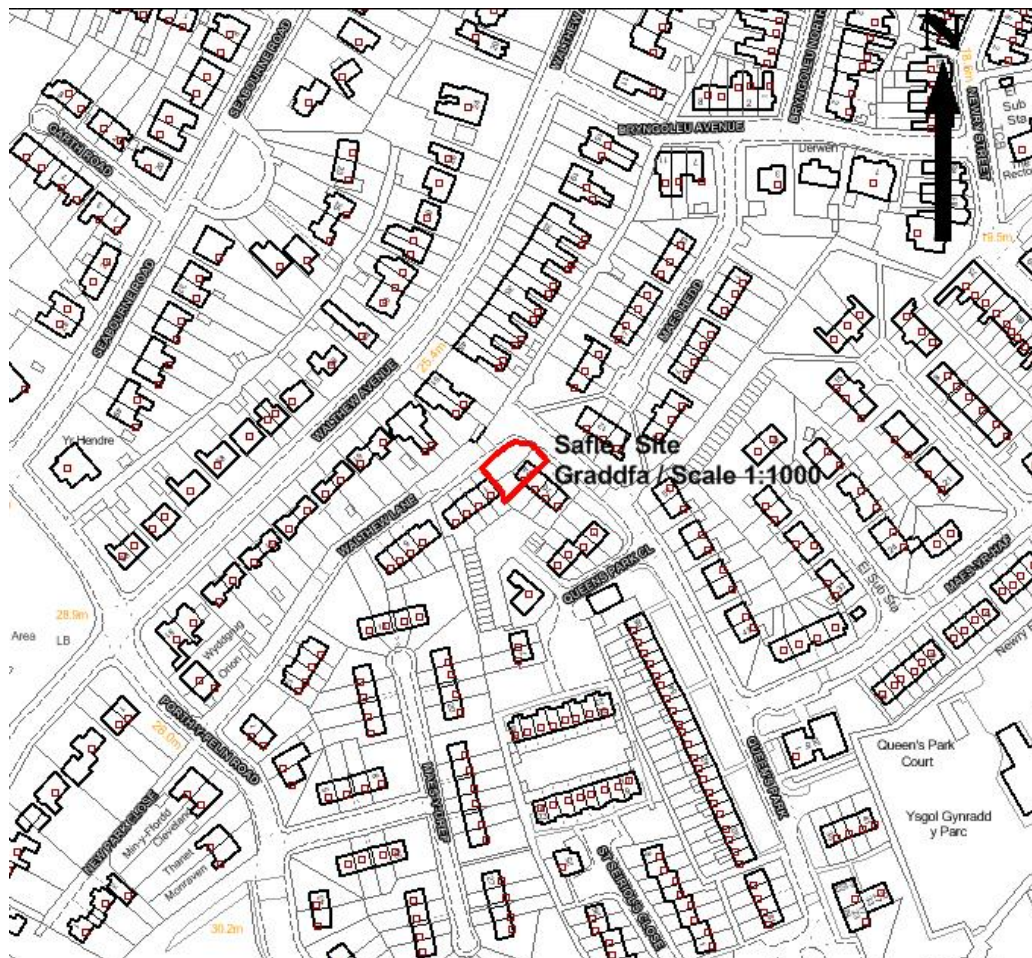
Rhif y Cais: 19C1156 Application Number

Ymgeisydd Applicant

Mr Mathew Douch

Cais llawn i ymestyn y cwrtil ynghyd a addasu ag ehangu yn / Full application for extension of curtilage together with alterations and extensions at

74 Queens Park, Holyhead





**Planning Committee: 13/05/2015**

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

**Recommendation:**

Permit

**Reason for Reporting to Committee:**

The land is owned by the Council.

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

The site is within a residential area at Queens Park in Holyhead

The proposal entails alterations and extensions together with an extension to the existing curtilage which is currently within Council ownership.

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

The key issue is whether the proposed scheme is acceptable.

### **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

Policy HP 7a – Extension

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

**Technical Advice Note 12 – Design**

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

**Councillor Arwel Roberts** – Support

**Councillor Raymond Jones** - No objection

**Councillor Robert Jones** – No response received at the time of writing this report

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

**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 05/05/2015. At the time of writing this report, no letters of representation had been received.

## **5. Relevant Planning History**

No relevant planning history.

## **6. Main Planning Considerations**

The proposal entails alterations and extensions to the dwelling together with an extension to the existing curtilage at the side of 74 Queens Park. Currently the land is within Council ownership.

The proposed extension will be two-storey with a pitched roof to the side of the dwelling to form a new kitchen/dining room area on the ground floor together with a bedroom on the first floor. The proposed materials to be used are considered to be acceptable.

The extension to the existing curtilage will site the proposed extension to the dwellinghouse.

It is not considered that the proposed scheme will impact the amenities of neighbouring properties or the surrounding area to such a degree that it should warrant refusing the application.

## **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**

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.

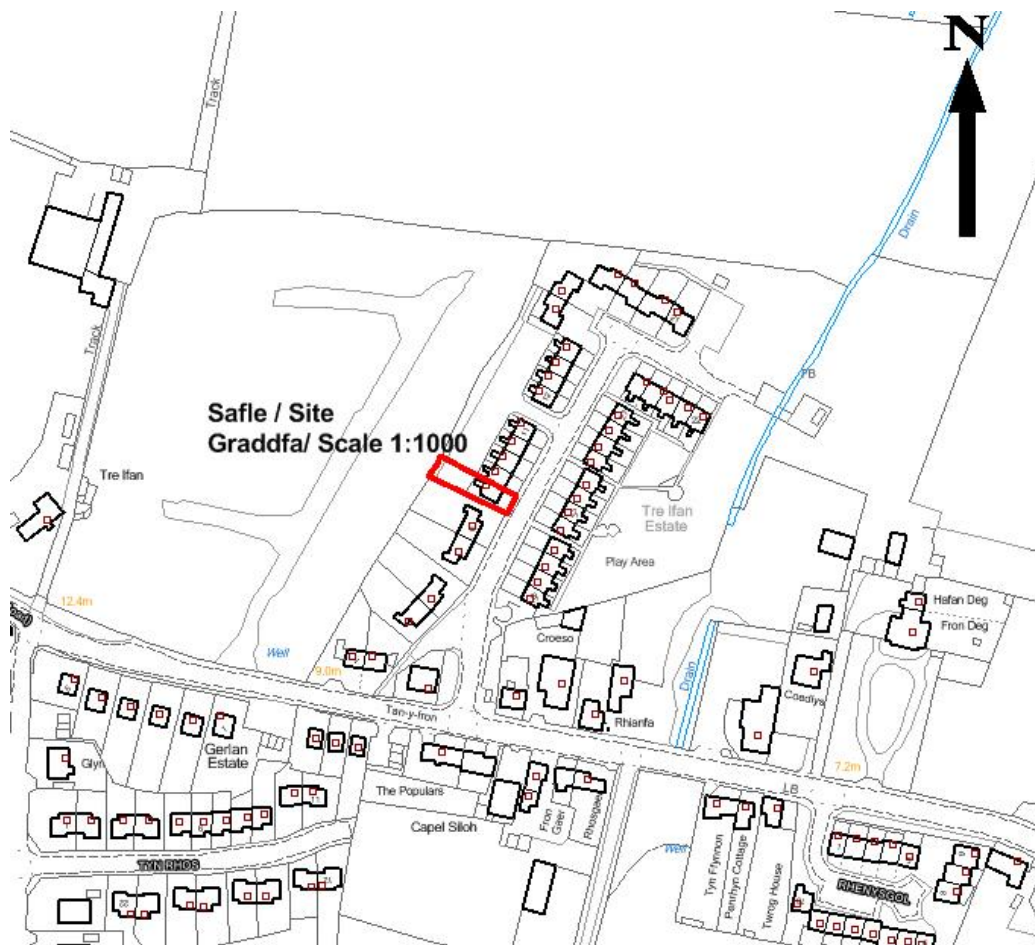
Rhif y Cais: **32C193** Application Number

Ymgeisydd Applicant

**Mr Gwyndaf Williams**

**Cais llawn ar gyfer ehangu'r cwrtil yn / Full application for the extension of the curtilage at**

**7 Tre Ifan Estate, Caergeiliog**



**Planning Committee: 13/05/2015**

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

**Recommendation:**

Permit.

**Reason for Reporting to Committee:**

The land is owned by the Council.

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

The site is within a residential area at Tre Ifan Estate in Caergeiliog.

The proposal entails an extension to the existing residential curtilage which is currently within Council ownership.

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

The key issue is whether the proposed scheme is acceptable.

### **3. Main Policies**

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

Policy 1 – General Policy

#### **Gwynedd Structure Plan**

Policy D4 – Location, Siting and 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 Gwilym Owen** – No response received at the time of writing this report.

**Councillor Richard Dew** - No response received at the time of writing this report

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

**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 05/05/2015. At the time of writing this report, no letters of representations had been received.

## **5. Relevant Planning History**

No site history

## **6. Main Planning Considerations**

The proposal entails an extension to the existing residential curtilage at the rear of 3 Tre Ifan Estate.

The land currently forms part of a parking area allocated to the terraced dwellings. By extending the curtilage of the dwelling, a small parcel of land (measuring 14m x 5.5m) will be formed into a garden. The height of the wall annotated A-B on the drawing will measure 0.6m.

It is not considered that the proposed scheme will impact the amenities of neighbouring properties or the surrounding area to such a degree that it should warrant refusing the application.

## **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**

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.

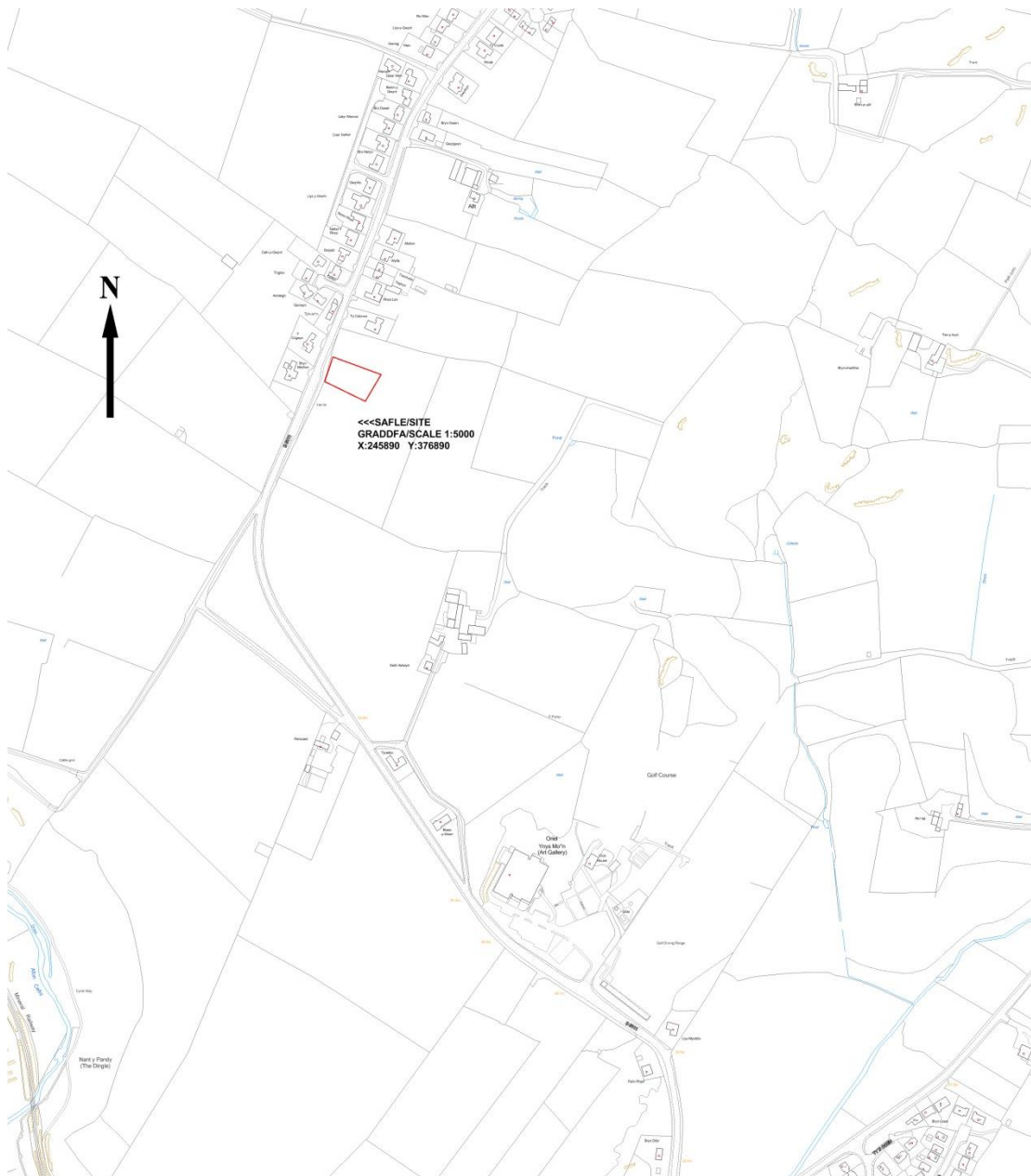
Rhif y Cais: **34LPA1009/CC** Application Number

Ymgeisydd Applicant

**Head of Service Estates (Property)**

**Cais amlinellol ar gyfer codi annedd gyda'r holl materion wedi'u gadw'n ôl ar dir yn ymyl/Outline application for the erection of a dwelling with all matters reserved on land near**

**Saith Aelwyd, Rhosmeirch**



**Planning Committee: 13/05/2015**

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

**Recommendation:**

Permit.

**Reason for Reporting to Committee:**

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

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

This is an outline application with all matters reserved for the erection of a dwelling on land at Saith Aelwyd, Rhosmeirch.

The site is located on the East side of the B5111 at the Southern limit of Rhosmeirch. It is a vacant field with dwellings on the opposite side of the road.

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

Is this an acceptable location for a dwelling in terms of policy and amenity?

### **3. Main Policies**

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

Policy 1 – General Policy

Policy 31 - Landscape

Policy 42 – Design

Policy 48 – Housing Development Criteria

Policy 50 – Listed Settlements

#### **Gwynedd Structure Plan**

Policy A2 – Location and Housing Land

Policy A3 – Scale and Phasing of Housing

Policy D4 – Siting and Design

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

Policy GP1 – Development Control Guidance

Policy GP2 – Design

Policy EN1 – Landscape Character

Policy HP5 – Countryside Hamlets and Clusters

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

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

**Local Member (Bob Parry)** – No response at the time of writing the report

**Local Member (Nicola Roberts)** – No response at the time of writing the report

**Local Member (Dylan Rees)** – No response at the time of writing the report

**Drainage** – Comments

**Welsh Water** – Conditional Approval

**Highways** – Conditional Approval

A site notice was placed near the site and neighbouring properties were notified by letter. The expiry date for receiving representations was the 05/02/2015. At the time of writing the report no letters were received.

## **5. Relevant Planning History**

None

## **6. Main Planning Considerations**

Rhosmeirch is identified as a Listed Settlement in the Ynys Mon Local Plan where new dwellings should be within or form a reasonable minor extension to the existing part of the settlement and should not constitute an undesirable intrusion into the landscape or harm the amenities of the locality.

The proposal should also not exceed the requirements of the settlement and the design must closely reflect or compliment the character of existing buildings.

In the Stopped Ynys Mon Unitary Development Plan this settlement is identified by an indicative frame. Within this frame single dwellings will be allowed on infill sites and those immediately adjacent to the settlement and should not harm the character of the location or intrude into the countryside.

The dwelling will be located alongside an existing dwelling and indeed there are others on the opposite side of the road, As such it is considered in this instance that the proposed dwelling is located on the edge of the settlement in a position which will not intrude into the landscape or harm the character of the location.

In addition given that a bungalow is proposed and that this is an outline application where all matters are reserved and will be submitted at a later stage which can be scrutinized to ensure that there is no overlooking, it is considered that the dwelling will not unduly harm the amenities of the adjacent occupier.

## **7. Conclusion**

The proposal is acceptable in policy terms and will not harm the amenities of nearby residential occupiers to an extent that would warrant a refusal of the application.

## **8. Recommendation**

To **permit** the development subject to conditions.

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



**(01) The approval of the Council shall be obtained before any development is commenced to the following reserved matters viz. the layout, scale, appearance of the building, means of access thereto and the landscaping of the site.**

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

**(02) Application for approval of the reserved matters hereinbefore referred to shall be made not later than the expiration of three years beginning with the date of this permission.**

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

**(03) The development to which this permission relates shall be begun not later than whichever is the later of the following dates namely: - (a) the expiration of five years from the date of this permission or (b) the expiration of two years from the final approval of the said reserved matters or in the case of approval on different dates the final approval of the last such matter to be approved.**

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

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

Reason: In the interests of amenity.

**(05) 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: In the interests of highway safety.

**(06) The access shall be completed with a bitumen surface 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 any work is commenced.**

Reason: In the interests of highway safety.

**(07) The vehicle driveways shall be constructed with its gradient not exceeding 1 in 20 for the first 5 metres back from the nearside edge of the adjoining footway.**

Reason: In the interests of highway safety.

**(08) The access shall be constructed with a 2.4 metre by 120 metre splays on either side. Within the vision splay lines nothing exceeding 1 metre in height above the level of the adjoining carriageway shall be permitted at any time.**

Reason: In the interests of highway safety.

**(09) Ni chaniateir i ddŵr wyneb o gwrtil y safle arllwys i'r Briffordd sirol. Ni chaniateir cychwyn ar unrhyw ddatblygiad hyd nes y bydd manylion dylunio llawn ar gyfer draenio'r safle wedi eu cyflwyno i'r Awdurdod Cynllunio Lleol cymeradwyo ganddo a'u. Ni chaniateir i neb symud i fyw i'r anheddau hyd nes y bydd y cynllun a gymeradwywyd wedi ei weithredu'n llawn ac er**

## **fodd ysgrifenedig yr Awdurdod Cynllunio Lleol**

Reason: In the interests of highway safety.

**(10) 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: In the interests of highway safety.

**(11) 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 site's boundary with the adjoining highway and nothing exceeding this height erected within 2m. of the said wall.**

Reason: In the interests of highway safety.

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

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

**(13) 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 protect the integrity of the public sewerage system.

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

Reason: To prevent hydraulic overload of the public sewerage system and pollution of the environment.

**(15) The dwelling hereby approved shall be a single storey/dormer bungalow only.**

Reason: In the interests of amenity.

## **9. Other Relevant Policies**

**Technical Advice Note 12 – Design**

**SPG – Urban and Rural Environment**

**Planning Policy Wales 7<sup>th</sup> Edition**