

Rhif y Cais: 19C1145 Application Number

Ymgeisydd Applicant

Mr Trevor Baker

Cais llawn ar gyfer codi anecs yn / Full application for the erection of an annexe at
Harbour View Bungalow, Turkey Shore Road, Holyhead



Planning Committee: 03/06/2015

Report of Head of Planning Service (OWH)

Recommendation:

Permit

Reason for Reporting to Committee:

The application has been called in by a local member.

1. Proposal and Site

The application lies at Turkey Shore Road in Holyhead. The Holyhead port lies opposite the dwelling entrance.

The proposal entails alterations and extensions to form a self-contained annexe.

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 – Call-in – concerns regarding overshadowing, loss of light, privacy issues and possible increase in traffic.

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

Community Council – No objection

Public Consultation – The application was afforded three means of publicity. These were by the placing of a notice near the site, placing an advert in the local newspaper 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, the department have received 6 letters of objection and 2 petitions.

Their concerns are:

- The closure/disruption of Turkey Shore lane during construction
- Loss of privacy to dwelling known as Cae Mawr.
- Overshadow/loss of light to the dwelling known as Cae Mawr.
- Height of the annexe.
- Overlooking towards the dwelling known as Cae Mawr.
- Loss of value to the dwelling known as Cae Mawr.
- Loss of light to the dwelling known as Cae Mawr.

In relation to the concerns above, I would comment as follows:

- A condition will be placed on the decision notice regarding the means of access on Turkey Shore Road in the interest of the public footpath.
- No overlooking/loss of privacy to the dwelling known as Cae Mawr as no new windows will face towards the dwelling. All new windows will face towards the applicant garden and lane.
- The height of the annexe is lower than the main dwelling, therefore it is not considered that the proposed annexe will look out of place or form an adverse loss of light to the dwelling known as Cae Mawr.
- Regarding the loss of value to the dwelling; this is not a planning consideration.

5. Relevant Planning History

No site history

6. Main Planning Considerations

The proposal entails alterations and extensions to the rear of the dwelling to form a self-contained annexe at Harbour View Bungalow, Turkey Shore Road.

The proposed extension will be a single storey extension to the side/rear of the dwelling to form a new kitchen/dining room, one bedroom and a bathroom which will be a self-contained annexe. The scale of the annexe measures 67 square metres. There is an inter-connection between the annexe and the main dwelling. Overlooking by the proposed scheme is not an issue as the new windows overlook towards the applicant garden and the road. The height of the proposed annexe measures 3.8 metres which is lower than the main dwelling house.

It is also considered that there is no adverse impact of loss of light to the rear dwelling known as Cae Mawr to warrant a refusal. The proposed materials are considered acceptable.

There are ample parking spaces to the front garden to facilitate vehicles during the construction phase.

It is not considered that the proposed scheme will impact the surrounding amenities or any

neighbouring properties to a degree that it should warrant a refusal. The concerns noted in the objection letters are noted and considered during this report.

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) No development shall commence until a traffic management plan has been submitted to and approved in writing by the local planning authority detailing how construction traffic is to access the site from local roads and to ensure the free flow of traffic and public footpath on and off site; the development shall be implemented in accordance with the details as may be approved.

Reason: In the interests of amenity and highway safety

(03) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Amendment) (Wales) Order 2013 (or any Order revoking or re-enacting that Order), the development permitted by Classes A, B, C, D, E and F of Part 1 of Schedule 2 are hereby excluded.

Reason: In the interests of amenity.

(04) The annexe hereby approved shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling outlined in red on the submitted location plan. At no time shall it be otherwise occupied/let/leased or disposed of.

Reason: In the interests of amenity.

(05) The development permitted by this consent shall be carried out strictly in accordance with the plan(s) submitted on the 24/12/2014 under planning application reference 19C1145.

Reason: For the avoidance of doubt.

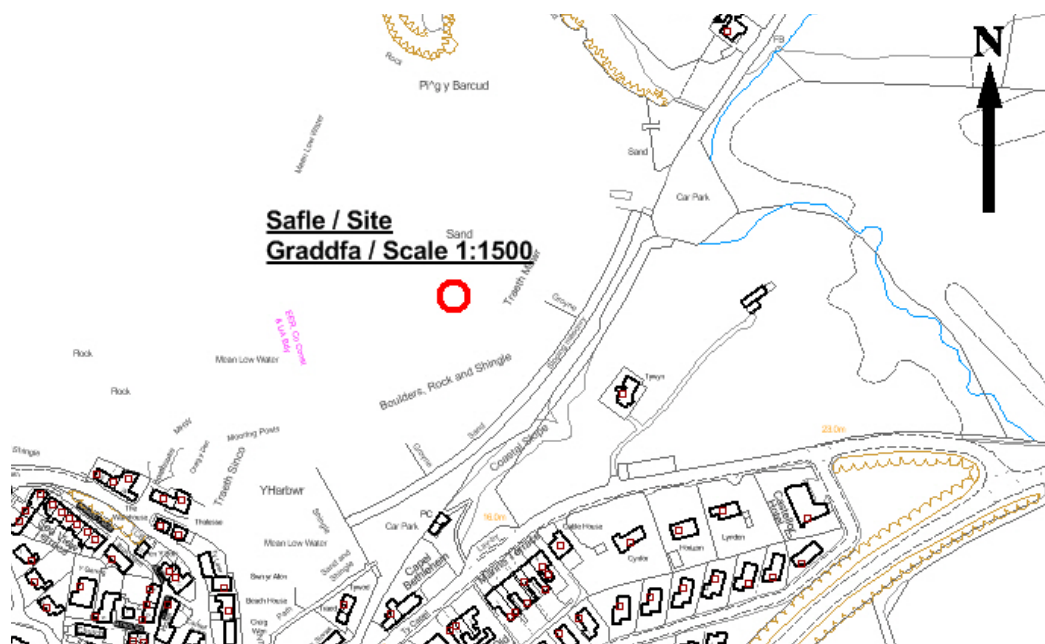
Rhif y Cais: **20C289A/DEL** Application Number

Ymgeisydd Applicant

Cyngor Cymuned Llanbadrig

Cais o dan Adran 73 i dynnu amod (03) (caniatâd dros dro) o caniatâd cynllunio rhif 28C289 (Gosod 'Clwch Llanw ac Amser) yn / Application under Section 73 for the removal of condition (03) (temporary permission) from planning permission reference 20C289 (Installation of a 'Time and Tide Bell') at

Foreshore, adjacent to harbour, Cemaes



Planning Committee: 03/06/2015

Report of Head of Planning Service (DO)

Recommendation:

Permit

Reason for Reporting to Committee:

The application is on land owned by the Council which is rented by Crown Estates.

1. Proposal and Site

The proposal is for an installation of a 'Time and Tide Bell' with supporting frame.

The proposed 'Time and Tide Bell' will be located in Cemaes Bay harbour between the car park and the property known as 'Tywyn'.

The site lies within the Area of Outstanding Natural Beauty (AONB).

2. Key Issue(s)

The key issues to consider are whether or not there have been any adverse comments from neighbours since the installation of the bell.

3. Main Policies

Ynys Môn Local Plan

Policy 1 – General

Policy 30 – Landscape (Area of Outstanding Natural Beauty)

Policy 42 – Design

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 – Development Control Guidance

Policy GP2 – Design

Policy EN2 – Areas of Outstanding Natural Beauty

Planning Policy Wales, Edition 7

4. Response to Consultation and Publicity

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

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

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

Community Council – Awaiting the response of the planning panel.

Crown Estates – No response received at the time of writing this report

Environmental Health – No observations to make.

The application was afforded two means of publicity. These were by placing of a site notice near the site and serving of personal notifications on the occupants of neighbouring properties. At the time of writing this report, no letters of observations have been received at the department.

5. Relevant Planning History

None.

6. Main Planning Considerations

Principle of Development: The proposed 'Time and Tide Bell' was installed early April 2014 in its approved location.

Effect on the Area of Outstanding Natural Beauty: The site is within the AONB. As the proposed bell has been constructed using cast marine bronze material, it does not create a negative impact on the area as well the water quality. The proposed bell despite being sturdy is small in comparison to its backdrop, it is of high quality of design and and for that reason does not have an unacceptable impact on the AONB.

Effect of the proposal on occupiers of neighbouring properties: The department have not received any adverse comments since the installation of the bell. The Environmental Health Officer has been consulted and have confirmed that they have no observations to make on the application.

7. Conclusion

The proposal is considered acceptable.

8. Recommendation

Permit.

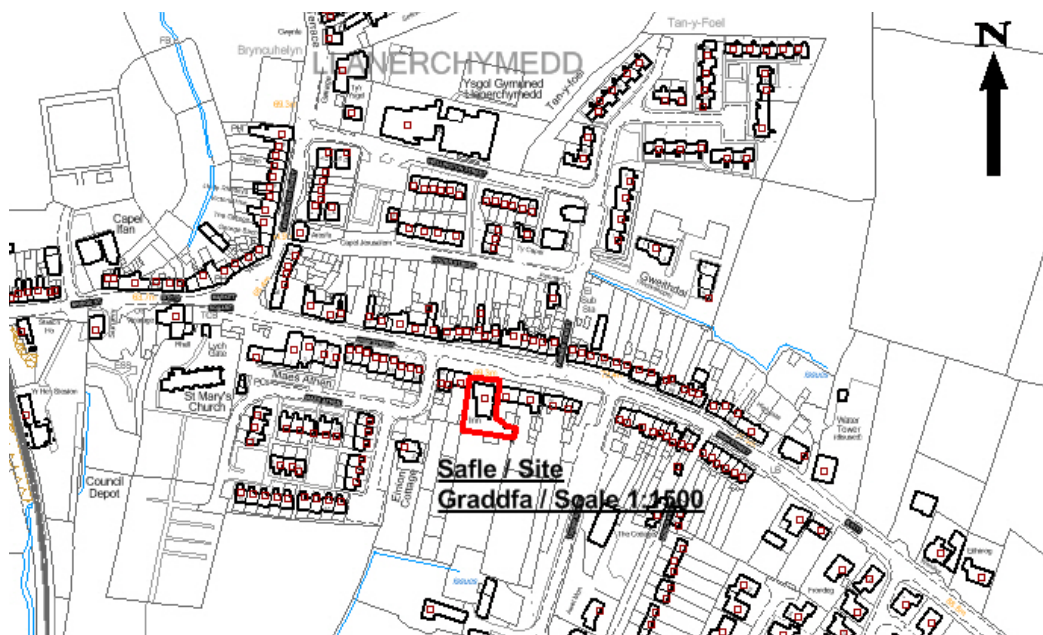
Rhif y Cais: **25C28C** Application Number

Ymgeisydd Applicant

Tony Doggett

Cais llawn i dymchwel y ty tafarn presennol ynghyd a'r adeiladau cysylltiedig yn / Full application for the demolition of existing public house and associated buildings at

The Bull Inn, Llanerchymedd



Planning Committee: 03/06/2015

Report of Head of Planning Service (MTD)

Recommendation:

Approve

Reason for Reporting to Committee:

On request of Local Member John Griffiths

1. Proposal and Site

It is proposed to demolish The Bull Public House in Llanerchymedd

2. Key Issue(s)

Under the terms of Schedule 2 Part 31 of the Town and Country planning (Permitted Development) Order 1995 no planning permission is required for the demolition of certain types of building.

The Bull falls within this category.

It is required however, that prior notification is given to the Planning Authority to check whether the council requires the prior approval of the method and details of demolition.

It is this requirement which is the subject of this report.

3. Response to Consultation and Publicity

The duty to publicise the prior notification lies with the applicant and this has been carried out in accordance with the relevant statutory requirements. Following this procedure the following responses have been received;

Local Member John Griffiths has asked for the matter to be presented to Committee.

Community Council unanimously oppose the application and is aware of strong feelings against the demolition. This is a historic building and would prefer a change of use rather than demolition. The town is already dying with small shops closing and there is nowhere for locals. Closing the pub will not attract people. There are 10 houses for sale and 15 undeveloped plots. An individual may come and want to buy the pub.

Environmental Health No objection

Building Control Comments

In addition 3 letters have been received points raised include;

It is abhorrent that one of the few historic buildings is to be demolished

The building has been allowed to fall into disrepair

The Bull is an asset and a hub for the community

The 9 houses to be built in its place will not benefit the village

In addition a petition containing over 200 names has been submitted this has been attached to one of the letters submitted

4. Relevant Planning History

25C28B Application to determine whether prior approval is required for demolition - prior approval required.

5. Main Planning Considerations

The purpose of the prior approval determination is to allow the planning Authority to require further details not originally submitted showing how the works are to be carried out. In assessing this information the Authority has due regard to the amenities of local residents and protection of businesses during the demolition process. Details will also need to show how the site is to be reinstated.

In respect of the above the applicant has submitted details explaining how a safe working zone with site fencing and all relevant signage will be set up. The methodology of the works have also been submitted and details of how dust pollution will be prevented. Works affecting the property immediately adjacent will be done by hand to prevent damage. Rendering will be done once rubble has been cleared. Works will be carried out during specified times.

The site will be left covered in hardcore with no debris left behind.

6. Conclusion

It is considered that the method to be adopted is acceptable having due regard to those properties/occupiers nearby.

7. 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) Rhaid cychwyn ar y datblygiad yr ymwna'r caniatâd hwn a fo o fewn pum mlynedd i ddyddiad y caniatâd hwn.

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 details submitted.

Informative

The applicants attention is drawn to the provisions of the wildlife and Countryside Act 1981 in respect of any protected species which may be on the site

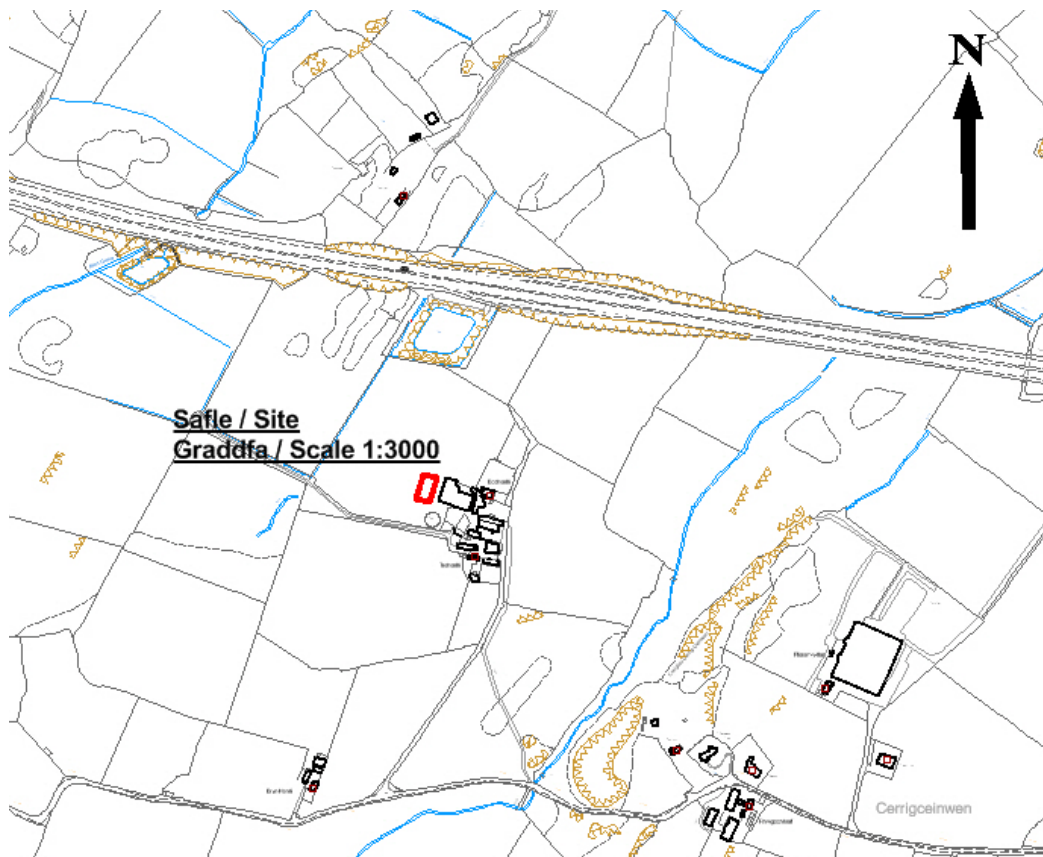
Rhif y Cais: **36LPA827B/CC** Application Number

Ymgeisydd Applicant

Head of Environmental & Technical Services

Cais llawn i godi sied amaethyddol yn / Full application for the erection of an agricultural shed at

Bodhenlli, Cerrigceinwen



Planning Committee: 03/06/2015

Report of Head of Planning Service (OWH)

Recommendation:

Permit

Reason for Reporting to Committee:

The application site lies within Council owned land.

1. Proposal and Site

The site is along a road West of Cerrigceinwen village towards Gwalchmai. The site can be seen from the A55.

The proposal entails the erection of an agricultural building to keep livestock.

2. Key Issue(s)

The application main issues are whether a shed in this location would comply with the current planning policy and whether the proposal will affect the amenities of the neighbouring properties.

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 – General Control Guidance

Policy GP2 - Design

Planning Policy Wales (7th Edition), July 2014

Technical Advice Note 6 – Planning for Sustainable Rural Communities

4. Response to Consultation and Publicity

Councillor Victor Hughes – No response received at the time of writing this report.

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

Community Council – Comments regarding the roof colour of the shed.

Environmental Health – Standard comments

Public Consultation – The application was afforded three means of publicity. These were by the placing of a notice near the site, the serving of personal notifications on the owners of neighbouring properties together with a notice in the local press. The latest date for the receipt of representations was 28/05/2015. No letters of representations had been received at the time of writing this report.

5. Relevant Planning History

36LPA827/CC – Full plans for the construction of a full containment slurry store on land at Bodhelli, Cerrigceinwen Approved 31/07/2003

36LPA827A/CC – Erection of an agricultural shed for the housing of livestock at Bodhenlli, Cerrigceinwen Approved 09/09/2009

6. Main Planning Considerations

Design - The proposal is a typical modern agricultural building with concrete panels at the bottom and timber boarding walls above. The roof will be reinforced corrugated cement fibre sheets. The shed will be relatively modern compared and will be of a similar design of the shed as approved under planning reference 36LPA827A/CC in 2009. The shed is designed to provide the livestock with adequate space, comfort, and ventilation to meet with international standards of welfare. There is adequate distance from the shed to the nearest dwelling; and it is not considered that the design of the proposal to be suitable and do not consider that the proposal will affect any neighbouring neighbours to a degree that it should warrant a refusal. The nearest dwelling lies approximately 390 metres. There are other 2 dwelling which are closer (70metres and 340 metres) however both of these dwellings are farms therefore it is not considered that the proposed new shed will affect these properties to a degree to warrant refusal. There are existing sheds between the proposal and the dwelling 70 metres away. The proposal can be seen form the A55 road. The proposal is situated within a working farm complex where general activities associated with farming takes place.

7. Conclusion

The principle of development for agricultural purposes is accepted within local and national planning policies. The proposal under consideration will not create unacceptable changes to the area, or have an unacceptable effect on the residential amenities. 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 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 building hereby approved shall be used solely for the purposes of Agriculture, as defined by Section 336(1) of the Town and Country Planning Act 1990 and for no other commercial or business use whatsoever.

Reason: To ensure that the development will always be in the best interest of the agricultural industry.

(02) The roof colour of the shed shall be moorland green as indicated on the proposed plans.

Reason: In the interests of visual amenity.