

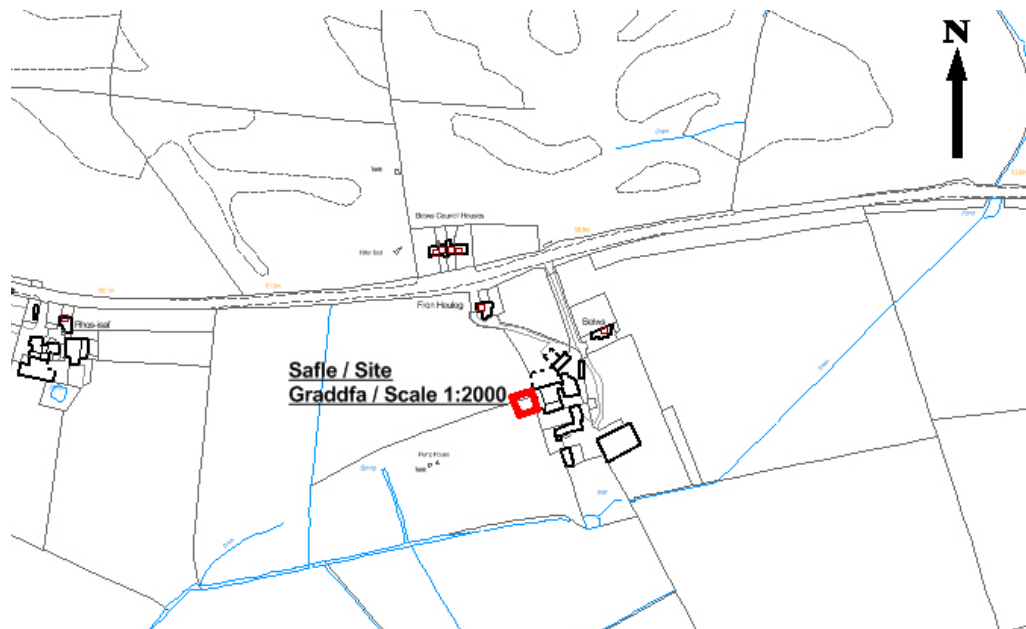
Rhif y Cais: **20LPA1022/CC** Application Number

Ymgeisydd Applicant

Head of Service Highways and Technical

Cais llawn ar gyfer codi adeilad amaethyddol i gadw anifeiliaid ar dir yn / Full application for the erection of an agricultural building for the housing of livestock on land at

Fron Heulog, Cemaes



Planning Committee: 02/09/2015

Report of Head of Planning Service (GJ)

Recommendation:

Permit

Reason for Reporting to Committee:

The application site is on land owned by the Council.

1. Proposal and Site

The site is to the South of the A5025 between Cemaes and Amlwch. The site can be seen from the highway.

The proposal entails the erection of an agricultural building for the housing of livestock.

2. Key Issue(s)

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

3. Main Policies

Ynys Mon Local Plan

Policy 1 – General Policy

Policy 31 – Landscape

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

Community Council – No response

Local Member (Cllr William Hughes) – No response

Local Member (Cllr Richard Owain Jones) – No response

Local Member (Aled Morris Jones) – No response

Environmental Health – Comments

Public Consultation – The application was afforded two means of publicity. These were by the placing of a notice near the site and the serving of personal notifications on the owners of neighbouring properties. The latest date for the receipt of representations was the 26th August, 2015. No letters of representations had been received at the time of writing this report.

5. Relevant Planning History

None

6. Main Planning Considerations

Principle of Development – The principle of development for agricultural purposes is acceptable within local and national planning policies; the acceptability of the proposed development thus depends on detailed development control criteria.

Setting: The site lies within an agricultural holding on an established farm.

Design: The proposal entails the erection of an agricultural shed for housing of cattle and feed due to the increase number of stock. The shed measures 13.46 metres long, 19.8 metres wide and 6 metres high. The proposed building will be located near other agricultural sheds on the site. The design of the proposed building is fit for an agricultural building and is similar in design to other sheds on the farm. It is considered that the shed has been located in the best possible location and it will not have a negative impact on the landscape.

Effect on Neighbouring Properties: It is not considered that the proposal will unacceptably affect the residential amenities of adjoining properties. The proposal lies in excess of 52metres away from the nearest residential dwelling. No adverse representations have been received as a result of the publicity carried out on the application.

7. Conclusion

Having considered all of the above and all other material considerations the recommendation is one of approval.

8. Recommendation

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

(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 21/07/15 under planning application reference 20LPA1022/CC.

Reason: For the avoidance of doubt.

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.

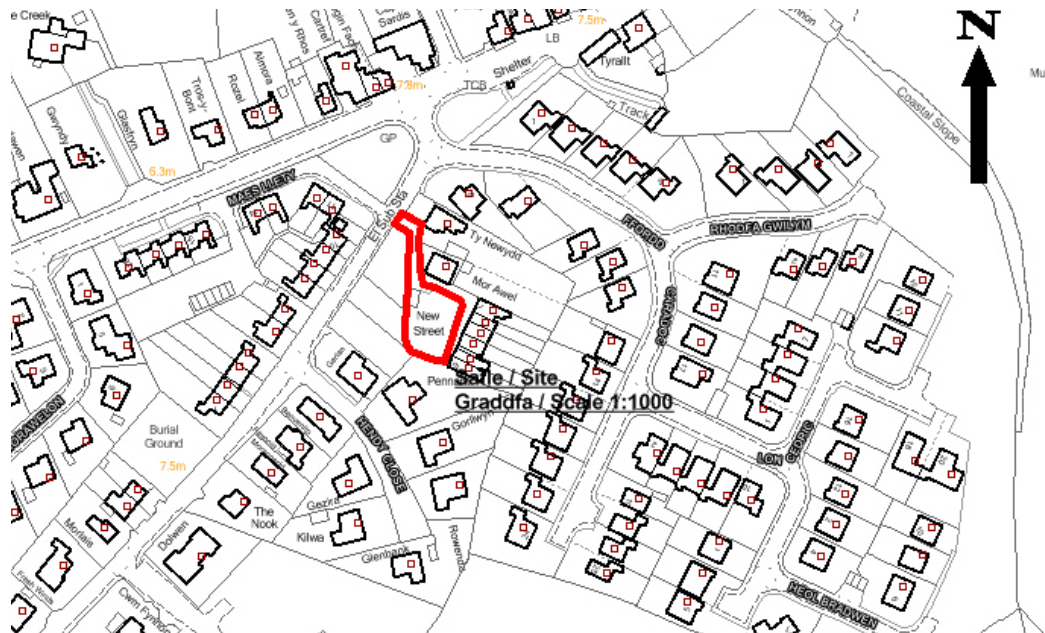
Rhif y Cais: **43C197** Application Number

Ymgeisydd Applicant

Mr & Mrs Todd

Cais llawn ar gyfer dymchwel mordurdy presennol ynghyd a chodi annedd ar dir ger / Full application for demolition of the existing garage together with the erection of a dwelling on land adjacent to

Mor Awel, Four Mile Bridge



Planning Committee: 02/09/2015

Report of Head of Planning Service (NJ)

Recommendation:

Refusal

Reason for Reporting to Committee:

The application has been called-in for a Committee decision by the Local member Councillor Trefor Lloyd Hughes.

1. Proposal and Site

The site is the garden area of a property called Mor Awel, currently laid to lawn with a few shrubs and with a single garage structure. The application is a full application for the demolition of the garage and the erection of a single storey dwelling.

2. Key Issue(s)

Acceptability of the proposal in its setting.

3. Main Policies

Gwynedd Structure Plan

Policy A2 - Housing Land

Policy A3 - Housing Development

Policy D1 - Area of Outstanding Natural Beauty

Ynys Mon Local Plan

Policy 1 – General Policy

Policy 30 – Area of Outstanding Natural Beauty

Policy 42 - Design

Policy 48 – Housing Development Criteria

Policy 50 – Listed Settlements

Stopped Unitary Development Plan

Policy GP1 – Development Control Guidance

Policy GP2 – Design

Policy EN2 – Area of Outstanding Natural Beauty

Policy HP4 – Villages

Planning Policy Wales (Edition 7)

Supplementary Planning Guidance: Design in the Urban and Rural Environment;

Parking Standards

4. Response to Consultation and Publicity

Cllr D R Thomas – concerns regarding properties on New Street, overdevelopment of the site, traffic issues, flooding and drainage

Cllr T LL Hughes – requests that the application be determined by the Committee due to the narrow and dangerous access road, overdevelopment and flooding issues.

Welsh Water – standard conditions

Drainage Section – additional details requested

A response was awaited from the Built Environment and Landscape Section, Highways Section and Community Council at the time of writing.

9 letters of objection were received to the application publicity undertaken. Objections are based on:

Impacts on privacy and amenity;

Traffic impacts including concerns that a traffic survey undertaken by the applicant was flawed in as much as the applicant's vehicles were removed from the site for the duration of the survey;

Flooding and drainage concerns;

Concerns regarding bin collection

5. Relevant Planning History

None

6. Main Planning Considerations

The site is a brownfield site located within the development boundary of Four Mile Bridge. Whilst national and local planning policies support the sustainable development of such sites in principle, this must be balanced with the nature of the scheme proposed and its effects on interests of acknowledged importance.

The proposed bungalow will be sited within 4.5m of the closest dwelling at New Street. New Street is a row of traditional cottages with a narrow garden area / path to the front of the properties and which are accessed off the shared access drive with Mor Awel. Mor Awel itself, as well as the garden area proposed for the new dwelling, has a separate enclosed garden to the rear of the dwelling. The proposal includes a parking space allocated to Mor Awel adjoining the front of the bungalow and the access road.

New Street currently has an open aspect across the garden of Mor Awel. The application proposes a 2.1m screen fence (according to the submitted drawing details, although the annotation and Design and Access Statement refer to a 1.8m fence) to the boundaries of the site to screen the development from New Street and the rear of properties at Pine Cones and Pennant. Whilst a screen fence up to 2m in height could be erected under permitted development rights, it is considered that the impact of the screen fence as proposed and the dwelling itself would be unacceptably unneighbourly in respect of New Street properties in particular. The scheme is a tandem development of the site, placing a dwelling on a garden area within 4.5m of the frontage of an existing row of dwellings and within 6m of the boundary with dwellings at the front of the site adjoining the road.

The design of the dwelling itself is acceptable in its context in terms of materials and external appearance and would of itself have no material effect on the Area of Outstanding Natural Beauty.

7. Conclusion

The proposal is a tandem development producing an unneighbourly form of development on the site.

8. Recommendation

Refuse

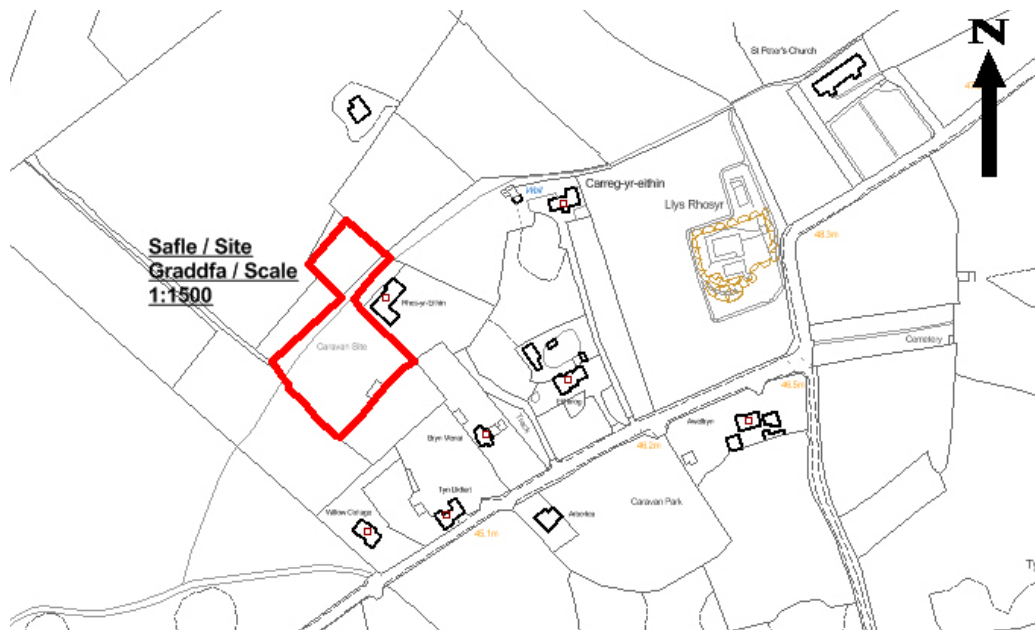
(01) The proposal is a tandem development producing an unneighbourly form of development affecting the amenities of existing residents and is therefore contrary to Policy 1, 48 and 50 of the Ynys Mon Local Plan, Policy GP1 and GP2 of the Stopped Unitary Development Plan and the advice contained within Planning Policy Wales (Edition 7).

Rhif y Cais: **45C89B** Application Number

Ymgeisydd Applicant

Mr Malcolm Richard Jones

Cais ôl weithredol ar gyfer defnydd cymysg o i) storio hyd at 12 o garafannau symudol yn barhaol a ii) defnydd tir fel safle carafannau symudol ar gyfer hyd at 12 o garafannau symudol o 1af Mawrth i 31ain Rhagfyr pob blwyddyn yn / Retrospective application for the mixed use of land for i) the siting of up to 12 permanently stored touring caravans and ii) the use of land as a caravan site for up to 12 touring caravans used between 1st March and 31st December each year at (Retrospective)

Rhos yr Eithin, Newborough

Planning Committee: 02/09/2015

Report of Head of Planning Service (JBR)

Recommendation:

Refuse

Reason for Reporting to Committee:

At the request of the Local Member – Councillor Ann Griffith.

1. Proposal and Site

The proposal is for retrospective planning permission for the mixed use of land for i) the siting of up to 12 permanently stored touring caravans and ii) the use of land as a caravan site for up to 12 touring caravans used between 1st March and 31st December each year.

The site is located on the outskirts of the village of Newborough, near the Llys Rhosyr archaeological site on the road which leads to Newborough beach and Llanddwyn Island.

2. Key Issue(s)

The key issues are whether or not the development is acceptable in terms of the impact upon the amenities of nearby residential occupiers, the visual impact upon the locality and designated Area of Outstanding Natural Beauty and highway safety.

3. Main Policies

Ynys Mon Local Plan

Policy 1 – General Policy
Policy 9 – Static Caravans
Policy 12 – New Touring Sites
Policy 23 – Public Transport
Policy 26 – Car Parking
Policy 30 – Landscape

Gwynedd Structure Plan

Policy CH5 – New touring caravan sites
Policy CH7 – New static caravan sites.

Policy D1 – AONB
Policy D4 – Location, siting and design
Policy D9 – Environmentally sensitive areas
Policy D32 - Landscaping
Policy FF11 – Traffic

Stopped Unitary Development Plan

Policy GP1 – Development Control Guidance
Policy TO3 – New Sites
Policy TO6 – Touring Caravans
Policy TR10 – Parking Standards

Policy EN2 – Areas of Outstanding Natural Beauty

4. Response to Consultation and Publicity

Councillor Ann Griffith – Request that the application be referred to the Planning and Orders Committee for determination, although no land use planning reason was given for the call-in request.

Councillor Peter Rogers – No response at time of writing report.

Community Council – No response at time of writing report.

Highways – As per comments made on the previous withdrawn application ref 45C89A - Refusal on the grounds that the access is substandard.

Environmental Services – Advisory notes regarding Health and Safety at work and Caravan Site licence and conditions.

Drainage – Unable to comment upon the adequacy of the proposal as no foul or surface water drainage details have been provided.

Ecological and Environmental Adviser – No comments

Footpath Officer – Footpath 29 goes through the site. Comments regarding the unauthorised diversion of the footpath.

Natural Resources Wales – Standard advice.

CADW – No response received at the time of writing the report, however the following response was received with regard to the previous withdrawn application ref 45C89A and which is equally relevant to the current application. - *The development is located in the vicinity of the scheduled ancient monument known as Llys Rhosyr (AN129). The development will have no direct impact on the designated monument. The impact on the setting of the monument will be limited by the topography, buildings and some vegetation surrounding the area. Thus the proposed more intensive use of the site is likely to have little more impact on the setting of the designated monument than the present use.*

Response to publicity

4 letters of objection received which are summarised below. Full copies can be found in the letters pack.

- The application is retrospective and appears to be seeking reward for breaching planning laws which should instead be enforced.
- The site is close to designated SSSI's, within a designated AONB with a public footpath running through it which leads to one of Anglesey's most renowned beauty spots and the Llys Rhosyr archaeological site. Such developments should not be located in such sensitive areas, particularly permanently sited touring caravans.
- That there is another caravan/camping park nearby should not be used as a pretext for further degrading the AONB.
- The unauthorised site has been operating without consent for the past 2 - 4 years, with as many as 15 - 20 caravans on the site and there is concern that if permission is granted that any conditions of the permission may continue to be breached in terms of the number of touring caravans on the site.
- The infrastructure is inadequate to cope with any increased traffic and the access to the site is

- poor.
- Objection to an increase in the number of caravans above the 5 permitted under the provision of the Caravan Club Certificate.
- There are existing touring caravan sites in the area and there is no need for additional touring caravan sites in the locality.
- The site will bring little to the local economy as there are already vacancies in other sites and no additional jobs are provided.
- Concern as to whether there is adequate provision for the disposal of foul waste and refuse for up to 12 caravans.

5. Relevant Planning History

45C89 – Erection of a dwelling and private double garage at Rhos Yr Eithin, Newborough – Granted – 22/07/88

45C89A – Retrospective application for the use of land as a touring caravan site for up to 12 touring caravans from 1st March to 31st December each year together with the provision of winter storage for up to 12 touring caravans at Rhos Yr Eithin, Newborough – Withdrawn – 02/10/14

6. Main Planning Considerations

The application is for retrospective consent for the mixed use of land for i) the siting of up to 12 permanently stored touring caravans and ii) the use of land as a caravan site for up to 12 touring caravans used between 1st March and 31st December each year.

The application re-submitted following the withdrawal of an earlier similar application (Ref 45C89A) as a result of an enforcement investigation into the matter and the site is currently operating without consent, although it should be noted that part of the site has the benefit of a Caravan Club Certificate which allows up to 5 touring caravans by Caravan Club Members for which no planning permission is required.

As noted above, the application is seeking consent for the permanent, year round siting of up to 12 touring caravans and for their use for holiday purposes between 1st March and 31st December each year.

Under the provisions of the relevant development plans, the site is regarded as open countryside and is also located within the designated Area of Outstanding Natural Beauty (AONB).

In addition, the site is close to and overlooks the Newborough Forest, which is a designated Site of Special Scientific Interest (SSSI) and is also crossed by a public right of way.

Policy 12 of the Ynys Mon Local Plan relates to new touring caravan or tent sites and states that applications will only be permitted where compliance with the listed criteria can be achieved. Similar policies are also contained within the Stopped Unitary Development Plan and the Gwynedd Structure Plan. The criteria listed in the policy are:

- i. They do not harm the appearance of the area;
- ii. They do not increase pressure on the area's natural resources and environment;
- iii. They do not increase danger or congestion on the road;
- iv. Adequate water and drainage is available;
- v. They do not harm a site or area of ecological, scientific or archaeological interest;

- vi. They do not in themselves, or by reason of the traffic generated, harm residential amenities.

Although the development of touring caravan sites can be supported in principle under the provisions of the above policy, subject to compliance with the listed criteria, it is on the basis that by their very nature, they have transient features which do not impose permanent, year round impacts upon the local environment.

This particular application is seeking consent for the permanent siting of up to 12 touring caravans, consequently it cannot be regarded as a touring caravan site in the usual sense, but rather is tantamount to the development of a new static caravan site.

The application is therefore contrary to policy 9 of the Ynys Mon Local Plan, policy CH7 of the Gwynedd Structure Plan and policy TO3 of the Stopped Unitary Development Plan which relate to new static caravan sites are therefore of relevance in the consideration of this application and which all presume against the development of new static caravan sites on the Island.

Policy 30 of the Ynys Mon Local Plan states that within the Area of Outstanding Natural Beauty, the Council will give priority to the protection and enhancement of the landscape when considering planning applications.

This is also reiterated in the Anglesey AONB Management Plan, the objective of which is to conserve and enhance the special qualities and distinctive features of the natural, historic and cultural elements of the AONB. Policy CCC3.2 of the Management Plan states that all new development and re-development within the AONB should adopt the highest standard of design, materials and landscaping to ensure that they complement the special qualities of the AONB. Proposals that are based on sustainable development and that are of an appropriate scale and nature to the special qualities of the AONB will be supported.

It is considered that the use of the site for the permanent siting of up to 12 touring caravans will have a detrimental, year round, visual impact upon the nearby SSSI contrary to policy 12 of the Ynys Mon Local Plan and upon the designated AONB contrary to policy 30 of the Ynys Mon Local Plan and the objectives of the Ynys Mon AONB Management Plan where priority is given to the protection and enhancement of the designated landscape.

Furthermore, the public right of way which traverses the site is a significant link between the settlement of Newborough and the coast, in particular its connection with the All Wales Coast Path such that the development will be magnified within the AONB.

It is also considered that the use will also have a detrimental impact upon the amenities of nearby residential occupiers by virtue of the inevitable movements, activities and general noise and disturbance associated with such a use.

Furthermore, the application is not supported by the Highways Department, whom have reiterated the comments provided on the previous application (45C89A), that the exit and entry radii either side of the access are considered to be substandard to provide adequate turning movement onto the public highway without crossing onto the opposite side of the carriageway, together with restricted visibility from the access onto the public highway in a South Westerly direction.

Whilst the fact that the caravans are proposed to be permanently sited on the land will likely lead to fewer caravan movements than would be the case with a seasonal touring caravan site, it is reasonable to assume that there would be some caravan movements to and from the site on occasions, for example if a caravan owner wished to remove their caravan from the site, in addition

there would be an increase in traffic using the substandard access during the months when the caravans are being used.

The Highways Department have therefore concluded that the increase in the use of the access by more traffic and touring caravans could be detrimental to highway safety.

7. Conclusion

It is considered that the mixed use of land for i) the siting of up to 12 permanently stored touring caravans and ii) the use of land as a caravan site for up to 12 touring caravans used between 1st March and 31st December each year is tantamount to the development of a new static caravan site and will have a detrimental impact upon the visual amenities of the designated landscape, the amenities of nearby residential occupiers and highway safety.

8. Recommendation

To **refuse** the application for the reasons below:

(01) The Local Planning Authority considers that the permanent siting of touring caravans in this location is tantamount to the development of a new static caravan site which would have a detrimental effect upon the visual amenities of the area which is designated as being of Outstanding Natural Beauty contrary to policies 1, 9, 12 and 30 of the Ynys Mon Local Plan, policies CH5, CH7, D1, D4, and D32 of the Gwynedd Structure Plan and policies GP1, TO3, TO6 and EN2 of the Stopped Unitary Development Plan.

(02) The development would adversely affect the amenities of the occupants of nearby dwellings by reason of noise and general disturbance and the increased generation of vehicular and pedestrian activity contrary to policies 1 and 12 of the Ynys Mon Local Plan and policy GP1 of the Stopped Unitary Development Plan.

(03) The exit and entry radii either side of the access are considered to be substandard to provide adequate turning movement onto the public highway without crossing onto the opposite side of the carriageway, together with restricted visibility from the access onto the public highway in a South Westerly direction to the detriment of highway safety contrary to policies 1 and 12 of the Ynys Mon Local Plan, policies CH5 and FF11 of the Gwynedd Structure Plan and policies GP1 and TO6 of the Stopped Unitary Development Plan.

9. Other Relevant Policies

Planning Policy Wales (Edition 7)

Technical Advice Note 13 – Tourism

The Anglesey AONB Management Plan 2009-2014

Planning Committee: 02/09/2015

Report of Head of Planning Service (NJ)

Recommendation:

Permit

Reason for Reporting to Committee:

The application is made by the Council on Council owned land. Both Councillor Ann Griffith and Councillor Peter Rogers have indicated a wish to call in the application for a Committee determination.

1. Proposal and Site

The application is an outline application with all matters reserved for a housing development of 17 dwellings. Part of the site is accessed off Church Street opposite Tan Rofft in Newborough where it is proposed to create an access road with parking spaces and to erect 9 dwellings. This part of the site is allocated under the Ynys Mon Local plan under proposal FF22 as a bowling green. The land is not allocated for any purpose under the Stopped Unitary Development Plan. The second part of the site is accessed between Tan y Ffynnon and Hen Blas and will involve demolition of the existing public toilet facilities and the erection of 8 dwellings in two terraces with parking and turning facilities. This part of the site will also entail the loss of the existing car park and as part of the scheme public car parking spaces is proposed.

2. Key Issue(s)

Policy considerations, amenity and traffic.

3. Main Policies

Ynys Mon Local Plan

Policy 1 – General Policy
Policy 14 - Recreation and Community Facilities
Policy 30 – AONB
Policy 39 – Archaeology
Policy 48 – Housing Development Criteria
Policy 49 – Defined Settlements
Policy 51 – Large Sites

Gwynedd Structure Plan

Policy A2 – Housing Land
Policy A3 – Scale and Phasing of New Development
Policy A9 – Affordable Housing
Policy D1 – AONB
Policy D15 – Archaeology

Stopped Unitary Development Plan

Policy GP1 – Development Control Guidance
Policy GP2 – Design
Policy EN2 – AONB

Policy EN12 – Archaeological Sites
Policy HP3 – New Housing development – Main and Secondary Centres
Policy HP7 – Affordable Housing – Housing Need

Planning Policy Wales (Edition 7)

TAN 2 – Planning and Affordable Housing

TAN12 – Design

Circular 60/96 Planning and the Historic Environment – Archaeology

4. Response to Consultation and Publicity

Cllr A Griffith – requests that application be determined by the Committee and that the site be visited

Cllr P Rogers – requests that the application be determined by the Committee

Community Council – objection – there is insufficient parking space available at present and removal of the only public convenience in the village. Insufficient information and overdevelopment

Gwynedd Archaeological Planning Service – additional details required for determination. Additional details received and were being assessed at the time of writing

Ecological Advisor – recommendations in the Protected Species Report should be followed

Drainage – details are satisfactory in principle

Built Environment and Landscape Section – comments on layout and archaeological implications, generally supportive; some trees could be retained as part of the layout

Natural Resources Wales – proposed condition regarding drainage, no objection to proposal

Welsh Water – standard conditions

Highways – suggested conditions

Joint Planning Policy Unit – development is unlikely to impact upon the Welsh language

12 letters of objection have been received as a result of the publicity undertaken. Objections are based on

Traffic congestion and highway danger;

The existing car park is very popular and well –used – its removal would add to traffic problems;

Loss of coach parking area will mean that coach parties can't visit the area;

Affordable housing units are segregated from the premium houses which does not promote inclusive design;

Development is in the AONB and will be visible from the surrounding countryside;

Errors in the submission including reference to local preferences for the use of the site;

Further archaeological work needs to be done to assess the importance of the site before it is

developed;
Air ambulance uses the car park during emergencies;
Light pollution as a result of the development;
Development will block access to maintain property;
Concerns regarding access and damage to water supply;
Concerns regarding rights of way.

5. Relevant Planning History

45LPA605/DC: Formation of a bowling green, pavilion and car park at Dywryd, Church Street, Newborough – no objection 02/07/91

45LPA605B/CC/SCR: Screening opinion for current application – EIA not required 05/11/13

6. Main Planning Considerations

Principle of the development – part of the site is allocated as a bowling green under the Ynys Mon Local Plan. Although a proposal was made by the Council in 1991 to create a bowling green and associated developments, the site has not been developed and remains a vacant parcel of land. The remainder of the proposed site is occupied by a car park and public conveniences. The allocation as a bowling green was not transferred to the stopped UDP and the site under its policies is a vacant site located within the development boundary. It is not considered that the development of the site for housing would prejudice the development plan.

Highway Impacts – concerns have been expressed that the scheme of 17 dwellings would add significant highway congestion to this part of the village not only through the additional domestic traffic but also through the loss of the public car park. Some parking spaces are proposed for public use as part of the scheme. The Highway Authority raises no objection subject to conditions.

Archaeological Impacts – a pre-determination archaeological assessment was requested in order to determine the nature of the site and any mitigation requirements. Some excavation has taken place which has revealed some of the surviving history of the site and the submitted report recommends additional works prior to any development taking place. It is considered that the works and subsequent recording can be secured through planning condition.

Amenity impacts – the application is made in outline form but a layout is submitted in accordance with statutory requirements. It is not considered that the two storey developments proposed are out of character with the area. The scheme provides adequate separation from existing properties. It is not considered that in its context as part of the village that the scheme will detrimentally impact the landscape value of the AONB.

Other matters – drainage details are considered acceptable. No concerns are raised in relation to ecological impacts. It is not considered that the proposal will detrimentally affect the Welsh language. Affordable housing is proposed in accordance with current policy requirements. Drainage details are satisfactory in principle. The objections raised have been considered as part of the recommendation made. Issues in relation to water supplies and rights of way for example are private matters which carry insufficient weight to alter the recommendation made on planning grounds.

7. Conclusion

It is not considered that the scheme would prejudice the development plan by allowing housing on the site in lieu of the current bowling green allocation. Technical consultees have no objection to the

proposal subject to conditions.

8. Recommendation

To **permit** the application subject to conditions:

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

Reason: To ensure the satisfactory appearance of the development

(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: To ensure the satisfactory appearance of the development and in the interests of amenity.

(06) The provisions of Classes A, B, C, D, E and F of Part 1 of Schedule 2 to the Town and Country Planning (General Permitted Development) (Wales) Order 2013 (or any Order re-voking or re-enacting that Order) are hereby excluded.

Reason: In the interests of amenity.

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

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

(08) No surface water shall be allowed to connect either directly or indirectly to the public sewerage system unless otherwise approved in writing by the local planning authority.

Reason: To prevent hydraulic overloading of the public sewerage system, to protect the health and

safety of existing residents and ensure no detriment to the environment.

(09) 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.

(10) No development approved by this permission shall be commenced until a scheme for the provision and implementation of surface water regulation system has been approved by and implemented to the reasonable satisfaction of the Local Planning Authority.

Reason: To prevent the increased risk of flooding.

(11) No development (including any groundworks or site clearance) shall take place until a specification for a programme of archaeological work has been submitted to and approved in writing by the archaeological advisors to the Local Planning Authority. The development shall subsequently be carried out and all archaeological work completed in strict accordance with the approved specification.

Reason: To ensure the implementation of an appropriate programme of archaeological mitigation in accordance with the requirements of Planning Policy Wales 2014 and Welsh Office Circular 60/96 *Planning and the Historic Environment: Archaeology*.

(12) The development shall not begin until details of the arrangements for the provision of 30% of the dwellings on the site as affordable housing have been submitted to and approved in writing by the local planning authority. The affordable housing shall be provided in accordance with the approved details. Such details shall include:

- i) The type and location on the site of the affordable housing provision to be made;**
- ii) The timing of the construction of the affordable housing;**
- iii) The arrangement to ensure that such provision is affordable for both initial and subsequent occupiers of the affordable housing; and**
- iv) The occupancy criteria to be used in determining the identity of prospective and successive occupiers of the affordable housing, and the means by which such occupancy criteria shall be enforced.**

Reason: To ensure the development meets local needs for affordable housing.

(13) No development of the site shall take place in the bird breeding season from 1st March to 30th September inclusive unless the site has been checked for the presence of nesting birds and the results of the survey are submitted to and approved in writing by the local planning authority prior to works commencing.

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

(14) No development shall commence until a management plan to secure the future maintenance of the access and estate road hereby approved, which shall include the arrangements for adoption by any public authority or statutory undertaker or other arrangements shall be submitted to and approved in writing by the local planning authority. The development shall proceed thereafter in accordance with the approved details.

Reason: In the interests of amenity.

(15) The highway boundary wall / hedge / fence or any new boundary erected fronting the highway shall at no time be higher than 0.6m 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: To allow visibility on entering the highway.

(16) 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 amenity and highway safety.

(17) 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 operational before the use hereby permitted is commenced.

Reason: In the interests of amenity.

(18) The estate road shall be completed to a base course finish before any work commences on the dwellings which it serves. The estate road shall be kerbed and the carriageway and footways finally surfaced and lighted before the last dwelling on the estate is occupied or within 2 years of the commencement of the work on the site.

Reason: In the interests of amenity.

(19) The development hereby approved shall not commence until construction details of the proposed pedestrian footway along the highway frontage of the development has been submitted to and approved in writing by the local planning authority. No dwelling hereby approved shall be occupied until the said footway has been completed and made available for use in accordance with the approved details.

Reason: In the interests of pedestrian safety.

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

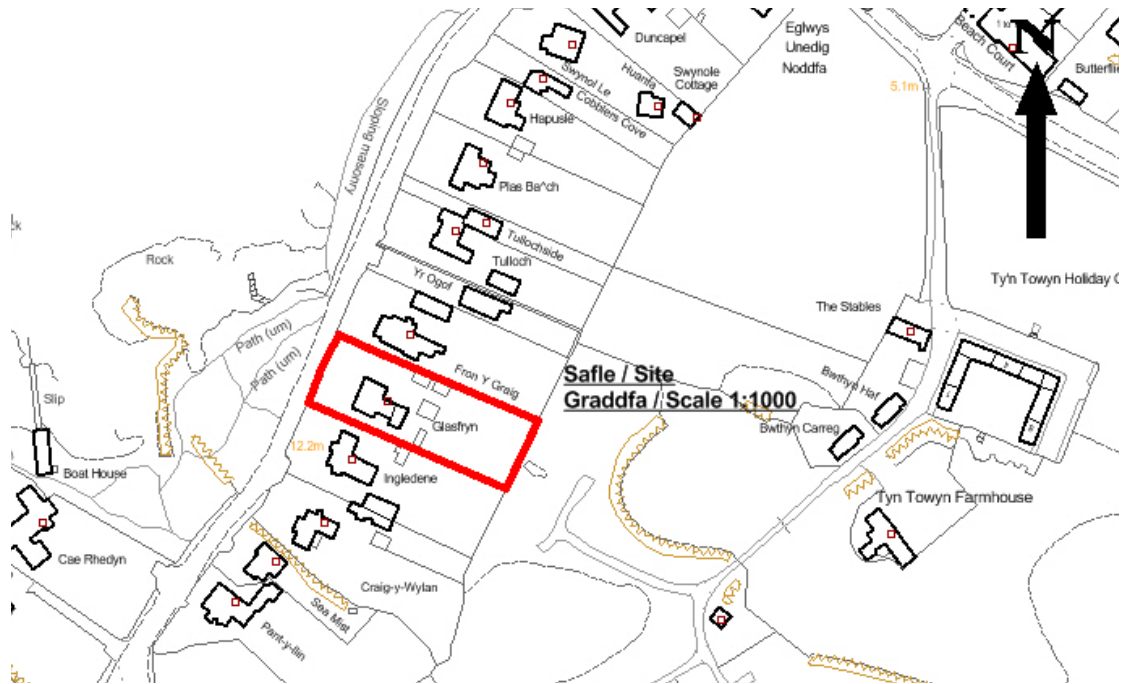
Rhif y Cais: **46C42B** Application Number

Ymgeisydd Applicant

Mr Kevin Bentley

Cais llawn i ddymchwel annedd presennol ynghyd a chodi annedd newydd yn ei le yn / Full application for the demolition of the existing dwelling together with the erection of a new dwelling in its place at

Glasfryn, Ravenspoint Road, Trearddur Bay



Planning Committee: 02/09/2015

Report of Head of Planning Service (NJ)

Recommendation:

Permit

Reason for Reporting to Committee:

At the request of the Local Member.

1. Proposal and Site

The application is an existing dwelling located on Ravenspoint Road. The application seeks permission to demolish the existing dwelling and to erect a replacement dwelling on the site.

2. Key Issue(s)

Neighbouring amenity and impacts on the locality

3. Main Policies

Ynys Mon Local Plan

Policy 1 – General Policy

Policy 35 – Nature Conservation

Policy 48 – Housing Development Criteria

Policy 50 – Listed Settlements

Policy 54 – Replacement Dwellings

Gwynedd Structure Plan

Policy A3 – Scale and Phasing of New Housing Development

Stopped Ynys Mon Unitary Development Plan

Policy GP1 – Development Control Guidance

Policy GP2 – Design

Policy HP3 – Trearddur

Policy EN4 – Biodiversity

Planning Policy Wales (Edition 7)

TAN 5 Nature Conservation and Planning

TAN 12 Design

SPG Design in the Urban and Rural Built Environment

4. Response to Consultation and Publicity

Cllr D R Thomas – requests that the application be determined by the Committee and that the site be visited

Cllr T LI Hughes – no objection

Cllr J Evans – no response to consultation

Community Council – site visit recommended – concerns at effects on neighbouring properties

Ecological Advisor – development should be undertaken in accordance with the recommendations in the Protected Species Report. Emergence survey results required.

Natural Resources Wales – additional details required regarding bats. Details received and are considered acceptable.

Welsh Water – standard conditions

Highways – suggested condition regarding car parking

Drainage – additional details requested

One letter of objection was received from the owner / occupier of Fron y Graig, Ravenspoint Road, which adjoins the application site. Objections are based on

Inaccurate drawings disguising the impact of the development on the three iconic dwellings at Fron y Graig, Ingledene and Glasfryn;

Proposed new dwelling will be much closer to Fron y Graig and to Ingledene;

Development will alter the look of the major properties in Trearddur Bay;

Confirmed that there is no objection to the principle of a redevelopment of the site given a suitable replacement building;

Concern regarding impacts of works on existing walls and concerns regarding collapse of retaining walls.

A letter of support has been received from the agent in response detailing that:

A gap of 13m exists at present between the side elevations of the two properties within which stands the garage of Galsfryn; a gap of 9m at its narrowest is proposed with the garage removed;

The ridge height remains as existing and there is little difference in the overall footprint;

Applicants are happy to accept a condition specifying frosted glass in relation to the elevation facing Fron y Graig although less windows are proposed than exist currently;

The drive is not being raised in height;

Retaining walls within the curtilage of Glasfryn are proposed as part of the application.

5. Relevant Planning History

46C42 & 46C42A Change of use of the dwelling to a guesthouse – refused – appeal dismissed 20 May 1986.

6. Main Planning Considerations

Principle of the development – The site is occupied by an existing dwelling. The site is part of existing development on Ravenspoint Road which is a Listed Settlement under Policy 50 of the Local Plan. It is located within the development boundary of Trearddur under the Stopped UDP. The principle of developing the site is acceptable in policy terms. The condition of the dwelling is relatively poor and the proposal is to demolish it and replace it with a new dwelling within the plot. Policy 54 of the Local

Plan allows the replacement of existing dwellings.

Design and local amenity: The existing dwelling at Glasfryn is of a traditional design but has been altered over the years with loss of features such as chimney stacks for example. Nevertheless, it is located on rising ground overlooking the bay and together with its neighbouring dwellings forms part of a landmark in this part of the village.

The existing dwelling at Glasfryn has a narrower front elevation than its neighbours. The proposed new dwelling is of approximately the same width as neighbouring properties (some 16m) and maintains a consistent form and height of ridge. It has a single gable elevation to the front reflecting the adjoining dwelling at Ingledene but incorporates more contemporary treatments such as the gable window and balconies to the front. Although wider in the plot than the existing dwelling, the proposal maintains a sense of separation from the adjoining dwellings and given this and the consistent ridge height, it will maintain the appearance of the group in the wider setting. The use of traditional materials will assist in its assimilation.

Residential amenities- concern has been expressed regarding the proximity of the building and stability of the party wall. Although the proposed new dwelling side elevation is closer to Fron y Graig than the original dwelling – approximately 9m between the dwellings as opposed to the existing 13m gap –it is not considered that additional unacceptable amenity effects will occur. The SPG on Design gives a suggested distance of 9m from secondary windows to side elevations but also suggests adding 3m to this distance where there is a difference in levels. The dwelling at Fron y Graig is set on a lower level than Glasfryn and windows to its side elevation are already overlooked from the access drive and existing dwelling. Windows as proposed in the facing elevation at Glasfryn include bedroom windows, stairwells and secondary kitchen windows. It is proposed that these windows be glazed with obscure glazing and it will be necessary to screen part of two first floor balconies – conditions are proposed to this effect. With obscure glazing and screening it is considered that the effects of the development on the adjoining property will be improved.

The scheme now incorporates plans for a retaining wall within the curtilage of the existing dwelling and a condition is proposed that full details are agreed prior to commencement of any development. Works to joint boundaries are a civil matter.

Other matters: The application is supported by details of protected species surveys. The Highway Authority raises no concerns subject to parking areas being maintained within the curtilage – the scheme provides for parking and garaging space. The Drainage Section has requested additional details of the drainage for the site but given that the scheme is a one for one replacement it is considered that this can adequately be dealt with under Building Regulations.

7. Conclusion

The scheme is a one for one replacement, the principle of which is acceptable in policy terms. The scheme respects the context and position of the existing dwelling and maintains its character as part of the wider setting. It is not considered that additional unacceptable amenity effects will occur in relation to neighbouring amenity.

8. Recommendation

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

(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 take place until trade descriptions of the materials proposed to be used on the external surfaces of the development have been submitted to and approved in writing by the Local Planning Authority. The approved materials shall be used in the implementation of the development.

Reason: To ensure a satisfactory appearance of the development.

(03) Windows and doors in the north elevation of the dwelling and any new openings made shall be obscure glazed in accordance with a scheme to be submitted to and approved in writing by the local planning authority. Any replacement glazing shall be of the same specification as that approved under this condition.

Reason: In the interests of residential amenity.

(04) No occupancy of the dwelling shall take place until a scheme for the screening of the first floor balconies leading off bedroom 1 and bedroom 2 shown on Sunderland Peacock drawing 4659-1 Proposed Plans submitted under planning reference 46C42B has been submitted to and approved in writing by the local planning authority and has subsequently been installed in accordance with the approved details.

Reason: In the interests of residential amenity

(05) No development shall take place until full details of the proposed retaining wall shown on Sunderland Peacock drawing 4659 – 02/D submitted under planning reference 46C42B has been submitted to and approved in writing by the local planning authority. The development shall thereafter proceed in accordance with the approved details.

Reason: In the interests of amenity.

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.

9. Other Relevant Policies

None