

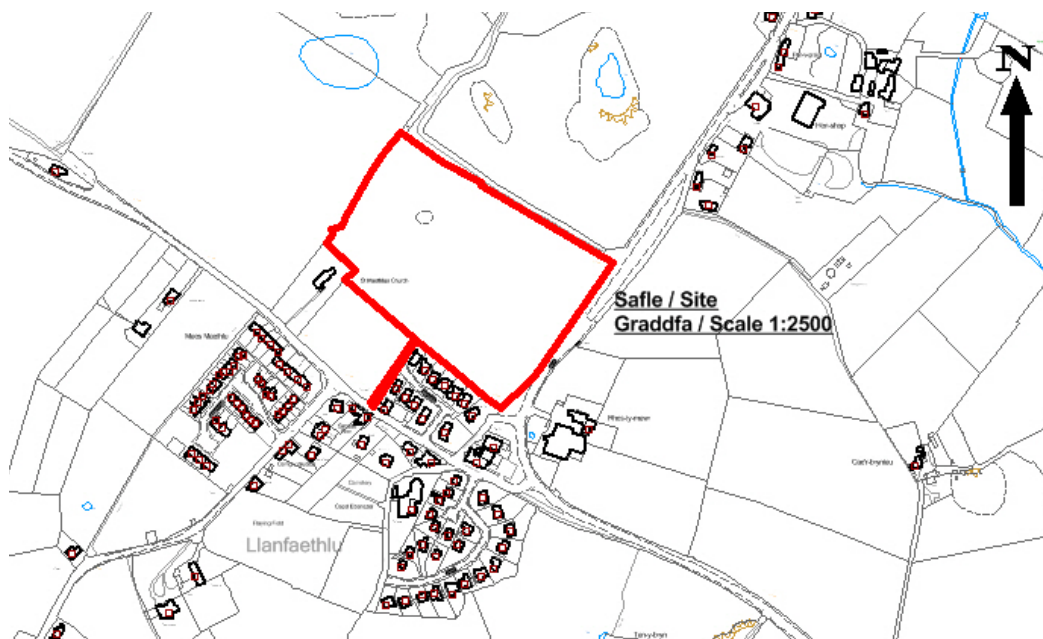
Rhif y Cais: **29LPA1008A/CC** Application Number

Ymgeisydd Applicant

Cyngor Sir Ynys Môn

Cais llawn i godi ysgol gynradd newydd ynghyd a chreu llwybr cerdded newydd wrth Stad Bryn Llwyd a chreu mynedfa newydd i gerbydau i'r A5025 ar dir gyferbyn a / Full application for the erection of a new primary school together with the creation of a new pedestrian access near Bryn Llwyd Estate and a new vehicular access onto the A5025 opposite

Rhos Ty Mawr, Llanfaethlu



Planning Committee: 07/10/2015

Report of Head of Planning Service (NJ)

Recommendation:

Permit

Reason for Reporting to Committee:

The application is made by the Council. At its meeting held on 2nd September the Committee resolved to undertake a site visit prior to determining the application. The site was visited on 16th September.

1. Proposal and Site

The site is located to the north of the village of Llanfaethlu, abutting its development boundary as delineated under the stopped Unitary Development Plan. Vehicular access to the site is proposed off the A5025 whilst a pedestrian access is proposed opposite Maes Maethlu. St Maethlu's Church is located to the south west of the site but on a higher elevation overlooking the proposal.

The development proposed is the erection of a new area primary school to include associated car parking, playing fields and educational areas as well as a community room. The building measures 78m at longest x 34m at widest on plan and is orientated with its main entrance facing west. At the entrance the building measures 9.5m to the ridge but the majority of the building reaches less than 8m to the ridge.

The scheme forms part of the Council's 21st Century Schools modernisation programme and will replace three local schools at Llanfachraeth, Ysgol Ffrwd Win and Ysgol Cylch y Garn.

The application is supported by:

Transport Assessment
Flood Consequences Assessment
Great Crested Newt Survey
BREEAM pre-assessment
Landscape Design Statement
Landscape Impact Statement
Heritage Statement
Archaeological Works Report
Ecological Assessment and separate Bat Activity Survey

2. Key Issue(s)

Impact of the development on the designated landscape, historic building and archaeology, highways and residential amenity impacts, ecology and drainage.

3. Main Policies

Ynys Mon Local Plan

Policy 1 – General Policy

Policy 14- recreation and community facilities
Policy 17 – recreation and community facilities
Policy 30 – Landscape
Policy 32 – Landscape
Policy 34- Nature conservation
Policy 35 – nature conservation
Policy 39 –archaeology
Policy 41 – conservation of buildings
Policy 42 – design

Gwynedd Structure Plan

Policy D1- AONB
Policy D4- location, siting and design
Policy D10 – flora and fauna
Policy D15- Archaeology
Policy D22 – listed buildings
Policy D32- landscaping
Policy F7 – community use of schools

Stopped Unitary Development Plan

Policy GP1 – development control guidance
Policy GP2 – Design
Policy EN2 – AONB
Policy EN4 – biodiversity
Policy EN12 – archaeological sites
Policy EN 13 – conservation of buildings
Policy SG6 – surface water run-off

Planning Policy Wales – Edition 7

TAN 5 – Nature Conservation and Planning
TAN 6 – Planning for Sustainable Rural Communities
TAN 12 – Design
TAN 18 – Transport
TAN 23 – Economic Development

Circular 10/99: Planning requirements in respect of the use of non-mains sewerage incorporating septic tanks in new development.

Circular 61/96 Planning and the Historic Environment: Historic Buildings and Conservation Areas

SPG – Design Guide for the Urban and Rural Environment

4. Response to Consultation and Publicity

Community Council – support the application

Cllr J Griffith – no response at the time of writing

Cllr K Hughes– no response at the time of writing

Cllr LI Huws– no response at the time of writing

Highway Authority - comments but scheme acceptable in principle

Drainage Section – additional details requested, details received and are acceptable

Gwynedd Archaeological Planning Service – extensive archaeological deposits found as a result of works undertaken to date; further mitigation is required to fully record remaining areas and complete post-excavation works for the whole excavation; condition suggested

Ecological and Environmental Advisor – mitigation requirement should be followed

Dwr Cymru-Welsh Water – standard conditions

Built Environment and Landscape Section

Footpaths Officer – no impact on public footpath no.07, minimum width of 1.8m should be provided for paths.

Natural Resources Wales- no objection subject to mitigation for Great Crested Newts; suggested condition in relation to flood risk

Environmental Health Officer – standard comments for construction stage; comments in relation to proximity of proposed A5025 planned improvements

As a result of the publicity undertaken, 6 letters of objection, 1 letter requesting an amendment to the scheme and 1 letter of support were received.

Support for the scheme is given on the basis that a new school is a logical addition to the village.

The amendment requested is a direct link to the proposed footpath from the Bryn Llwyd estate.

Objections are based on

Loss of privacy and amenity due to a proposed footpath link passing near to existing dwellings – the existing public footpath could be used;

Vehicles stopping near the path would create a hazard;

Concerns regarding anti-social behaviour from inappropriate use of the path;

Lack of consultation;

Impacts on the AONB and on tourism;

No size advantage to the build over the school at Llanfachraeth – development is guided by political / financial considerations rather than need;

Site is inappropriate on a steep gradient;

Floodlighting would cause unacceptable amenity impacts.

In response, the footpath proposal has been amended to reduce residential impacts; its use will principally be at the start and end of the school day, being locked during and after school hours to prevent unauthorised access and anti-social activity; the Highway Authority raises no highway safety concern in relation to the path; impacts on the AONB are considered in the report; no evidence is presented to demonstrate that tourism would suffer as a result of the development; the scheme has been designed for its site; the Council's reasons for pursuing its Schools Modernisation programme

are documented and would not constitute planning reasons for refusal; a condition is proposed regarding the external lighting of the site.

5. Relevant Planning History

29LPA1008/SCR/CC Screening opinion for the erection of a new primary school on land opposite Rhos Ty Mawr, Llanfaethlu - EIA not required 24/12/14

6. Main Planning Considerations

Principle of the development: The site is located on the edge of the village of Llanfaethlu, abutting its built form. Development plan policies support the creation of community buildings and resources within or on the edge of existing settlements.

Landscape and Visual impacts and AONB: The application site is located within an Area of Outstanding Natural Beauty (AONB). It is a statutory designation that recognises its importance in landscape quality and nature conservation terms. The primary objective for an AONB designation is the conservation and enhancement of its natural beauty. Local authorities have a statutory duty to have regard to AONB purposes and development control decisions affecting AONBs should in the first instance favour conservation of natural beauty. PPW advice is that

“Development plan policies and development control decisions affecting AONBs should favour conservation of natural beauty, although it will also be appropriate to have regard to the economic and social well-being of the areas.”

PPW advises that

“Statutory designation does not necessarily prohibit development, but proposals for development must be carefully assessed for their effect on those natural heritage interests which the designation is intended to protect”

And further that

“The effect of a development proposal on the wildlife or landscape of any area can be a material consideration. In such instances and in the interests of achieving sustainable development it is important to balance conservation objectives with the wider economic needs of local businesses and communities.”

The site is an agricultural enclosure within the AONB, located at the northern eastern edge of Llanfaethlu on land sloping away from the village at between 80metres and 65metres AOD. It is on the edge of Carreglwyd Registered Park and Garden and adjacent to St Maethlu’s Church area. The village, in particular the adjacent Bryn Llwyd estate forms a backdrop to the site when viewed from the north, forming the skyline with interspersed groups of trees. The gable elevations of the properties are open to views from the north, and they form a line diminishing in prominence as they approach St Maethlu’s Church (dominant on the skyline), to the right of the view.

As proposed, the sloping site would be terraced to accommodate the building and games areas. Cross sections indicate that it would not become a new skyline feature. The building footprint runs along the site contour making the roof rather than the gable the predominant view on the approach to Llanfaethlu from the north. The long ridge of the building is broken up by the main hall and entrance section of the building (towards the A5025). While the scale of the building does bear similarity with modern agricultural buildings; the amount of glazing, colours and finishing materials will clearly distinguish it in the landscape. Surrounding surface treatments; parking and games area combine to

extend elements of the built form.

In terms of landscape features affected, no internal hedges boundaries or trees would be removed. The A5025 boundary is currently a bramble covered mortared wall with metal fencing typical of earlier road improvement schemes. Other boundaries (with the exception of the link path would remain undisturbed). A predominately native planting scheme is proposed along with design features (e.g. meander path, growing pod) to accommodate and broaden the schools use of the site. Approaching the A5025, larger areas of woodland planting are proposed to screen parking. Hedges would enclose the site boundaries to the west and east. A large proportion of site area remains as grass: either rough grassland; hard wearing grass; sports turf or wildflower meadow. A viewpoint and meander path is proposed in the open aspect to the west immediately below St Maethlu's Church.

LANDMAP assesses landscape value here as being of moderate value. The sites proximity to the settlement can be regarded as reducing its sensitivity to more built form, with its proximity to the church raising sensitivity towards the west of the site. In terms of localised AONB landscape, we would regard the site as being of medium sensitivity (not as sensitive as the coastal edge which forms part of Landscape Character Area 4). The magnitude of change we would assess as being High up to 1km from the site with consequent Moderate landscape effects. Beyond this we consider that the effects would be slight.

In relation to visual impacts, the north and east building elevations would be the most prominent from the A5025, with the south (roof containing PV units) and east elevations partially screened by the cut and fill/terracing works to these elevations. It is considered that finishing materials and colours need to be agreed to help mitigate impacts, as well as landscaping details and fencing / means of enclosure. Subject to these comments, it is considered that the visual effects would be moderate, with the extent of the effects limited by its location at the village edge, terraced into the site.

Cultural heritage: The site identified is classed as agricultural land and is within the AONB and the setting of the church of St. Maethlu designated as grade II* simple late Medieval church. The desirability of preserving the setting of a listed building is a duty under Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990. This has been done by the proposed building layout placing what is the tallest element of a single story building at the very lowest end of the site – furthest away from the church. Using the natural topography of the site as well as some designed cut and fill it is proposed that the ridge line of the new school building will be lower than the existing floor slab of the church – which the designer states is to minimise the impact – particularly on approach to the village along the A5025, the main road. In addition the external character being proposed by the chosen design and materials does consider the impact on the setting of the church by its chosen height, scale and massing and with the use of appropriate materials and landscaping will help it integrate and harmonise into the landscape.

Significant archaeological works have already taken place on the site but further works are required including post-excavation works to ensure that appropriate records of the findings are made and are available as a future resource. A condition is proposed to this effect.

Highways impacts: The Highway Authority raises no objection in principle. A comment is made in relation to the provision of footways to link to the proposed pedestrian access points. A Grampian condition is proposed to ensure they are provided before first use of the school. Concern is also raised regarding possible peaks in traffic flow at the school causing traffic to back up on the A5025 and for vehicles to be parked on the old highway which acts as a lay-by opposite the site, with pedestrians crossing the highway to the school. It is considered that a condition can be included to secure agreement to a Traffic Management Plan.

Residential amenities: The scheme will bring about physical and visual change to the site with those properties principally affected being Rhos Tŷ Mawr, which is opposite to the site and its proposed

vehicular access, and Bryn Llwyd and properties on the Bryn Llwyd Estate which adjoin the site and the alignment of the proposed pedestrian access path. A condition is proposed in relation to boundary and landscaping treatment to ensure that the scheme is assimilated in visual terms but that it also serves to safeguard amenities. The use of the site will principally be during the school term but the scheme makes provision for wider community use which is likely to extend the duration of use into the evenings and out of term time. Given the benefits of the scheme as a resource for the wider community and the site layout (the closest hard surfaced playing pitch is 30m downslope of the nearest dwelling at Bryn Llwyd Estate, parking spaces are 75m downslope) , it is not considered that undue issues would arise such as to warrant refusal. A condition is proposed regarding the external lighting scheme for the site to ensure that it is fit for purpose in terms of security considerations but that it does not detract from the AONB or impact the night sky nor unduly impact neighbouring occupiers. The proposed pedestrian link opposite Maes Maethlu has been modified to extend the path towards the Church, taking the crossing point away from the dwellings at Bryn Llwyd whilst a landscaping buffer is also proposed to improve amenity. It is understood that the path will be locked during school hours and overnight, being accessible only to allow pedestrian access at the start and end of the school day.

Ecology: The application is supported by ecological assessments which have been reviewed and agreed by the statutory consultee. Mitigation is required in relation to Great Crested Newts and a condition is proposed to this effect.

Drainage: The application is supported by a Flood Consequences Assessment and additional drainage details. Consultees are satisfied subject to conditional approval.

7. Conclusion

The principle of the scheme is acceptable in policy terms. The impacts on the designated landscape and cultural heritage are considered acceptable; conditions are proposed to mitigate visual impacts in relation to landscaping for example; residential impacts are considered acceptable subject to conditions; technical consultees and Natural Resources Wales are satisfied with highway and drainage matters and with ecological issues.

8. Recommendation

To **permit** the development subject to the following 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) Foul water and surface water discharges must be drained separately from the site.

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

(03) 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.

(04) 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.

(05) Prior to the construction of any impervious areas which are to drain into the soakaway, a scheme for the provision and implementation of surface water limitation shall be submitted to and agreed in writing with the Local Authority. The works/scheme shall be constructed and completed in accordance with the plans and timetable approved by the Local Planning Authority.

Reason : To prevent the increased risk of flooding

(06) No development shall commence until a Traffic Management Plan has been submitted to and approved in writing by the local planning authority to detail both construction traffic management and site management of traffic when the school is operational, which shall include management of use of the pedestrian footpath link by Bryn Llwyd indicated on drawing no. ST14615-007 Revision B . The development shall thereafter proceed in accordance with the approved details.

Reason: in the interests of highway safety and amenity

(07) No development shall commence until design and construction details of public footways to serve the development, including a timetable for the works, have 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 highway safety

(08) No development shall commence until a landscaping scheme detailing the hard and soft landscaping of the site and its boundaries, including any fencing or walling, together with future management and maintenance details, have 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 visual amenity

(09) No development shall commence until details of the external finishing materials to be applied to the building have 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 visual amenity

(10) No external lighting to the site or the boundaries of the site shall be installed until a lighting scheme has been submitted to and approved in writing by the local planning authority. The scheme shall be designed to ensure that no light from the site spills over its boundaries or into the night sky. The development shall thereafter proceed in accordance with the approved details.

Reason: In the interests of amenity

(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 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

(12) No development shall take place until a scheme of reasonable avoidance measures in relation to great crested newts has been submitted to and approved in writing by the local planning authority, including a timetable for the works. The development shall thereafter proceed in accordance with the approved details.

Reason: For the avoidance of doubt and to safeguard any protected species that may be present on the site.

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.

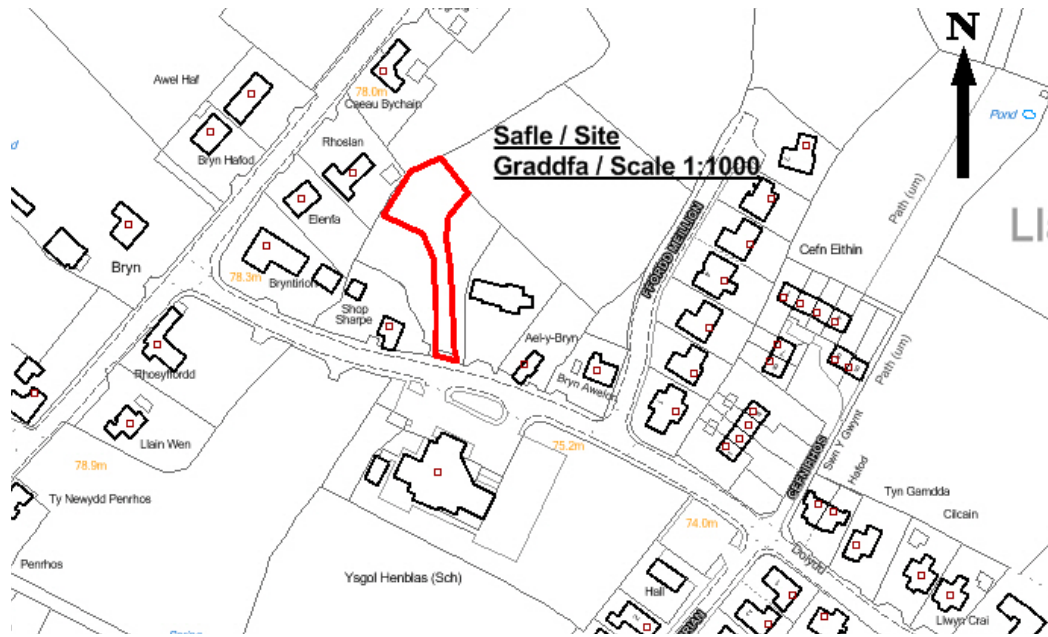
Rhif y Cais: **36C338** Application Number

Ymgeisydd Applicant

Mr. Steven W. Owen

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

Ysgol Henblas, Llangristiolus



Planning Committee: 07/10/2015

Report of Head of Planning Service (JRW)

Recommendation:

Permit

Reason for Reporting to Committee:

The applicant works within the Planning and Public Protection Service, Anglesey County Council.

At its meeting held on the 2nd September 2015 the Committee resolved to refuse the application contrary to officer recommendation.

The reasons cited for refusing the application were that the application is not an infill; the site is outside the development boundary; does not conform to Policy 50; overdevelopment.

In such circumstances paragraph 4.6.12.1 of the Council's Constitution requires that:

“ Where the Committee are mindful to either approve or refuse a proposed development contrary to an Officer recommendation, the item shall be deferred until the following meeting so as to allow the officers to report further on the matter. The Committee must set out the reasons for wishing to decide against the officer recommendation. Committee members should adhere to these Rules when making planning decisions and take policy guidance from planning officers into due regard and only vote against their recommendations where genuine and material planning reasons can be identified. A detailed minute of the Committee's reason(s) shall be made and a copy placed on the application file. Where deciding the matter contrary to the recommendation may risk costs on appeal the Committee will take a recorded vote when deciding the application irrespective of the requirements of paragraph 4.1.18.5 of the Constitution.”

Paragraph 4.6.12.2 requires that;

“The officer's further report shall detail the reasons put forward by the members, indicate whether such reasons are, in their view, genuine and material planning reasons and discuss the land use planning issues raised.”

This report will therefore give consideration to these matters;

(i) Not 'infill' development

Members have had the opportunity to visit the site and will recall that the land is developed on three sides. This is materially different to the site at Ffordd Meillion where the Inspector dismissed a recent appeal and stated:

“I observed on my site visit that the position of the dwelling in the field would result in it being surrounded by the remaining field to its south west, north west and north eastern sides. Whilst I note the presence of existing development in the vicinity this would be separated from the proposal on three sides by relatively large portions of the field. The position of the proposal would result in it jutting out into the agricultural field. I find the isolated position of the proposed dwelling would result in it being visually segregated from the surrounding development and would appear as an alien intrusion into the field”. (Paragraph 11 of Appeal decision dated 29.7.15)

Officers consider that, in contrast, the Ysgol Henblas site is visually integrated into surrounding development and would not appear as an alien intrusion.

(ii) Development Boundary

The site does lie outside the Development Boundary in the stopped Unitary Development Plan. The Draft Deposit Local Development Plan also excludes the land from the proposed Development Boundary although there is an objection. Officers remain of the opinion that the site’s current status would classify it as ‘infill’ but it is an argument that could be used in the event of an appeal.

(iii) Over-development of the Village

At the last Committee, there was a request to provide information on the amount of development in Llangristiolus, how many houses are for sale and the number of empty properties.

Members will recall that the Service has recently undertaken a review of the operation of Policy 50 and part of this exercise included relevant figures (April 2014) as follows:

<u>Settlement Name</u>	<u>Anticipated Growth (in accordance with Local Plan and UDP policies)</u>	<u>Actual Built</u>	<u>Land bank April 2014</u>	<u>Growth Level Seen (%)</u>	<u>Potential Level (i.e. Land bank Built) (%)</u>
Llangristiolus	7	27	6	386	471

Since the figures were compiled at the April 2015 House Monitoring Survey indicates that no further dwellings have been completed and the land bank increased to 9 units (5 not started and 4 under construction i.e. an increase of 3 since April 2014).

The number of houses for sale is difficult to assess exactly but as part of the evidence submitted for the Ffordd Meillion appeal there were approximately 16 properties for sale 6 months ago in Llangristiolus and the surrounding area. It is true to say that Llangristiolus has experienced a relatively high level of housing development not anticipated when the current policies were approved and there is sympathy with the logic of Members viewpoint in terms of over-development - hence my decision to carry out the Review. Officer advice has consistently raised the possibility of additional development of the land on either side of the application site.

At the 2011 Census 11% of dwellings in the Bodorgan ward were empty, Llangristiolus has approximately 80 dwellings so that would be about 9 being vacant (this figure would include holiday homes). The current Council Tax Register indicates that 4 houses in Llangristiolus are recorded as empty (previous investigation of some empty properties has revealed that they were holiday homes rather than empty).

The difficulty in justifying refusal of this application on over-development grounds is to provide evidence that the proposal (even taking into account the possibility of two additional dwellings which would make three) would “exceed the requirements of the settlement for new dwellings” (Policy 50). This is particularly the case in view of the words of the Inspector in coming to her decision on the Ffordd Meillion appeal.

“Evidence of properties for sale within the village and in the vicinity and figures in relation to the housing land bank in the village have been provided. I also note that the actual number of houses built exceeds the anticipated growth of the settlement as predicted. Nonetheless and acknowledging that many of the sales particulars provided relate to large, detached houses, I have little evidence

before me in relation to the current housing needs of Llangristiolus or whether the existing available housing and land bank would address this need” (paragraph 15).

and

“I conclude that it has not been demonstrated that the proposal would exceed the housing needs of the settlement or be harmful to the social character of the area. I find the proposal would be in accord with the relevant LP policy 50 in this regard” (paragraph 20).

As an additional consideration, in dismissing another recent appeal for three detached houses at Llanfaelog again on the grounds of unacceptable physical harm and not housing need, the Inspector stated:

“23. National planning policy emphasises that local planning policies should ensure that sufficient land is genuinely available or will become available to meet a 5 year supply of land for housing. The mechanism for demonstrating that this supply is available is through a Joint Housing Land Availability Study. On the evidence before me the latest Joint Housing Land Availability Study (2014) demonstrates that Anglesey does not have a 5 year housing land supply. I note that the Council has an emerging Local Development Plan that will set out the future housing strategy for Anglesey but due to the stage at which this plan is currently at and as there are objections to the housing growth figure I afford it little weight in my determination.

24. Whilst I acknowledge the Council’s comments in relation to the high percentage of second homes and the comments from a third party in respect of the need for affordable housing, the proposal is for open market housing and I have determined it on that basis. I conclude that the proposal would provide additional housing that would contribute to Anglesey’s required housing supply. On the evidence before me it has not been demonstrated that this particular proposal would cause harm to the social character of the area. I find that the proposal would be in accord with the relevant LP policy 50 and UDP policy HP4”.

1. Conclusions

In view of the above, Officers remain of the opinion that it is not considered the reasons for refusal would be justified because it would be difficult to substantiate harm to the village.

Should members maintain their objection and decide to refuse for the reasons put forward they need to be satisfied that they are clearly able to articulate and identify the harm caused by current proposals if they be required to defend the decision at appeal. Failure to do so may risk costs against the authority and officers are not currently persuaded that a sufficiently robust argument can be sustained. In the event of an appeal, it is expected the proposer and seconder will present the Council’s case.

2. Recommendation

Permit the development subject to the conditions set out in the report to the meeting on 2.9.15

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.

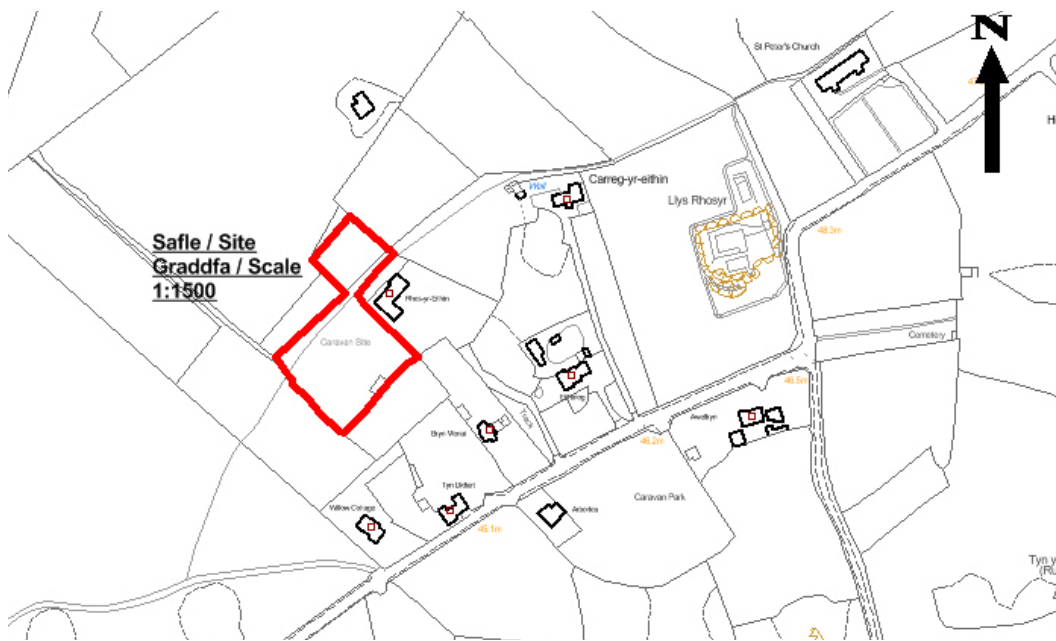
Rhif y Cais: **45C89B** Application Number

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: 07/10/2015

Report of Head of Planning Service (JBR)

Recommendation:

Refuse

Reason for Reporting to Committee:

The application was first presented to the Planning and Orders Committee on the 1st September 2015 at the request of the Local Member – Councillor Ann Griffith.

At the meeting Members resolved to visit the site.

The site visit took place on the 16th September 2015 and Members will now be familiar with the site.

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. Confirmation has since been received that the footpath has now been formally diverted.

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 a public right of way runs immediately adjacent to the site.

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 immediately adjoins 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

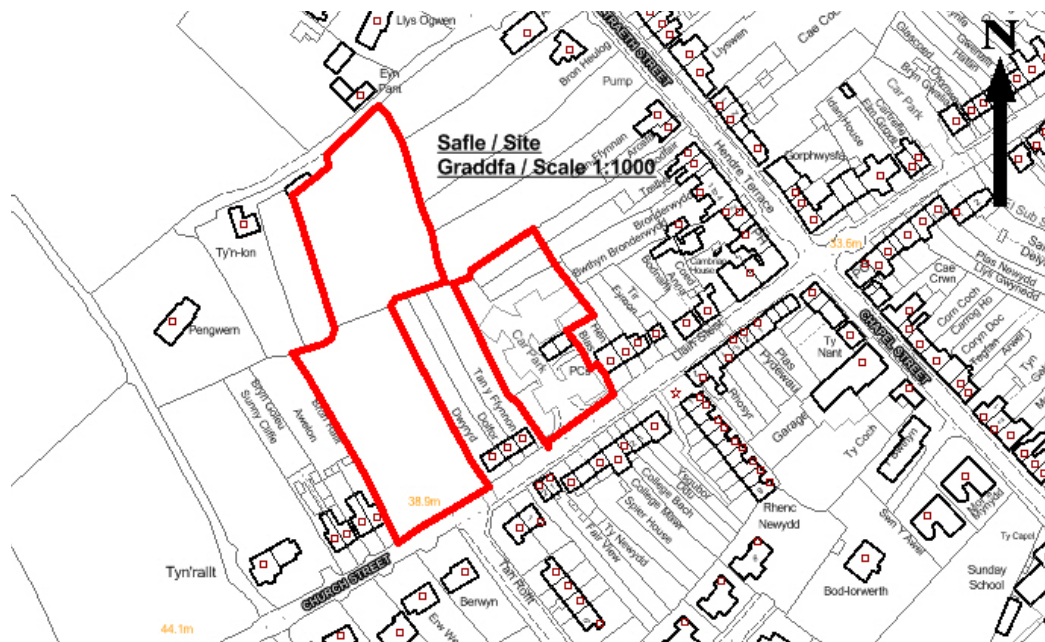
Rhif y Cais: **45LPA605A/CC** Application Number

Ymgeisydd Applicant

Head of Service Property

Cais amlinellol gyda holl faterion wedi ei gadw'n ôl ar gyfer codi 17 annedd newydd, dymchwel bloc toiled presennol ynghyd a chreu mynedfa newydd i gerbydau ar dir ger / Outline application with all matters reserved for the erection of 17 new dwellings, demolition of the existing toilet block together with the creation of a new vehicular access on land adjacent to

Dwryd, Newborough



Planning Committee: 07/10/2015

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.

At its meeting held on 2nd September 2015 the Members resolved to undertake a site visit prior to determining the application. The site was visited on 16th September.

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 revoking 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.

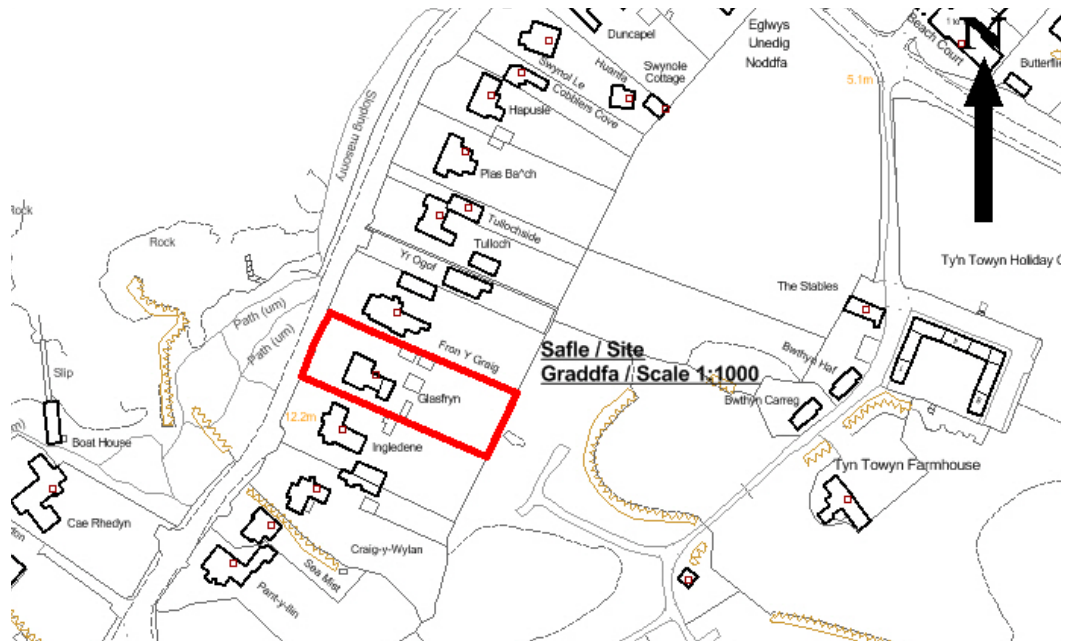
Rhif y Cais: **46C42B** Application Number

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: 07/10/2015

Report of Head of Planning Service (NJ)

Recommendation:

Permit

Reason for Reporting to Committee:

At the request of the Local Member, Cllr D R Thomas.

At its meeting held on 2nd September the Members resolved to visit the site prior to making a determination. The site was visited on 16th September.

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.