

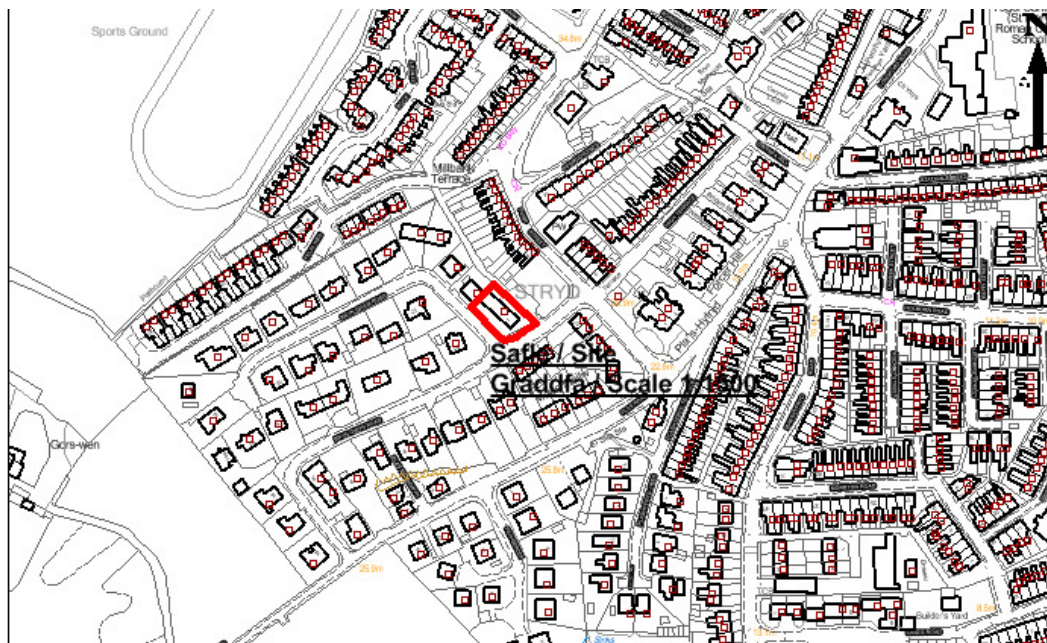
Rhif y Cais: **19C895E** Application Number

Ymgeisydd Applicant

**Millbank Community Centre**

**Cais llawn i ddymchwel adeilad presennol ynghyd a chodi canolfan cymuned newydd yn ei le yn / Full application for the demolition of the existing building together with the erection of a new community centre in its place at**

**Millbank Community Centre, Holyhead**



**Planning Committee: 04/11/2015**

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

**Recommendation:**

Permit

**Reason for Reporting to Committee:**

The applicant is a member of the Authority

The application has been scrutinised by the Monitoring Officer as required under paragraph 4.6.10.4 of the constitution.

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

The application site is within the Millbank area in Holyhead.

The proposal entails the demolition of the existing community centre together with the erection of a new community centre in lieu.

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

The key issue is whether the siting and design of the proposed new community centre is acceptable and impact on amenity.

### **3. Main Policies**

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

Policy 1 – General Policy

Policy 5 - Design

Policy 42 - Design

#### **Gwynedd Structure Plan**

Policy D4 – Location, Siting and Design

Policy D29 - Design

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

Policy GP1 – General Control Guidance

Policy GP2 – Design

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

**Technical Advice Note 12 – Design**

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

**Councillor Trefor Hughes – Declaration of Interest**

**Councillor Jeffery Evans** - No response received at the time of writing this report

**Councillor Dafydd Thomas** - No response received at the time of writing this report

**Town Council** – No objection

**Drainage** - The development site is served within an area served by combined public sewers and Welsh Water should be consulted.

**Highways** – Traffic Management scheme condition to be placed within the decision notice.

**Welsh Water** – Standard conditions regarding to the public sewers.

**North Wales Police** - No response received at the time of writing this report

**Public Consultation** – The application was afforded two means of publicity. These were by the placing of a notice near the site and serving of personal notifications on the owners of neighbouring properties. The latest date for the 1<sup>st</sup> neighbours notification of representations was the 02/07/2015. During this state, the department has received 4 letters; 3 of which had concerns and 1 support letter.

Their concerns were:

- Proposed development is close to boundary of 2 Bryn Gwyn Road
- Loss of light to living room window at 2 Bryn Gwyn Road.
- Parking issues

In respect to the above, the concerns was noted where the department received amended plans which was received at this department on the 04/09/2015 to which the application was re-notified. The latest date for representations was 07/10/2015. At the time of writing this report. 1 letter of representation have been received at this department. Their concerns repeated the 1<sup>st</sup> comments regarding to parking issues.

With respect to the parking issues, the Highway Authority considered imposing a condition on Traffic Management during construction stage. With respect to parking issues once the building has completed, it is not considered that the proposed development would form an adverse impact on parking as the building is currently used as a community centre and the proposed new build would still be used as a community centre. A small parking area is available between the community centre and Pump Street.

## **5. Relevant Planning History**

19C895/AD – Erection of a community board at Senior Citizens Club, Millbank, Holyhead Approved 20/01/2005

19C895A - Siting of a temporary portacabin at Senior Citizens Club, Millbank, Holyhead Approved 25/03/2005

19C895B – Re-renewal of temporary planning permission 19C895A for the siting of a portacabin on land at Seniors Citizens Club, Millbank, Holyhead Approved 14/03/2007

19C895C – Application for the construction of a disabled ramp to the front of Senior Citizens Club, Millbank, Holyhead Approved 04/02/2009

19C895D – Re-renewal of temporary planning consent for the siting of a portacabin used as a

## **6. Main Planning Considerations**

The proposal is for the demolition of the existing community centre together with the erection of a new community centre in lieu. The proposed scheme has been amended where the location of the community centre has been flipped and positioned further away from 2 Bryn Gwyn Road. Due to this, the dwelling 2 Bryn Gwyn Road, will not lose light to the living room window to a degree to warrant refusal.

There are ample spaces within the development site to accommodate the proposed scheme. The new design of the community centre will be a 'T' shape building and will have a pitched roof.

It is not considered that the proposal will lead to overlooking as the new windows formed face the vacant green field and the estate road. The proposed materials are considered acceptable.

Conditions will be placed on the decision notice to ensure that during construction, the highway road will not be impacted regarding to the parking and the storing of materials.

It is not considered that the proposed scheme will impact the surrounding amenities or any neighbouring properties to a degree that it should warrant a refusal. The concerns raised by the neighbouring properties have been noted and taken into consideration when making this decision.

## **7. Conclusion**

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

## **8. Recommendation**

### **Permit**

**(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) Prior to the commencement of works, a full comprehensive and robust Traffic Management Scheme including:-**

- i. The parking of vehicles for site operatives and visitors**
- ii. Loading and unloading of plant and materials**
- iii. Storage of plant and materials used in constructing the development**
- iv. Wheel washing facilities (if appropriate)**
- v. Hours and days of operation and the management and operation of construction and delivery vehicles shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter proceed in accordance with the approved scheme.**

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

**(03) The development permitted by this consent shall be carried out strictly in accordance with the plan(s) submitted on the 04/09/2015 under planning application reference 19C895E.**

Reason: For the avoidance of doubt.

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.

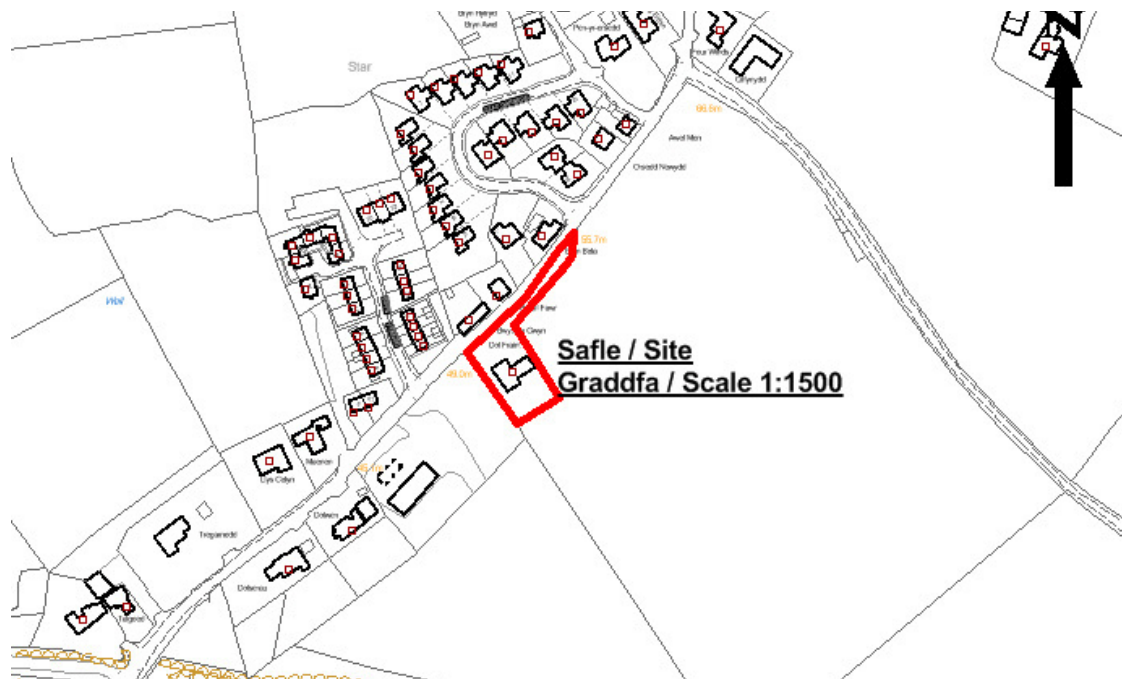
Rhif y Cais: **41C113C** Application Number

Ymgeisydd Applicant

**Mr John Foulkes**

**Cais llawn ar gyfer creu mynedfa i gerbydau a chau y fynedfa bresennol ar dir yn / Full application for the construction of a vehicular access and the closure of existing access on land at**

**Dol Frait, Star**



**Planning Committee: 04/11/2015**

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

**Recommendation:**

Permit

**Reason for Reporting to Committee:**

The application is being presented to the Planning Committee as the applicant is related to a member of staff within the Planning and Public Protection Department of the County Council.

**1. Proposal and Site**

The proposal is for a full application for the construction of a vehicular access and the closure of existing access on land at Dol Ffaint, Star.

**2. Key Issue(s)**

- Highway Safety
- Amenity
- Landscape Impact

**3. Main Policies**

**Ynys Mon Local Plan**

Policy 1 – General Policy

Policy 30 – Landscape

**Gwynedd Structure Plan**

Policy D4 – Environment

Policy FF1 – Increase Traffic Generation

**Stopped Unitary Development Plan**

Policy GP1 – Development Control Guidance

Policy GP2 – Design

Policy EN1 – Landscape Character

**4. Response to Consultation and Publicity**

**Community Council** – Objection due to the road being narrow, and that the existing access is safer.

**Local Member (Cllr Alun Wyn Mummery)** –

No response at the time of writing the report

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

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

**Highways Authority** – Conditional Approval

The proposal was advertised through the posting of a notice on site together with the distribution of

personal letters of notification to the occupiers of neighbouring properties. The latest date for the receipt of representations is the 4<sup>th</sup> November, 2015. No response at the time of writing the report.

## **5. Relevant Planning History**

41C113 – Outline application for the erection of a dwelling on land opposite Bwthyn Gwyn, Star. Approved 10/02/06

41C113A/DA – Detailed plans for the erection of a dwelling together with the construction of a new access on land adjacent to Dolwen Outbuildings, Star. Approved 10/09/07

41C113B – Outline application for the erection of a dwelling on land opposite Refail Fawr, Star. Non-determination. Appeal Dismissed 18/02/09

## **6. Main Planning Considerations**

### **Highway Issues**

The Community Council have objected to this application for the following reason:-

The road is too narrow, and the existing access is safer.

However, the Highways Department have been consulted and are content with the proposal with appropriate worded conditions.

### **Affect on amenities of surrounding properties**

The proposal will not harm the amenities of the occupants of neighbouring properties.

## **7. Conclusion**

The principal consideration in this instance is highway safety, and the council's Highways Department are satisfied with the proposal in strict accordance with the amended plans received on the 5<sup>th</sup> October, 2015.

## **8. Recommendation**

To **permit** the application 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) The access shall be laid out and constructed strictly in accordance with the amended submitted plan on 05/10/2015 before the use hereby permitted is commenced and thereafter shall be retained and kept free from permanent obstruction and used only for access purposes.**

Reason: In order to minimise danger, obstruction and inconvenience to users of the highway and of the access.



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

Reason: In order to minimise danger, obstruction and inconvenience to users of the highway and of the access.

**(04) The access shall be completed with a bitumen surface for the first 5 meters from the nearside edge of the County Highway with the surface water drainage system completed and in perfect working order before the use hereby permitted is commenced.**

Reason: To minimise danger and inconvenience to highway users.

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

Reason: To minimise danger and inconvenience to highway users.

**(06) The development permitted by this consent shall be carried out strictly in accordance with the plan(s) submitted on the 05/10/15 under planning application reference 41C113C.**

Reason: For the avoidance of doubt.

### **Informatives**

The Highway Authority shall not be responsible for any road surface water entering the site as the result of the development.

Any adjustments, resiting and/or protection of any statutory services in the highway shall be his responsibility and carried out at his own expense.

If he/she chooses to carry out the work himself/, the Applicant should be advised to apply in writing to the Corporate Director of Highways, Transportation and Property for the necessary consent, as required under Section 171 of the Highways Act, 1980 to carry out work within the highway for the formation of the footway and/or verge crossing.

The footway and/or verge crossing required in connection with this development shall be carried out at his expense by the Highway Authority, their Agents or other approved Contractor before the access is brought into use and completed before the use is commenced.

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**

Technical Advice Note 12 – Design

Technical Advice Note 18 – Highways

11.3

Gweddill y Ceisiadau

Remainder Applications

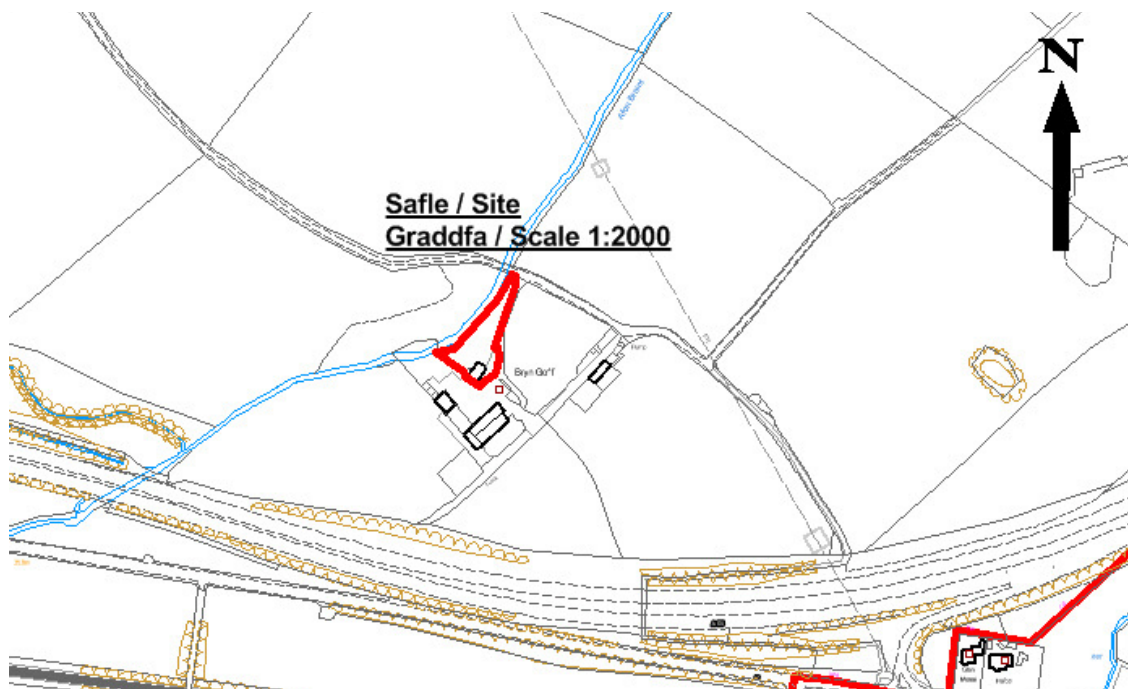
Rhif y Cais: **41C99P/ENF** Application Number

Ymgeisydd Applicant

**Mr & Mrs Brian Griffith**

**Cais ôl-weithredol i gadw trosi adeilad allanol 'fel yr adeiladwyd' yn / Retrospective application to retain the outbuilding conversion 'as built' at**

**Unit 6, Nant Y Felin, Bryn Gof, Sar**



**Planning Committee: 04/11/2014**

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

**Recommendation:**

Permit

**Reason for Reporting to Committee:**

The applicant is a relative of a 'serving councillor'. The application has been scrutinised by the Monitoring Officer as required under paragraph 4.6.10.4 of the Council's Constitution.

**1. Proposal and Site**

The application is for retrospective planning permission to retain the outbuilding conversion 'as built'.

The application site is located within a complex of converted outbuildings on the outskirts of Star.

**2. Key Issue(s)**

The key issue is whether the additional rebuilding works carried out are acceptable.

**3. Main Policies**

**Ynys Mon Local Plan**

Policy 1 – General Policy

Policy 31 – Landscape

Policy 42 – Design

Policy 55 - Conversions

**Gwynedd Structure Plan**

Policy D3 – Landscape Conservation Areas

Policy D4 – Location, Siting and Design

Policy D28 – Natural Slates

Policy D29 - Design

**Stopped Unitary Development Plan**

Policy GP1 – Development Control Guidance

Policy GP2 – Design

Policy EN1 – Landscape Character

Policy HP8 – Rural Conversions

**4. Response to Consultation and Publicity**

**Councillor Alun W Mummery** – No response at time of writing report.

**Councillor R Meirion Jones** – No response at time of writing report.

**Councillor Jim Evans** – No response at time of writing report.

**Highways** – No recommendation.

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

**Natural Resources Wales** – Comments.

**Community Council** – No observations.

**WG Trunk Road Agency** – TRA does not wish to issue a direction in respect of this application.

## **5. Relevant Planning History**

41C99B – Change of use of outbuildings into 6 residential units, erection of private garages, installation of a septic tank, alterations to the vehicular access together with the construction of a vehicular access to Unit 7 at Bryn Gof, Star .

Granted – 5.7.11

41C99N – Full application for alterations and extensions together with the erection of a garage with garden store at Unit 6 Bryn Gof, Star.

Withdrawn – 29.7.15.

## **6. Main Planning Considerations**

Planning permission was granted on the 5<sup>th</sup> July 2011 for the conversion of a range of outbuildings into 6 dwellings, including the subject building.

In May 2015 an application was received for alterations and extensions together with the erection of a garage/garden store at Unit 6 – planning application reference number 41C99N.

During a routine site visit, it was noted that more rebuilding works had been undertaken as part of the conversion of the outbuilding than had been permitted as part of the planning permission granted in July 2011, and the matter was therefore referred to the Enforcement Section. At the time of that visit the conversion works were nearing completion with only internal works remaining.

Following an investigation by the Enforcement Section, planning application reference 41C99N was subsequently withdrawn and the current application for the retention of the outbuilding conversion 'as built' was submitted.

The original building comprised of an old stone outbuilding with a double pitched roof, with a further pitched roof, timber framed addition clad with corrugated sheets.

The original planning permission granted, permitted the demolition of the timber framed, corrugated sheet clad section of the building and its replacement with a new extension comprising of two double bedrooms and a small single bedroom/study, the remainder of the building was to be retained.

However, it was apparent following an investigation by the Enforcement Section, that in addition to demolition of the timber framed, corrugated clad section, the small middle stone section of the building had also been demolished and rebuilt.

This rebuilding works comprise of a small section of the front gable above the existing large opening, the internal stone wall and the rear wall. The remainder of the building which comprises of the main part of the stone outbuilding has been retained as per that approved.

There has therefore been a slight increase in the amount of rebuilding above that originally permitted, the majority of which comprises of an internal wall of the dwelling.

The development has been finished to a very high standard including the rebuilt external walls which have been clad with natural stone to match the remainder of the building; the visual appearance of the building does not differ significantly from that which was originally granted permission.

## **7. Conclusion**

The development is considered to be acceptable; the additional rebuilding of external walls which have taken place are considered to be minor in nature. Overall the conversion and extension of this building has been carried out to a high standard and the design and visual appearance of the building is not significantly different to that originally granted permission.

It is therefore considered that the development accords with the provisions of policy 55 of the Ynys Mon Local Plan and policy HP8 of the Stopped Unitary Development Plan which related to the conversion of existing buildings.

## **8. Recommendation**

### **Permit**

**(01) The development permitted by this consent shall be carried out strictly in accordance with the plan(s) submitted on the 18/08/2015 under planning application reference 41C99P/ENF.**

Reason: For the avoidance of doubt.

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**

**Planning Policy Wales (Edition 7)**

**Technical Advice Note 9: Enforcement of Planning Control**