

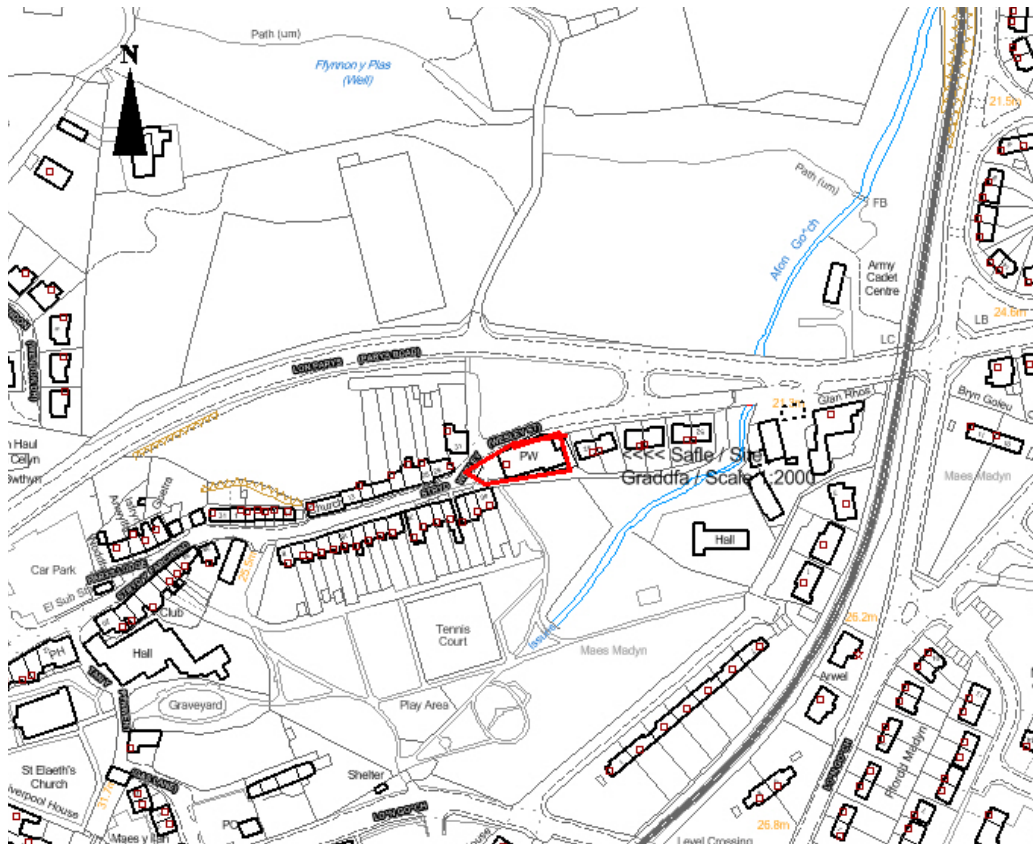
Rhif y Cais: **11C500A** Application Number

Ymgeisydd Applicant

**Vencourt Ltd**

**Cais llawn i newid defnydd yr adeilad i 6 fflat ynghyd ag addasu a dymchwel rhan o'r adeilad yn / Full application for the change of use of the building into 6 flats together with alterations thereto and partial demolition of the building at**

**Mona Safety Products, Wesley Street, Amlwch**



## **Planning Committee: 02/12/2015**

### **Report of Head of Planning Service (MTD)**

#### **Recommendation:**

Permit

#### **Reason for Reporting to Committee:**

Originally on request of Local member Aled Morris Jones

Members will recall having visited the site on the 18<sup>th</sup> November following a resolution to do so at the last committee meeting

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

It is proposed to convert the former Capel Bethel into 6 flats. This involves the demolition of part of the building to the rear to provide parking spaces.

The Chapel has been in use since 1975 as a warehouse and shop selling safety products with ancillary offices. This use however no longer takes place.

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

- Amenity issues
- Highway issues

#### **3. Main Policies**

##### **Gwynedd Structure Plan**

A1 Housing Location

A2 Housing

D4 Siting and Design

D24 Demolition in Conservation Area

D25 New development in Conservation Areas

FF11 Traffic

FF12 Car Parking

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

1 General Policy

42 Design

48 Housing Development Criteria

56 Flats

26 Car Parking

40 Conservation of Buildings

41 Conservation of Buildings

##### **Ynys Mon Unitary Development Plan (Stopped)**

GP1 Development Control Guidance

GP2 Design

TR10 Parking Standards

HP7b Flats  
EN13 Conservation of Buildings

## **Planning Policy Wales (Edition 7)**

### **SPG: Design Guide for the Urban and rural Environment**

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

**Local Member:** A M Jones has called the application to committee giving the reason of design and impact on locality.

**Highways:** Conditions

**NRW:** Liaise with departments Ecology Officer

**Ecology Officer:** No objection

**Drainage:** Comments regarding surface water

**Welsh Water:** Conditions

Letters from nearby residents highlight the following;

- No work has been done to the property and a hole has appeared in the roof, bats use this.
- The plans are not accurate the footpath is narrower than shown
- The dwelling capacity of the road will be increased by 20% which is unacceptable in a quiet residential area. This would harm the conservation area
- The design and use would not fit in and is contrary to the Councils guidelines.
- Will cause highway problems
- The building is in a very poor state
- Has a structural survey been carried out?
- The applicant is stating that he already has planning permission

#### **5. Relevant Planning History**

11C500: Conversion of former chapel into 8 residential flats (including 2 affordable units) together with alterations to the existing vehicular access at Capel Bethel, Wesley Street, Amlwch. Refused – 23/07/2007 Allowed on Appeal – 21/12/2007

#### **6. Main Planning Considerations**

The site is located within the settlement boundary for Amlwch.

It is considered that the building and parking arrangements are suitable to accommodate this development. Whilst additional parking is to be provided this is adequate to cater for the development and it is considered that the proposed use will not generate highways problems.

The proposals are in a residential area and the removal of the industrial use and change to six, two bedroom flats is considered more appropriate.

There is no objection to the part demolition which will allow for a parking area and whilst there is no

amenity space to be provided, given the central location this is not uncommon/essential.

It is not considered that the amenities of nearby residents will be unduly harmed. Indeed there would be little control over a commercial use if such a business were to lawfully occupy the premises. And such a scenario could have a significant harm on amenities.

Furthermore, the use for 8 flats was previously granted at appeal and it is considered that a refusal of this application would be difficult to defend at appeal.

In respect of the objections raised the suggested in discrepancies on the plans do not materially affect the consideration of this application.

Matters relating to protected species have been addressed by the Councils Ecological advisor and NRW who do not object.

The condition of the building will be the subject of Building Regulations applications.

The increase in the number of residential units by converting this commercial building will not harm the Conservation Area as no new build is required.

The proposal will serve to improve its appearance by investing in what is a currently somewhat dilapidated building and bringing it into beneficial use and preventing further deterioration.

## **7. 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) The car parking to be provided shall be completed to the written satisfaction of the LPA prior to the occupation of the flats hereby approved.**

Reason: In the interests of highway safety

**(03) Unless otherwise agreed in writing the first floor rear window overlooking the rear car park shall be obscure glazed.**

Reason: In the interests of amenity.

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

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

**(05) 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.

**(06) 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.

**(07) The access shall be laid out and constructed strictly in accordance with the submitted plan before the dwelling is occupied and thereafter shall be retained and kept free from permanent obstruction and used only for access purposes.**

Reason: In the interests of highway safety.

**(08) The access shall be completed with a bitumen surface or other suitable surfacing material as may be agreed in writing with the Local Planning Authority for the first 5 meters from the nearside edge of the County Highway with the surface water drainage system completed and in working order before the use hereby permitted is commenced.**

Reason: In the interests of highway safety.

**(09) No surface water from 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: In the interests of highway safety.

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

Reason: In the interests of highway 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.

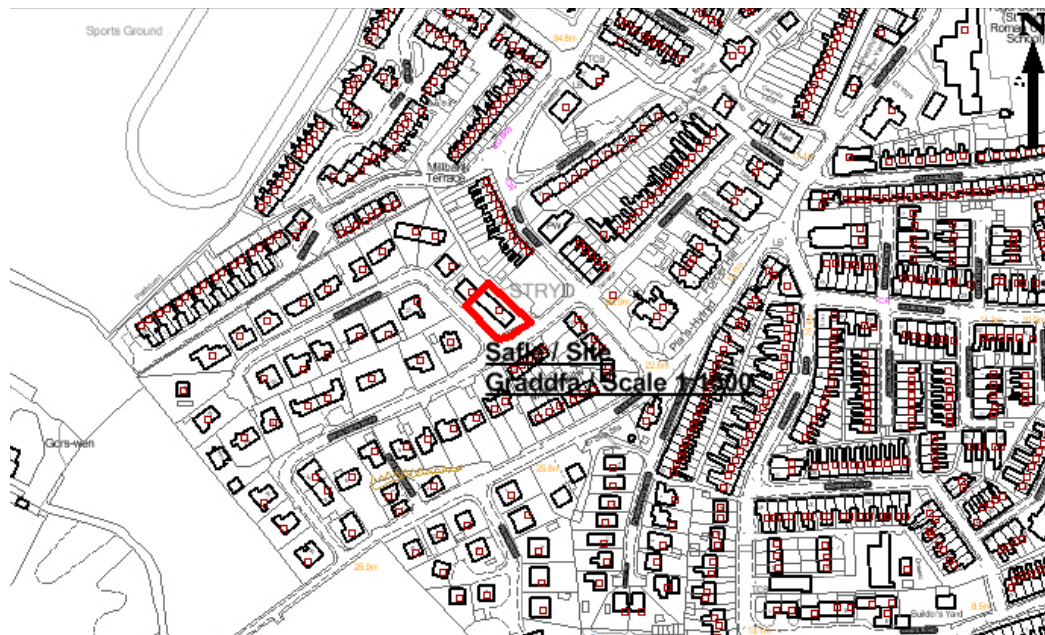
Rhif y Cais: **19C895E** Application Number

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: 02/12/2015**

**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.

Members will recall that the application was presented to the Planning and Orders Committee that was held on the 4<sup>th</sup> November 2015 where it was resolved to defer the determining of the application in order to receive the correct Certificates of ownership.

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

The application lies at 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-newal 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 community computer suite at Millbank Senior Citizens Club Holyhead Approved 12/03/2009

## **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 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.

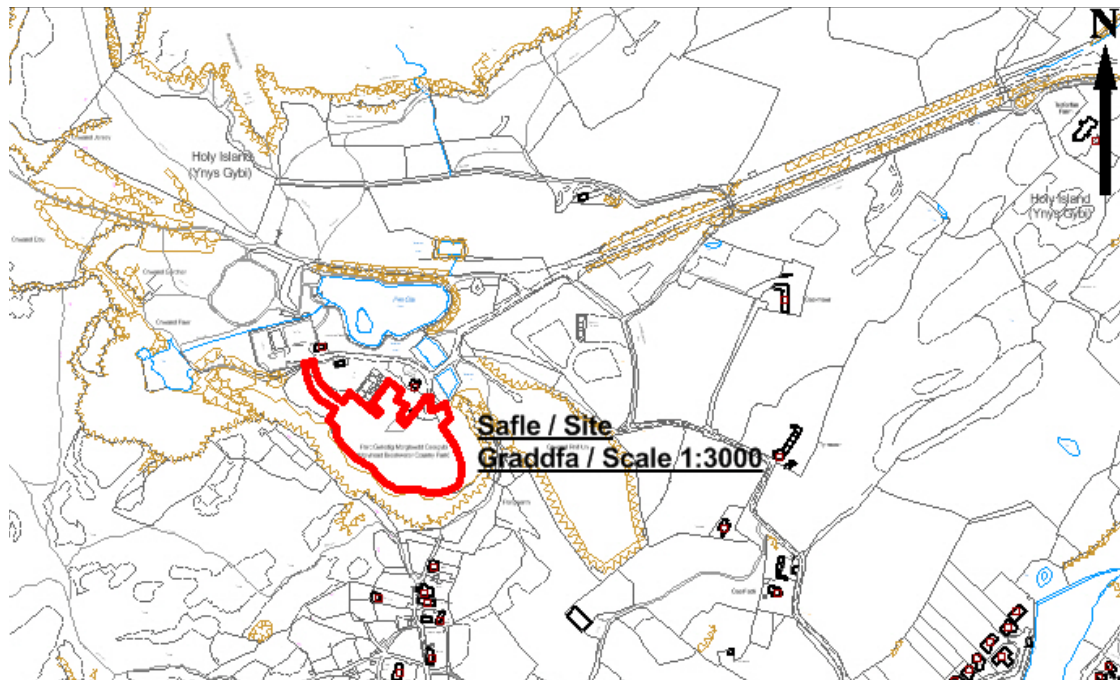
Rhif y Cais: 19LPA875B/CC Application Number

Ymgeisydd Applicant

**Isle of Anglesey County Council**

**Cais llawn i newid defnydd rhan o'r tir yn faes i garfannau teithiol (28 o safleoedd), codi bloc cawodydd/toiledau ynghyd â ffurfio ffordd fynediad newydd yn / Full application for change of use of part of the land into a touring caravan park (28 pitch), erection of a shower/toilet block together with the formation of a new access road at**

**Breakwater Country Park, Holyhead**



## **Planning Committee: 02/12/2015**

### **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.

Cllr R LL Jones has requested that the application be referred to the Planning and Orders Committee as the site is a public park which should be protected from overdevelopment.

At its meeting held on 4<sup>th</sup> November 2015 the Planning and Orders Committee resolved to visit the site prior to making its determination. The site was visited on 18<sup>th</sup> November 2015.

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

The Breakwater Park is operated by the Council as a country park which has a central car parking area close to industrial heritage remains associated with the construction of the Great Breakwater at Holyhead; the lake is used for recreational fishing and model boating; the site has two café facilities and gives wider access to the countryside and the coast through a series of footpaths. Vehicular access is gained off Newry Beach along the route locally known as the 'top road' or 'cinder path'.

The proposal is to create a 28 pitch touring caravan site to the rear of the former warden's dwelling (more recently converted into a café facility). Access to the site will be shared with other users of the park. The site is enclosed by a sheer cliff face to the south and is well screened by existing buildings and features to the north. A new shower facility is proposed in an existing storage compound area located next to the existing public conveniences where a gated access point is proposed. Internal access tracks lead to the pitches themselves with the area in between being suitably landscaped. An exit track will cross the green to the west of the North Wales Wildlife Trust café building.

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

Policy compliance and impact on the locality including impacts on residential amenities.

#### **3. Main Policies**

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

Policy 1 General Policy

Policy 10 Static Caravans

Policy 12 New Touring Sites

Policy 30 Landscape

Policy 31 Landscape

Policy 36 Coastal development

##### **Gwynedd Structure Plan**

Policy D1 AONB

Policy CH5 New Touring Caravan Sites

Policy D5 Coastal Sites  
Policy D9 Environmentally Sensitive Areas  
Policy D29 Standard of Design and Setting  
Policy D32 Landscaping

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

Policy GP1 Development Control Guidance  
Policy TO4 Existing Static Caravan Sites  
Policy TO6 Touring Caravans  
Policy EN2 AONB  
Policy EN5 International Sites

#### **Planning Policy Wales Edition 7**

**TAN 13 – Tourism**

**TAN 12 – Design**

**TAN 18 – Transport**

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

**Cllr R LL Jones:** At the request of ward residents, wrote to ask numerous questions regarding the development of the scheme prior to the making of the application, involvement of consultants; maintenance of the road and road safety including the safety of two bridges spanning the road; impacts on wildlife and local member consultation. A response has been sent to Cllr Jones by the applicant.

Residents are concerned regarding intrusion by caravans into this quiet and tranquil area; Ynys Cybi is always being asked to give up its open spaces; requests that the application be determined by the Committee as the site is a public park which should be protected from overdevelopment.

**Cllr R Jones:** I am totally against this application as it is not safe to allow such a development which can only mean a danger to all who venture down this track.

**Cllr J A Roberts:** No response to consultation

**Holyhead Town Council:** Concerns raised in a meeting that that of those who had expressed an opinion on the proposals, more had opposed the scheme than had supported it; concerns were expressed at the date of the ecology reports undertaken and that there would be detrimental effects on nesting birds and other wildlife; concerns were raised that the access road is narrow and is largely used by pedestrians and dog-walkers; questions were raised whether there was a limit on how long caravans could stay, how sewerage would be dealt with and who would deal with problems of anti-social behaviour. It was resolved to put these questions to the applicant before a decision was made. A response has been sent to Town Council and it is understood that the next meeting at which this application would be discussed was scheduled for 2nd November 2015. Following that meeting the Holyhead Town Council confirmed that it objects to the application as it considers the development would be at the wrong location in an area of outstanding natural beauty.

**Ecological and Environmental Advisor:** Emergence surveys for bats for the two cliff tunnels required; comments in relation to site lighting proposals; vegetation clearance should be undertaken outside the bird nesting season; micro-siting of pitches required to be agreed to avoid key reptile habitat; planting should not shade out reptile habitat areas. Test of likely significant effects on Holy Island SPA/SAC and SSSI undertaken.

**Natural Resources Wales:** NRW does not object as the project is unlikely to adversely affect bats and the AONB; condition suggested regarding reasonable avoidance measures for Great Crested Newts; test of likely significant effects in relation to Holy Island Coast SPA / SAC and SSSI required.

**Highway Authority** – two passing bays should be provided on the access road and a condition should be imposed.

**Dwr Cymru-Welsh Water:** standard comments

**Drainage Section:** proposals should demonstrate that the drainage system is of sufficient capacity to accommodate the additional loading.

**Built Environment and Landscape Section:** proposal will not affect the setting of the grade II listed gunpowder magazine.

9 letters of objection were received as a result of the publicity undertaken. Objections are based on:

The whole of the mountain is a designated conservation area and should not be used as a caravan park;

A previous appeal for a golf course and equestrian centre was refused with the Inspector ruling that all land from Llaingoch through Felin Ddwr to the Breakwater Park should remain undeveloped;

The road is narrow and two way traffic is impossible, there are no passing places and no pavement for walkers;

There are badgers, newts and great crested newts in the park and its environs which are protected species;

Historic problems with travellers in the area;

The whole of the mountain was given to the public for recreational purposes;

There is no main drain on the site and septic tanks are not suitable to this environment;

The projected income would not cover the expense of developing the site; not everything can be judged by pounds, shillings and pence;

Insufficient publicity has been given to the application;

The scheme is out of character with the area; there are plenty of caravan parks in the locality and there is no need for any more;

Ethos of the park is quiet enjoyment where campers, bonfires etc. are not allowed – the lack of these is precisely why it is enjoyed by so many locals and tourists alike;

Other open areas in Holyhead have already been earmarked for development including Newry Beach and Penrhos which seems a deliberate policy to ruin the jewels in the crown.

The notification period expires on 6th November.

## **5. Relevant Planning History**

19LPA875/CC - Erection of 4 wooden sculptures and 1 bench at the Breakwater Country Park, Holyhead – approved 8/2/2007

19LPA875A/CC - Installation of solar panels on the roof of the Information Centre, Breakwater Country Park – approved 6/12/2007

19LPA875C/CC - Application to determine whether the prior approval of the authority is required for the demolition of a bridge at Breakwater Country Park, Holyhead – no decision to date

19C792 - Conversion of existing buildings into a 24 bed self-catering youth hostel at the ex-ranger's accommodation, Breakwater Country Park – approved 20/03/2003

19C792A - Amended plans for the conversion of existing buildings into a 24 bed self-catering youth hostel at the ex-ranger's accommodation, Breakwater Country Park – withdrawn 15/01/2007

19C792B - Full application for the change of use of the warden's accommodation into a café with offices and storage above together with alterations and extensions, Breakwater Country Park - approved 8/3/2012

19C792C - Full application for the siting of a storage container on land at Breakwater Country Park – approved 7/9/2012

19C792D - Full application for the change of use of the existing warden's accommodation into a café with offices and storage above together with alterations and extensions, Breakwater Country Park - approved 7/9/2012

19C792E - Prior notification for the removal of material from a mining working deposit at Breakwater Country park – permitted development 24/9/2012

19C792F - Full application for the replacement of three angling platforms with a hard surface safe deck area together with alterations and extensions to three angling platforms at Breakwater Country Park – approved 26/04/2013

19C792G - Full application for construction of a bin store at Caffi'r Parc – approved 22/05/2014

19C792H - Full application for the change of use of the garage and storage building into bunkhouse accommodation at Breakwater Country Park – approved 4/7/2014

19C792K/SCR - Screening opinion for touring caravan park – EIA not required.

## **6. Main Planning Considerations**

**Principle of the Development:** Planning policies allow the creation of new touring caravan sites provided that the scheme has no unacceptable impact on the surrounding area. The application as proposed is for a 28 pitch site located in an enclosed and relatively unobtrusive area of the Country Park, behind the existing café building and in an area previously used for storage and now relatively overgrown. The area is gated and is not currently accessible to the public as part of the Park. The application includes planting and landscaping works to create an integrated and acceptable development. Planning permission has previously already been granted for holiday accommodation uses at the site – planning permission was granted to change the warden's accommodation into a youth hostel but it has since been developed into a popular café; the building to the rear of the café has a valid planning permission for use as bunkhouse accommodation. The proposed touring caravan site is unobtrusively positioned in the Park and is considered compatible with approved uses.

**Landscape and Visual Impact:** The site is not accessible to the public and is relatively unobtrusive, being situated below a cliff face and behind existing buildings. Long distance views may be possible for example from the path up to North Stack which provides a panoramic view of the Park but the units will be placed within a landscaped setting and set against existing built development which will ameliorate the impacts. A condition is proposed in relation to lighting to ensure that only appropriate low level lighting is used – this will reduce visual impacts as well as being acceptable in relation to impacts on protected species such as bats.

**Ecology impact:** The application is supported by ecological assessment. Additional details were sought in order to fully assess the proposals. Subject to conditions, the scheme is considered to be acceptable. A test of likely significant effects in relation to Holy Island Coast SPA / SAC and SSSI has been undertaken which has concluded that an appropriate assessment under the habitats Regulations is not required.

**Technical considerations:** Concerns have been expressed by local residents that the approach road to the Park is narrow and heavily used by pedestrians is unsuitable for use by vehicles towing caravans. The stretch of road immediately adjoining the Park, between the Park and the cattle grid under the first bridge, is straight and has several passing bays as well as wide grass verges. The stretch between the cattle grid and Newry Beach is more tortuous in nature and is narrower but the speed of traffic is controlled by speed humps. The scheme has been assessed by the Highway Authority and is considered acceptable subject to the creation of two additional passing bays. In relation to drainage, the site is served by private drainage apparatus and the capacity of this was being assessed at the time of writing.

## **7. Conclusion**

The scheme is considered acceptable in its context.

## **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) The number of touring caravans or motor homes on the site at any one time shall not exceed 28.**

Reason: For the avoidance of doubt.

**(03) The units shall be sited in accordance with drawing number 3024/03 Revision 06 and submitted on 25/09/2015 under planning reference 19LPA875B/CC.**

Reason: For the avoidance of doubt and to ensure a satisfactory appearance of the development.

**(04) The siting of the touring caravans and motor homes hereby approved shall be limited to an 11 month duration beginning on the 1st March in any one year and ending on the 31st January in the following year.**

Reason: For the avoidance of doubt.

**(05) The touring caravans or motor homes on site shall only be used for holiday accommodation and shall at no time be used as permanent residential premises and a register of all lettings/copies of utility bills for caravan and motor home owners demonstrating other principal accommodation, shall be made available for inspection by the local planning authority at all times.**

Reason: To ensure that inappropriate uses do not take place in this locality.



**(06) 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.

**(07) The development shall take place in accordance with the recommendations contained in the Oakwood Ecology Bat Survey Short Report dated 30th September 2015 including the timing of construction work.**

Reason: To safeguard any protected species present.

**(08) 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.

**(09) No development shall commence until a scheme for the construction of two passing bays on the approach road, to include the location and construction specification of the passing bays and timing of works, has been submitted to and approved in writing by the local planning authority. The scheme shall thereafter proceed in accordance with the approved details.**

Reason: In the interests of highway safety.

**(10) Notwithstanding the details shown on drawing 3024/04 Revision 04 no development shall take place until a habitat management and landscaping scheme has been submitted to and approved in writing by the local planning authority. The agreed scheme shall be implemented and planting proposals as agreed completed on the site before any touring caravans or motor homes are permitted to use the facility.**

Reason: In the interests of amenity and wildlife.

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.



## **Planning Committee: 02/12/2015**

### **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.

At its meeting held on 7th October 2015 the Members resolved to defer the application in order to allow the applicant time to consider alternative proposals for the site which could include retaining the public car park and toilet facilities.

The applicant has provided additional information in support of the application which is included in the bundle of papers to Members. As well as providing background information in relation to the Council's decision to dispose of the site (which is not a planning matter) it also explains that the public conveniences on the site have been closed since April 2011 and are currently attracting anti-social behaviour – a Community Toilet Grant scheme is available to local business which open their facilities for public use; it furthermore explains that the existing public car park has 11 spaces in total whilst the scheme as proposed in the outline application would provide 28 parking spaces available for public use.

#### **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 1<sup>st</sup> March to 30<sup>th</sup> 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.