

Rhif y Cais: 16C48G Application Number

Ymgeisydd Applicant

**Mr David Morris  
c/o J. S. Allan Architect  
3 Stad Castellor  
Cemaes Bay  
Ynys Môn  
LL67 0NP**

Cais llawn ar gyfer codi sied amaethyddol ar dir yn

Full application for the erection of an agricultural shed at

Ger y Bryn, Bryngwran



**Planning Committee: 04/07/2012**

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

**Recommendation:**

Refusal

**Reason for Reporting to Committee:**

At the request of the Local Member.

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

The site lies within the parish of Bryngwran and is located adjacent to the property known as 'Ger y Bryn' which is about 200m north of Bryngwran. Access is via the road which serves Ger y Bryn, which junctions with the A5 highway leading towards Holyhead.

The proposal entails the erection of an agricultural shed on land at Ger y Bryn, Bryngwran.

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

The key issues to consider are whether there is sufficient justification for the proposed shed for agricultural purposes and visual impact.

### **3. Main Policies**

#### **Ynys Môn Local Plan**

Policy 1 – General Policy

Policy 42 – Design

#### **Gwynedd Structure Plan**

Policy D4 – Siting

Policy D29 – Design

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

Policy GP1 – General Control Guidance

Policy GP2 – Design

**TAN 6:** Planning for sustainable rural communities

**Planning Policy Wales Edition 4 February 2011**

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

Local Member – Has requested that the application be referred to the planning committee. His reasons being the applicant has an agricultural holding number for his holding. Unless the applicant has a shed he cannot purchase animals (calves) for his holding. The proposed shed is shown as a livestock/store building.

Community Council – No response received at time of writing report.

Welsh Water – Comments

Environmental Health – No observations

The application was afforded two means of publicity. These were the posting of a site notice near the site and the serving of personal notifications on the occupants of the neighbouring properties. The latest date for the receipt of representation is the 5<sup>th</sup> July, 2012. At the time of writing this report no representations had been received at the department.

## **5. Relevant Planning History**

16C48 – Erection of a dwelling on land at Penrallt, Bryngwran – Approved 13/07/1989

16C48A – Erection of a bungalow on land at OS 6600, Penrallt, Bryngwran – Approved 17/07/1989

16C48B – Deletion of condition (10) (local person condition) from planning permission 16/C/48 on land at Penrallt, Bryngwran – Granted 16/12/1997

16C48C – Amended detailed plans for the erection of a bungalow and double garage on plot adjacent to Penrallt, Bryngwran – Approved 15/10/1999

16C48D – Outline application for the erection of a new dwelling together with the construction of a new vehicular access and installation of a new septic tank on land adjacent to Ger Y Bryn, Bryngwran – Refused 08/12/2005

16C48E – Outline application for the erection of a dwelling together with the construction of a new vehicular access and installation of a septic tank on land adjacent to Ger Y Bryn, Bryngwran – Refused 02/02/2006

16C48F – Full application for the erection of an agricultural building on land at Ger y Bryn, Bryngwran – Refused 10/05/2012

## **6. Main Planning Considerations**

**Justification for the proposal** – The general principle of development for agricultural purposes is accepted within local and national planning policies provided development can be justified. The acceptability of the proposed development thus depends on detailed development control criteria. The proposal involves the erection of an agricultural building (measuring 10.2m (length) x 10.2m (width) x 3.9 (ridge height)). The holding amounts to approximately 2.3 hectares (5.6 acres) and is located on the outskirts of Bryngwran. The stated purpose of the shed is for intended use to keep sheep / calves and the storage of feed / hay.

However, at present the applicant does not own any livestock but intends to increase their holding in the future. It is my opinion that the development is premature and currently there is no justification for an agricultural building at this location.

**Visual impact** – The proposed building would be sited within an open field, some distance away from other buildings and it is considered that this would cause an unacceptable unjustified intrusion into the landscape.

## **7. Conclusion**

Having considered the above and all other material consideration my recommendation is one of refusal.

## **8. Recommendation**

### **Refusal**

The applicant has not demonstrated an agricultural use of the unit or that the building as proposed is reasonably necessary in terms of its size, location and use in association with any agricultural use of the unit. The proposal is premature in respect of the stated needs of the applicant and is contrary to Policy 1 of the Ynys Môn Local Plan and the advice contained within Planning Policy Wales (February 2011).

The Local Planning Authority consider that the proposal would constitute development which would result in an intrusive unjustified feature in the landscape to the detriment of the character of the area.

Rhif y Cais: 19LPA959/CC Application Number

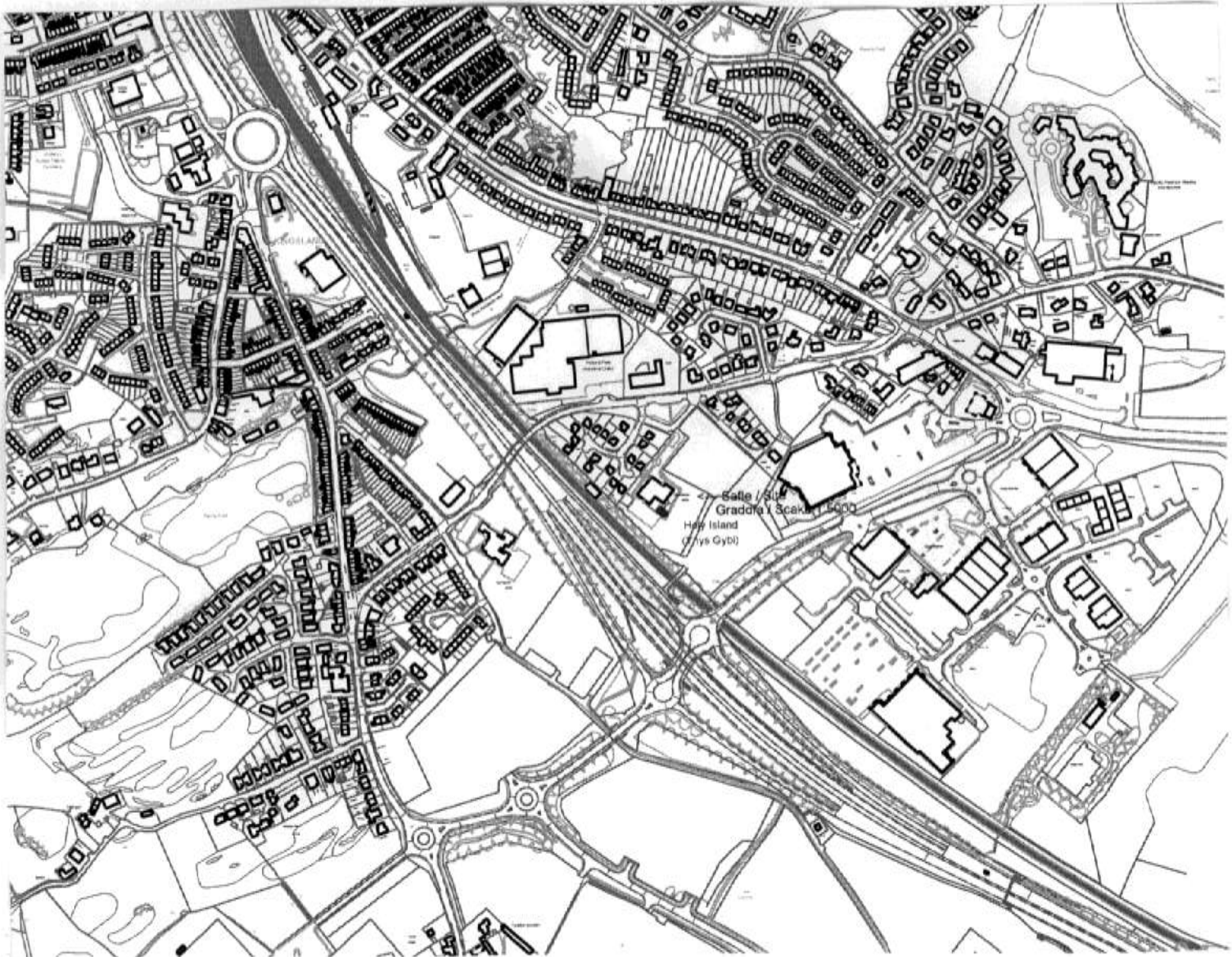
Ymgeisydd Applicant

Head of Service (Education)  
c/o Mr Barry Allen  
Property Section  
Sustainable Development  
Isle of Anglesey County Council  
Council Offices  
Llangefni  
LL77 7TW

Cais llawn ar gyfer lleoli dosbarth symudol yn

Full application for the siting of a mobile classroom  
at

Morswyn County Primary School, Cyttr Road, Holyhead, LL65 2TF



**Planning Committee: 04/07/2012**

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

**Recommendation:**

Permit

**Reason for Reporting to Committee:**

The application is submitted by and on behalf of the Council on Council owned land.

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

The site forms part of the Morswyn County Primary School grounds. The school is located off Cytir Road in Holyhead.

The proposal entails the siting of a new mobile classroom on part of the school grounds which will be used to accommodate the foundation phase year children.

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

The key issues to consider are policy context, effect on the locality and effect on the amenities of the surrounding properties.

### **3. Main Policies**

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

Policy 1 – General Policy  
Policy 17 – Recreation and Community Facilities  
Policy 42 – Design

#### **Gwynedd Structure Plan**

Policy D4 – Siting  
Policy D29 – Design  
Policy F7 – Community Use of Schools

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

Policy GP1 – General Control Guidance  
Policy GP2 – Design

#### **Planning Policy Wales Edition 4 February 2011**

**TAN 12:** Design

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

Local Member – No response received at time of writing report.

Town Council – No response received at time of writing report.

Welsh Water – Recommended conditional approval.

Highways – No response received at time of writing report.

Property - No response received at time of writing report.

Drainage – Standard comments.

Environmental Health – No observations.

Fire and Rescue Service – No observations.

The application was afforded three means of publicity. These were the posting of a site notice near the site, the serving of personal notifications on the occupants of the neighbouring properties together with a notice in the local newspaper. The latest date for the receipt of representations is the 5<sup>th</sup> July, 2012. At the time of writing this report no representations had been received at the department.

## **5. Relevant Planning History**

None

## **6. Main Planning Considerations**

Policy context – Planning policy encourages the provision of community facilities within or on the edge of other settlements and the community use of schools.

Effect on the locality – The proposal will have a minimal visual impact, sited within the boundaries of the site adjacent to the school building. Therefore I do not consider that the proposal have a detrimental effect on the locality.

Effect on the amenities of the surrounding properties - I do not consider that the proposal will have an additional detrimental effect on the amenities of the neighbouring properties as the proposal will be located within the existing school grounds adjacent to the school building.

## **7. Conclusion**

The site can comfortably accommodate the proposal without appearing cramped or over developing the site to the detriment of the character of the locality or the amenities of the occupants of nearby properties. The proposal in my considered opinion conforms with both national and local plan policies and should be approved in line with the following 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: For the avoidance of doubt.

**(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) The mobile classroom hereby permitted shall be removed on the land by 04/07/2017 and the land reinstated to its former condition by 04/10/2017 unless otherwise agreed in writing by the Local Planning Authority.**

Reason: Permission would not normally be granted but regard has been given to the particular circumstances of the applicant.

**(06) The development permitted by this consent shall be carried out strictly in accordance with the plan(s) submitted on the 22/05/2012 under planning application reference 19LPA959/CC.**

Reason: For the avoidance of doubt.



Rhif y Cais: 34LPA164F/CC Application Number

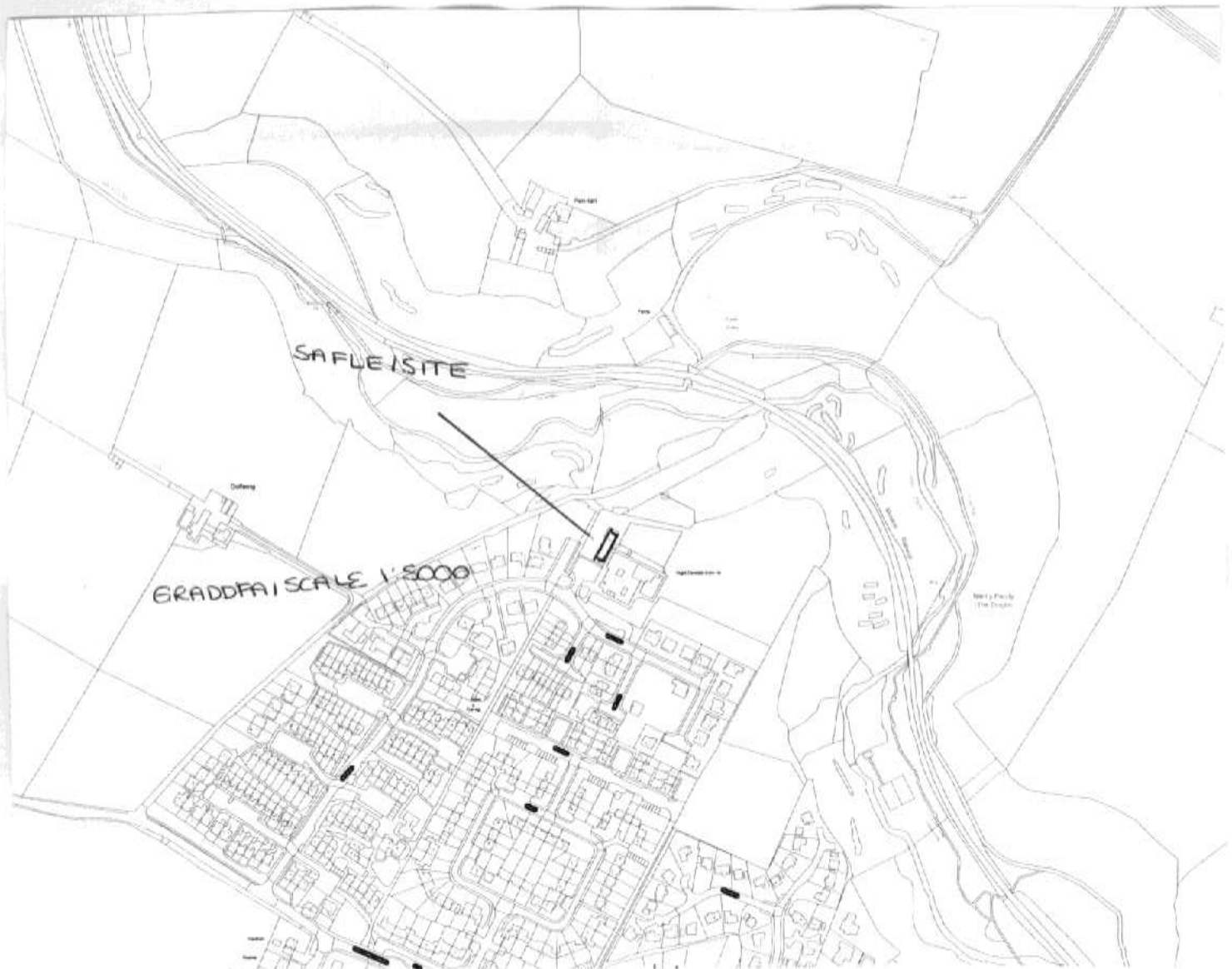
Ymgeisydd Applicant

**Head of Education and Leisure  
c/o Mr Barry Allen  
Property Section  
Sustainable Development  
Isle of Anglesey County Council  
Council Offices  
Llangefni  
LL77 7TW**

Dymchwel y dosbarth symudol presennol ynghyd  
a chodi dosbarth symudol newydd yn ei lle yn

Demolition of existing mobile classroom together  
with the erection of a new mobile class room in its  
place at

Ysgol Corn Hir, Llangefni



**Planning Committee: 04/07/2012**

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

**Recommendation:**

Permit.

**Reason for Reporting to Committee:**

Application by Local Authority.

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

The application site is at Corn Hir School, Llangefni.

The application involves the removal of existing single classroom rovacabin and the erection of a two classroom cabin in its place.

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

The key issue is whether the proposed siting of the rovacabin is acceptable in terms of siting and design.

### **3. Main Policies**

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

1 – General Policy

31 – Landscape

42 – Design

#### **Gwynedd Structure Plan**

D3 – Landscape

D4 – Location, Siting and design

D29 – Design

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

GP1 – Development Control Guidance

GP2 – Design

EN1 – Landscape

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

Local Member – No response received at time of writing report.

Welsh Water – Comments.

Town Council - No response received at time of writing report.

Highways – No recommendations.

Drainage – Comments.

## **5. Relevant Planning History**

34LPA164B/CC – Siting of a mobile classroom – Granted 13/12/94

34LPA164C/CC – Erection of a mobile classroom – Granted 06/03/08

34LAP164D/CC – Extension to existing car park – Approved 04/06/09

34LPA164E/CC – Construction of a hard surfaced yard – Approved 07/09/09

## **6. Main Planning Considerations**

The proposed cabin is to replace the existing cabin at Corn Hir School.

The school has experienced an increase in the number of pupils attending over the last few years and is set to increase further in the future (space permitting).

The proposed rovacabin is required to accommodate additional pupils and also to meet the needs of a modern 21<sup>st</sup> century school.

The proposed rovacabin is considered acceptable for a temporary period and it is not considered that the proposed rovacabin will have an unacceptable effect on the amenities of the area or upon nearby properties.

## **7. Conclusion**

The proposed siting of the rovacabin is considered acceptable for a temporary period.

## **8. Recommendation**

### **Permit**

**(01) The mobile classroom hereby permitted shall be removed on the land by 04/07/2017 and the land reinstated to its former condition by 04/10/2017 unless otherwise agreed in writing by the Local Planning Authority.**

Reason: Permission would not normally be granted but regard has been given to the particular circumstances of the applicant.

**(02) The development permitted by this consent shall be carried out strictly in accordance with the plan(s) submitted on the 10/05/12 under planning application reference 34LPA164F/CC.**

Reason: For the avoidance of doubt.

**(03) 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.

**(04) 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.

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

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

**(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.

## **9. Other Relevant Policies**

Planning Policy Wales (Edition 4)

Rhif y Cais: 41C125A Application Number

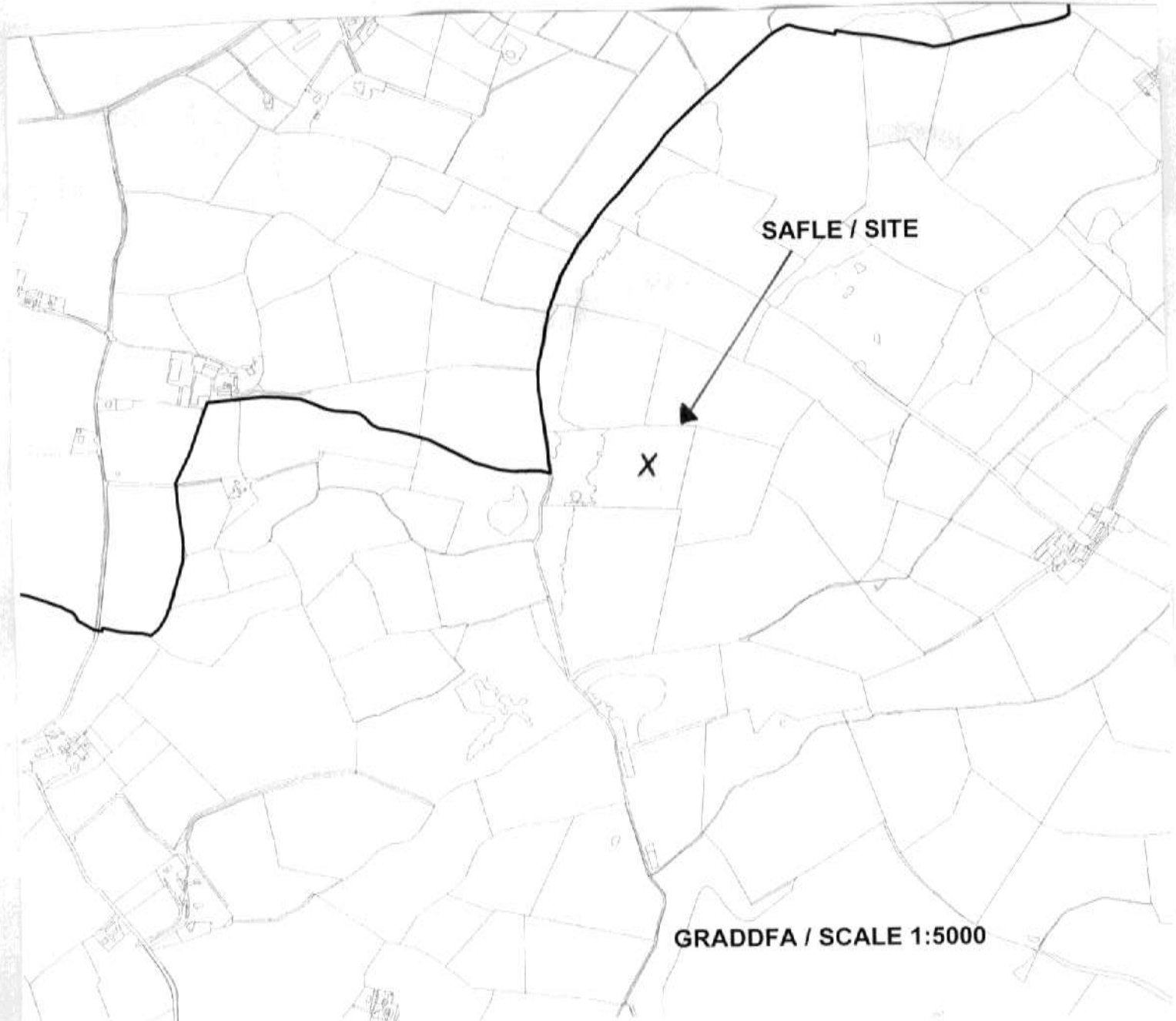
Ymgeisydd Applicant

**Ynys Mon Wind Energy Ltd  
c/o West Coast Energy Ltd  
Mynydd Awel  
Mold Busienss Park  
Maes Gwern  
Mold  
Flintshire  
CH7 1XN**

Cais llawn ar gyfer gosod anemometer 60m o uchder am gyfnod dros-dro ar dir yn

Full application for the siting of a temporary 60m high anemometer on land at

Bryn Eryr Uchaf, Nr. Pentraeth



**Planning Committee: 04/07/2012**

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

**Recommendation:**

Permit

**Reason for Reporting to Committee:**

At the request of the Local Member

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

The application site is located approximately 3km north west of Menai Bridge and within an agricultural landscape. The application is for the erection of a 60 metre high anemometer mast for a temporary period of up to 3 years.

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

The applications key issues are whether the proposal is acceptable in policy terms and its visual and landscape impacts

### **3. Main Policies**

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

Policy 1 - General

Policy 31 - Landscape

Policy 45 - Renewable Energy

#### **Gwynedd Structure Plan**

Policy C7 - Renewable Energy

Policy D3 - Landscape Conservation Areas

Policy D4 - Location, Siting and Design.

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

Policy GP1 - Development Control Guidance

Policy EP18 - Renewable Energy

Policy EN1 - Landscape Character

Planning Policy Wales (Edition 4)

TAN 8: Planning for Renewable Energy

SPG: Wind Energy Developments.

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

Local Member – requests that the Committee determines the application

Community Council – Objection as the Community Council opposes wind turbines and this proposal would facilitate the erection of wind turbines

Highways – details requested of proposed access. Details received but no further comments received at the time of writing

Drainage – comments

Countryside Council for Wales – does not wish to comment on the proposal.

Gwynedd Archaeological Planning Service – the application contains no reference to archaeology – further information requested. Phase 1 baseline study report submitted and GAPS confirms that it appears very unlikely that the construction of the mast will have a physical impact on archaeological remains. Views from Bryn Eryr scheduled monument and St Gredifael's church should be included in any landscape assessment.

Ecological Advisor – no comments

MOD – no safeguarding objections

Environmental Health Section – comments

### **Response to Publicity**

The Members are advised that some 230 letters and e-mails have been received in relation to the application, objecting to the proposal on grounds of:

Landscape and visual impact including cumulative impacts

Amenity impacts

Impacts on listed buildings and archaeological remains

Ecological impact

Tourism impacts

In response to concerns raised regarding wind turbine proposals per se and the concern that the application for an anemometer is a precursor to such developments and therefore cannot be considered in isolation from future anticipated wind energy development proposals, the Members will be aware that these matters can be afforded little weight in the decision making process which is for the erection of a slimline mast to support measuring equipment which must be considered on its own merits. Comments are also made in relation to new EIA Regulations issued in 2011 concerning the assessment of 'projects' and the need for EIA where proposals are clearly part of a wider scheme. For clarification, in Wales no new Regulations have been issued in 2011 and the relevant Regulations remain the 1999 Regulations (as amended). The erection of an anemometer mast is not itself a Schedule 1 or Schedule 2 project requiring screening for EIA in its own right. A screening opinion has already been adopted in relation to a wind turbine development (41C103K/SCR). Circular 11/99 Environmental Impact Assessment (EIA) advises at paragraph 45 that each request for a screening opinion should be considered for EIA on its own merits and the development should be judged on the basis of what is proposed by the developer. The Circular advises at paragraph 46 however that proposals should not be considered in isolation if they are properly to be regarded as an integral part of an inevitably more substantial development. However, in making such an assessment, consideration should be given to establishing whether proposed developments could proceed independently for example. The development of an anemometer mast is not a Schedule 1 or Schedule 2 project and is not caught by EIA Regulations. The screening opinion proposal was made in relation to the erection of a single turbine. The mast is required in order that measuring equipment can be deployed and should be considered on its individual planning merits.

Consultees have raised no concerns regarding ecological impacts. It is accepted that the proposal will have a short term visual and landscape impact.

## **5. Relevant Planning History**

17C426 Screening opinion for the erection of 3 wind turbines with a maximum rotor diameter of up to 80m and a maximum blade tip of up to 100m on land at Cae Isaf., Pentraeth Road, Menai Bridge – EIA not required 14-4-11

17C1462A/SCR Screening opinion for the erection of 3 turbines with a maximum hub height of up to 69 m, rotor diameter of 46m and a total maximum height of 115m on land to the west of Cae Isaf, Pentraeth – withdrawn 2/2/12

41C125/SCR Screening opinion for the erection of 3 no. Wind turbines with a maximum hub height of up to 69m, rotor diameter of up to 90m and a maximum vertical tip height of up to 115m on land at Cae Isaf, Pentraeth Road, Menai Bridge – EIA required 22/2/12

## **6. Main Planning Considerations**

The application is for the erection of a 60 metre high anemometer mast for a temporary period of up to 3 years.

The site of the proposed anemometer mast is within Landscape Character Area 12: East Central Anglesey of The Anglesey Landscape Strategy Update 2011, approximately 3km from the designated AONB. The proposed structure is a tapered 15 -27cm galvanised tube with 6mm guy wires. The anemometers themselves (as opposed to the mast) are minor features. The Penmynydd telecommunications mast, approximately 1.2km to the south west of the proposal is some 45.8m in height at 106m above sea level. The application site is at approximately 60m AOD. It would be located within some 600m of the proposed anemometer at Ty Gwyn (application 41C109M) if that proposal is approved by the members. There will be a cumulative visual and landscape impact if both proposals are approved.

There are no public highways or footpaths within 750 metres of the site and therefore public views of the structure area likely to be of the mast and not of the support wires or anemometers.

There are dwellings within 650m of the proposal. The structure is likely to be visible from a range of private and public sites extending from this distance Views will depend on local topography, built and natural features and time of year.

It is therefore concluded that the landscape and visual impact of the proposed mast on the area is likely to be adverse but not significant and will be reversible due to the temporary nature of the proposal.

## **7. Conclusion**

The proposal is considered acceptable for a temporary period subject to conditions.

## **8. Recommendation**

### **Permit**

**(01) The anemometer mast hereby permitted shall be removed from the land by the 31<sup>st</sup> July 2015 and the land reinstated to its former condition by the 31/01/2016.**



Reason: The local planning authority have granted permission for a temporary period only.

**12.5**

**Gweddill y Ceisiadau**

**Remainder Applications**

Rhif y Cais: **41LPA916E/CC** Application Number

Ymgeisydd Applicant

**Head of Services (Highways Transportation & Property)  
c/o Smallholdings Section  
Cyngor Sir Ynys Mon  
Swyddfa'r Cyngor  
Llangefni  
LL77 7TW**

Cais llawn ar gyfer codi sied amaethyddol ar gyfer  
cadw anifeiliaid yn

Full application for the erection of an agricultural  
shed for the housing of cattle at

Gwyndy, Penmynydd



## **Planning Committee: 04/07/2012**

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

#### **Recommendation:**

Permit

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

The application has been submitted by the Council on Council owned land.

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

The proposal entails the erection of an agricultural shed for the housing of livestock, storage of straw, fodder and feed. The siting of the shed is immediately adjacent an existing shed on the site.

The site is within the parish of Penmynydd and set back from the B5420 road. The property known as Gwyndy is set within an agricultural unit, pig rearing shed and outbuildings all of which are included on the statutory listed building register.

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

The key issues to consider is the potential impact on the landscape, the effect the proposal may have on the listed buildings within the farm complex and the need for the agricultural shed.

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

##### **Ynys Môn Local Plan**

Policy 1 – General Policy  
Policy 42 – Design

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

Policy D4 – Location, Siting and Design  
Policy D29 - Design

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

Policy GP1 – Development Control Guidance  
Policy GP2 – Design  
Policy EN1- Landscape Character

TAN 6: Planning for sustainable rural communities (2010)

Planning Policy Wales, 4<sup>th</sup> Edition (February 2010)

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

Local Member – No comments

Community Council – No objection  
Drainage – Comments

Welsh Water - Comments

The application has been afforded publicity through an advert in the local press and a site notice near the site. At the time of writing this report no adverse representations had been received.

## 5. Relevant Planning History

41LPA916/CC: Erection of an agricultural building at Gwyndy, Penmynydd. Approved – 14.04.10

41LPA916A/CC: Application to determine whether prior approval is required for the erection of an agricultural building to house cattle and storage of fodder at Gwyndy, Penmynydd. Permitted Development – 17.09.10

41LPA916B/CC: Conversion of outbuildings into 8 dwellings, the installation of a treatment plant together with alterations to the vehicular access at Braint Farm, Penmynydd. Approved – 06.07.11

41LPA916C/LB/CC: Listed Building Consent for the conversion of the outbuildings into 8 dwellings together with alterations to the vehicular access and installation of a package treatment plant at Braint Farm, Penmynydd. Allowed – 26.09.11

41LPA916D: Full application to delete condition (14) from planning consent 41LPA916B\CC so as to retain the existing access at Gwyndy, Penmynydd. Approved – 05.01.12

## 6. Main Planning Considerations

**Agricultural Justification:** The holding extends to approximately 113.5 acres. The current tenant farms the unit more intensively than the previous tenant hence the requirement for additional floor space. Livestock farming is already established on the site and the holding is a beef and sheep farming enterprise which carries around 450 ewes lambing in February March and 60 calves are bought in. The land is all grass, with big bale silage for winter fodder.

**Landscape:** The proposed shed will be sited in line with the existing agricultural shed and the same colour materials will be used creating a uniformed appearance. A 1000mm high earth bund is proposed to screen the proposed shed from the public vista. Conditions shall be imposed to ensure the bund is planted in the first available season prior to the completion of the shed.

**Listed Buildings:** The siting of an additional shed will not impair on the Listed Buildings within the farm complex, as the new shed is sited to the side of the existing shed which is further away from the Listed Buildings.

## 7. Conclusion

The principle of development for agricultural purposes is accepted within local and national planning policies. The siting of the proposed shed is considered acceptable and will not harm the character of the Listed Buildings.

## 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) The building hereby approved shall be used solely for the purposes of Agriculture, as defined by Section 336(1) of the Town and Country Planning Act 1990 and for no other commercial or business use whatsoever.**

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

**(03) The proposed bund and planting details as shown on drawing number 41 SH 07000/2 shall be carried out in full to the satisfaction of the Local Planning Authority during the first planting season following the completion of the development. The said planting shall be maintained for a period of five years from planting and any trees or shrubs that die, or become severely damaged or seriously diseased during this period shall be replaced in the next planting season with others of similar size and species to those originally required to be planted, unless the local planning authority gives written consent to any variation.**

Reason: To ensure a satisfactory appearance of the development.

**(04) The development permitted by this consent shall be carried out strictly in accordance with the plan(s) submitted on the 10.05.12 under planning application reference 41LPA916E/CC.**

Reason: For the avoidance of doubt.