

Rhif y Cais: 12C266G Application Number

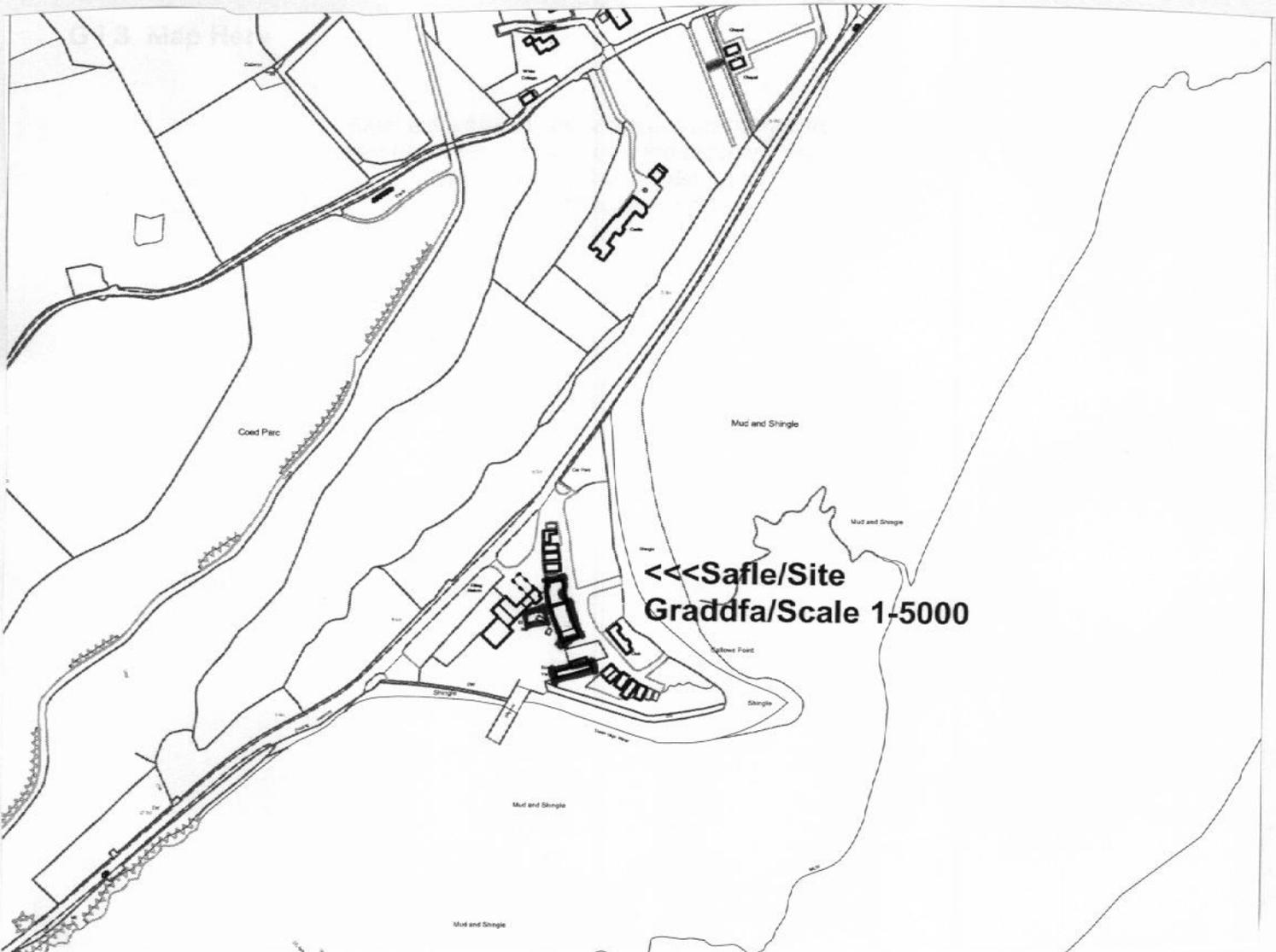
Ymgeisydd Applicant

**Mr Dafydd Jones
c/o Mr Jeffrey St Paul
Jeff StPaul Consulting
Tyddyn Sadler
Cerrigceinwen
Bodorgan
Ynys Mon
LL62 5EF**

Dymchwel unedau 7 i 10 a chodi 4 sied newydd yn ei lle, addasu uned bresennol ynghyd ag adeiladu bloc mwynderau yn

Demolition of units 7 to 10 and the erection of 4 sheds in place, alterations to existing building together with the construction of an amenity block

Gallows Point, Beaumaris



Planning Committee: 25/07/2012

Report of Head of Planning Service (DPJ)

Recommendation:

Permit

Reason for Reporting to Committee:

The application is reported to the committee because the Isle of Anglesey Council is the land owner.

1. Proposal and Site

The Gallows Point area is located along the principle southern approach to Beaumaris adjacent to the A545. The application site is located to west of Gallows Point adjoining existing buildings which are used in connection with the marine orientated use.

The application is made for the demolition and four existing units and the redevelopment of four industrial units for the maritime purposes. Planning permission has been granted previously for the redevelopment of these unit but the proposals vary that which was approved by increasing the eaves height and incorporating a mezzanine floor in one of the units.

An existing unit on the application site would also be adapted and sub-divided to provide two units with external amendments. The proposal also includes a small amenity building providing changing and showering facilities for cyclists.

2. Key Issue(s)

- Sustainability
- Principle of Development
- Relationship with Surroundings, AONB & other Statutory Designations
- Drainage & Flooding
- Nature Conservation.

3. Main Policies

Gwynedd Structure

B1 Employment Provision

D1 (AONB)

D4 Location Siting and Design

D29 Design

D32 Landscaping

Ynys Mon Local Plan

1 – General

2 – New Jobs

5 – Design

30 (Landscape) 30 (AONB) 35

42 Design

Stopped Ynys Mon Unitary Development Plan

GP2

EN15 – Projects FF21 (Physical Infrastructure & Environment)

EP4 – Other Employment Opportunities

T08 – Water & Boating Facilities EN1(Landscape Character) EN2 (AONB)

Planning Policy Wales

Technical Advice Note 5 Nature Conservation and Planning

Technical Advice Note 12 (Wales): Design

Tan 15 Development & Flood Risk

TAN 22 Planning for Sustainable Buildings

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

4. Response to Consultation and Publicity

Local Member Comments awaited at the time of writing.

Community Council Comments awaited at the time of writing.

Highways Comments awaited at the time of writing.

Drainage Drainage proposals appear satisfactory in principle.

Environmental Advisor I advise that a copy of the leaflet Protected Wildlife and Buildings be sent to the applicant. Based on awareness of a past survey, there does not appear to be a significant likelihood of finding bats in this particular case, but if bats were to be found during work, then CCW should be contacted for advice before further work is carried out.

Environment Agency Conditional permission.

Welsh Water Conditional permission, but the fact that the development will be served by a private treatment plant has been brought to their attention and the conditions recommended are therefore not necessary.

CCW CCW does not object to the proposal. In our opinion, as explained below, the proposal is not likely to adversely affect natural heritage interest.

Protected Species – In view of the previous protected species survey undertaken at the site, CCW are of the opinion that the buildings have low potential to support bat roosts. It is therefore unlikely that bats or their roosts will be impacted upon by the proposed works. However, the applicant should be advised that should bats be discovered at any stage during the works, all work should stop immediately and CCW contacted for further advice.

Landscape The proposed development is sited within the Anglesey Area of Outstanding Natural Beauty (AONB) where the primary objective is the conservation and enhancement of natural beauty. In view of this CCW would remind you of your Council's duty under Section 85 of the Countryside and Rights of Way Act 2000 which requires Local Authorities to have regard to the purposes of conserving and enhancing the natural beauty of the AONB. We therefore recommend that you liaise with your AONB officer in relation to potential local or regional landscape impacts.

To conclude, in our opinion, the development as proposed in its current form is not likely to have an adverse effect on the natural heritage interests listed above. CCW does not object to the proposal.

5. Relevant Planning History

The Gallows Point area has a lengthy planning history, notable amongst these are the following;

12C266 Construction of a marina and facilities building together with car park and boat storage area on an area Approved subject to a legal agreement and conditions 09.01.03.

12C66A Variation of condition (01) of planning permission 12C66 to allow a further 2 years to commence development. Undetermined.

12C266B Variation of condition (01) of planning permission 12C66 to allow a further 3 years to commence development. Undetermined.

12C266C Demolition of existing boat sheds & erection of new boat sheds together with alterations and extensions to petrol filling station shop Granted conditionally and subject to a legal agreement 18.04.11.

12C266D Demolition of existing boat sheds and erection of new boat sheds, together with alterations and extensions to the petrol filling station shop and fishing tackle shop and installation of treatment plant Granted subject to conditions and a legal agreement.18.04.11

12C266E/SCR Screening opinion for the demolition for the demolition of existing boat sheds & alterations & extension to the petrol station & fishing shop & installation of a private treatment plant. Determined 18.02.10 EIA not required.

12C266F Re-location of existing boundary fence to form an extension to the secure compound Granted conditionally 28.07.11.

12C141T Re-development of gallows point to provide for replacement of existing units and expansion of existing marine related facilities together with the construction of a new vehicular access Conditionally Approved 16.08.04

12C141W Erection of boat sales showroom and office Conditionally approved 26.07.07.

6. Main Planning Considerations

Context

The proposals subject to this report amend development proposals previously approved under planning applications 12C66D for the redevelopment of the existing boat repair units.

Sustainability

The proposal entails redevelopment of previously developed land with a mix of modern buildings. This would also result in enhanced employment facilities which will contribute to the economic and social viability of the area. The proposal will also provide for improved foul drainage infrastructure provision and storage of oils, fuels and chemicals, which will be beneficial to the environment. The development will also be required to attain to meet the Building Research Establishment Environmental Assessment Method (BREEAM) 6 'Very Good' standard and achieve the mandatory credits for 'Excellent' - Reduction of CO2 Emissions. The policy is intended to mitigate the causes of climate change and ensure resilience against predicted future climate changes and a condition has been recommended in this regard.

Principle of development

The application site is outside the settlement boundary of Beaumaris in the adopted Anglesey Local Plan. It is located within the settlement boundary of Beaumaris in the Stopped Anglesey Unitary Development Plan and & allocated under the provisions of policy EN15 as Physical Infrastructure & Environment proposal FF21.

Policy 2 'New Jobs' of the Ynys Mon Local Plan (December 1996), Policy B1 of the Gwynedd Structure Plan (November 1993), EP 4 of the Stopped Ynys Mon Local Plan and Planning Policy Wales lists criteria to be assessed in a considering employment developments. Planning Policy Wales also provides guidance on the use of previously developed land and it is the Assembly Government's objective for the more sustainable use of land and to encourage regeneration to encourage development on these sites.

The application site comprises previously developed land located outside the settlement and it's re-development for similar purposes accords with the aforementioned planning policy framework; detailed considerations are assessed below.

Relationship of the Development & its Surroundings

Policy 1, 5 and 42 of the Ynys Mon Local Plan, D4, D29 and D32 of the Gwynedd Structure Plan , GP 2 of the Stopped Ynys Mon Unitary Development Plan, Planning Policy Wales and Technical Advice Note 12 (Wales): Design and the council's Supplementary Planning Guidance: Design in the Urban and Rural Built Environment provide material local and national guidance. The proposal comprises relatively minor amendments to the previously approved scheme which are considered acceptable in relation to the policies listed.

Affect of the Area of Outstanding Natural Beauty

Policy 30 of the Ynys Mon Local Plan, Policy D1 of the Gwynedd Structure Plan, EN1 and EN2 of the Stopped Ynys Mon Local Plan and Planning Policy Wales provides provide planning policies on AONBs and landscape character, the primary objective for designating AONBs is the conservation and enhancement of their natural beauty although regard can be taken of the economic and social well being of the area. As detailed at the introduction to this report the proposals entail an amendment to a previously approved scheme and it was deemed in previous applications that the development would result in a visual improvement to this part of the AONB.

Conservation Area, World Heritage Site & Other Considerations

The conservation area extends to the promenade to the north but the proposal by virtue of the fact that it is a relatively minor change to a previously approved scheme does not in the local planning authority's opinion affect the character and appearance of the conservation area.

Beaumaris Castle is designated a World Heritage site but again as these are relatively minor changes to the previously approved scheme will not in the local planning authority's opinion materially affect this designation.

The council's Conservation Officer indicates that there that there have been discussions as regards to the historic importance of the existing buildings but on the basis that planning permission has already been granted recommends a condition requiring their photographic recording.

Nature Conservation

Policy 1 of the Ynys Mon Local Plan states the council will take into account the listed criteria which include the effect on any site or area of ecological or wildlife species significance. Policy 35 of the same states development will be permitted away from sites recognised as being important for nature conservation, provided it does not have an adverse impact on a wildlife species with statutory protection, and accords with other policies in the plan. Planning Policy Wales and Technical Advice Note 5 Nature Conservation and Planning provide guidance on protected species when assessing planning applications.

The marine area is designated a Special Area of Conservation (Candidate)(Marine), there is also a Special Protection Area and Site of Special Scientific Interest in the channel to the south east.

The Countryside Council for Wales have stated that in view of the previous protected species survey undertaken that they are of the opinion that the buildings have low potential to support bat roosts and it is therefore unlikely that bats or their roosts will be impacted upon by the proposed works.

Drainage and Flooding

The application site is within a C2 Flood Zone and advice in Technical Advice Note 15: Development and Flood Risk "TAN 15" is material. The principle of development having regard to advice in TAN 15 has been accepted in planning applications. The proposal comprises a relatively minor amendment to the previously approved planning application and it is also considered to be in compliance with the

The Environment Agency have also confirmed that they are satisfied on flood risk grounds subject to the conditions recommended.

Foul drainage will be disposed of via a private treatment plant approved under planning application 12C266D and surface water via an existing surface water outfall. These details are acceptable to the consultees. The Environment Agency have recommended a condition requiring a surface water regulation system as part of the development.

7. Conclusion

The development comprises a relatively minor amendment to a previously approved scheme the principle and detail of which remain acceptable subject to the conditions below.

8. Recommendation

That the application is **permitted** 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 Section 91 (1) of the Town and Country Planning Act, 1990 (as amended).

(02) Notwithstanding the plans hereby approved each non-residential unit hereby permitted shall be constructed to achieve a minimum Building Research Establishment BREEAM overall "Very Good" and achieve 6 credits under category Ene 1 in accordance with the requirements of BREEM 2008 (or any subsequent equivalent and/or standard as may be approved in writing by the local planning authority). No development shall commence until:

- 1. A "Design Stage" assessment and certification and any amended plans as required has been submitted to and approved in writing by the local planning authority. The development shall thereafter be undertaken strictly in accordance with the details approved under the provisions of this condition.**
- 2. No unit shall be occupied (unless otherwise approved in writing by the local planning authority) until a "Post Construction Stage" assessment has been undertaken and a Final Certificate issued certifying that "Very Good" and 6 Credits under Ene 1 has been achieved.**

Reason To mitigate the causes of climate change and ensure resilience against predicted future climate changes.

(03) Foul drainage from the development hereby approved shall be connected to the private treatment plant approved under planning permission 12C266D, unless otherwise approved in writing by the local planning authority.

Reason To ensure the proper drainage of the site and to minimise the risk of pollution.

(04) The development shall only be used as for B1, B2 or B8 purposes under the provisions of the Schedule to the Town and Country Planning (Use Classes) Order 1987(as amended) or any Order revoking or re-enacting that Order.

Reason: To define the scope of this permission to ensure that inappropriate uses do not take place

(05) No development shall take place until details of the proposed slab levels of the building(s) in relation to the existing and proposed levels of the site and the surrounding land have been submitted to and approved in writing by the Local Planning Authority. The building(s) shall be constructed with the approved slab levels.

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

(06) Flood resilient construction techniques should be used in the replacement buildings with incoming services/outlets raised a minimum of 1.0m above finished floor levels. These details should be submitted to the local planning authority for approval.

Reason To reduce the impact of flooding to the buildings and assist in any flood recovery process.

(07) Prior to the commencement of development, a scheme for the provision and implementation of surface water drainage shall be submitted to, and agreed in writing with, the Local Planning Authority. The scheme shall demonstrate that the design has considered tide locked scenarios against a range of rainfall scenarios.

Reason To ensure a satisfactory method of surface water drainage without adversely increasing flood risk to the development.

Planning Committee: 25/07/2012

Report of Head of Planning Service (EH)

Recommendation:

Permit

Reason for Reporting to Committee:

The application site is on Council owned land.

1. Proposal and Site

The proposal is for a natural stonework planting feature to be constructed on an existing grassland area on the approach into Bodfordd.

The grassland area measures approximately 285 square meters and is situated on the turning for Llangwyllog opposite Ty Capel Sardis. There is an existing seating area and small wooden posts surround the perimeter of the area.

2. Key Issue(s)

Whether or not the proposal is suitable in this location.

3. Main Policies

Ynys Mon Local Plan

Policy 1 – General Policy

Policy 31 – Landscape

Gwynedd Structure Plan

Policy D4 – Siting, Design Location

Stopped Unitary Development Plan

Policy GP1 – Development Control Guidance

Policy GP2 – Design

Policy EN1 – Landscape Character

4. Response to Consultation and Publicity

At the time of writing this report none of the statutory consultees had responded. The Local Member for the area requested that Councillor Fflur Hughes, be consulted on the application as he is unable to take part in the consultation process.

Publicity has been undertaken through a site notice near the site, individual notification to neighbouring properties together with an advert in the local press. At the time of writing this report, no representations have been received.

5. Relevant Planning History

None.

6. Main Planning Considerations

The proposed planter is to be located within the centre of the grassland area, and it measures approximately 2.6m in width and 5.5m in length, at the highest point the planter will measure 0.9m. The proposed materials are natural stonework which is considered suitable in this location. The planter is set back from the pavement surrounding the site by approximately 3.5 meters; as such the proposal will not affect pedestrian access within the site. Furthermore, given the height of the planter it will not affect highway safety when leaving the junction.

7. Conclusion

In essence the proposed planter is considered acceptable in this location for the reasons above.

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 development permitted by this consent shall be carried out strictly in accordance with the plan(s) submitted on the 14.06.12 under planning application reference 14C231.

Reason: For the avoidance of doubt.

12.3

Gweddill y Ceisiadau

Remainder Applications

Rhif y Cais: **19C1058A** Application Number

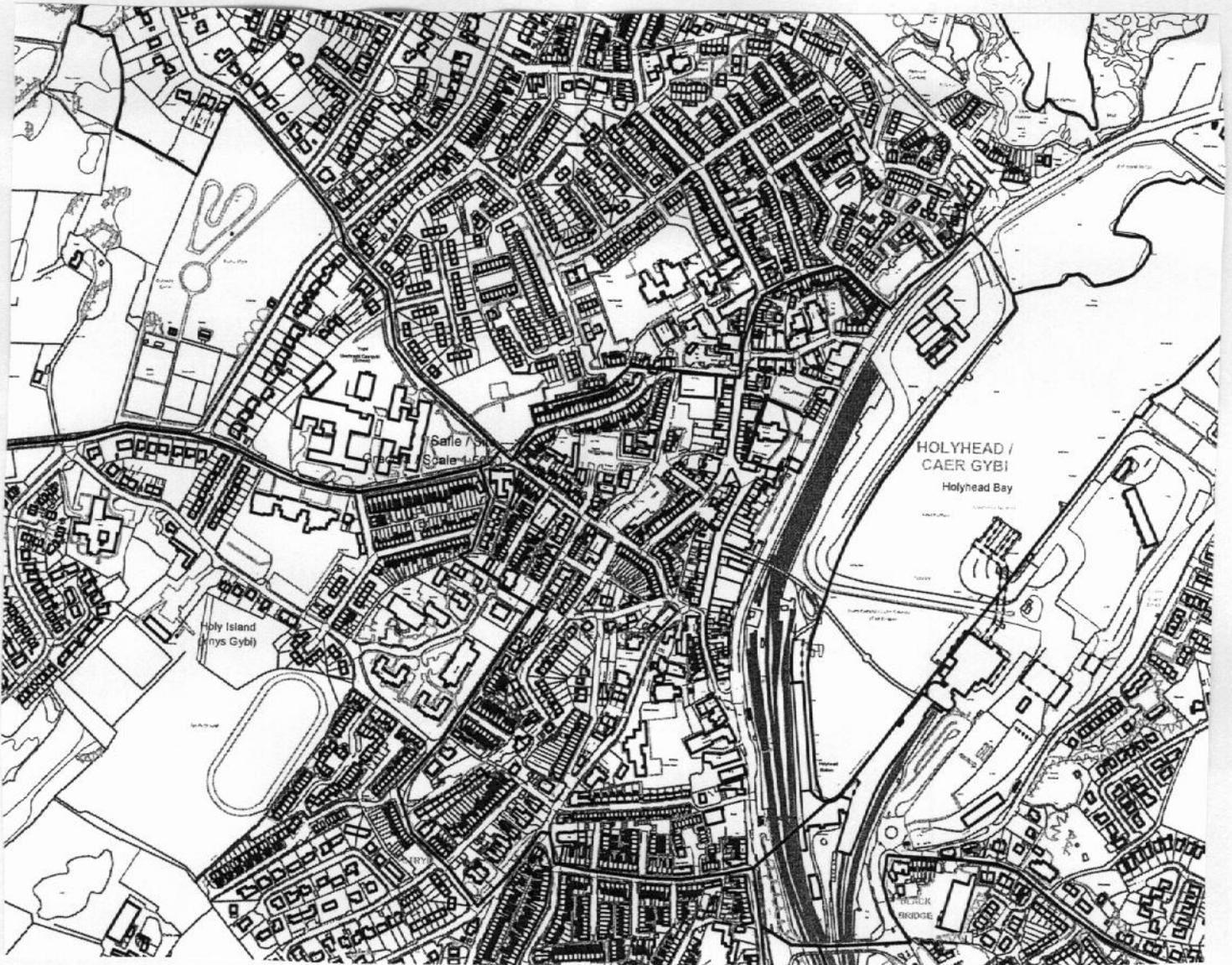
Ymgeisydd Applicant

**Mr Purewal
c/o Mr D Thorne
15 Cae Braenar
Holyhead
Ynys Môn
LL65 2PN**

Cais llawn i godi estyniad dau lawr tu cefn i

Full application for the erection of a two storey extension to the rear of

52, Cambria Street, Holyhead, LL65 1NH



Planning Committee: 25/07/2012

Report of Head of Planning Service (AMG)

Recommendation:

Permit

Reason for Reporting to Committee:

At the request of the Local Member

1. Proposal and Site

The application site is a terraced property situated along Cambria Street in Holyhead. The property is a fish and chip shop with accommodation above. The site is located within a conservation area.

The proposal entails the erection of a two storey extension to the rear of 52 Cambria Street, Holyhead.

2. Key Issue(s)

The key issues which need to be considered are the design of the proposed development and the effect on the character of the surrounding conservation area together with the effect on the neighbouring properties.

3. Main Policies

Ynys Môn Local Plan

Policy 1 – General Policy

Policy 40 – Conservation of Buildings

Policy 42 – Design

Policy 58 – Extensions

Gwynedd Structure Plan

Policy D4 – Location, Siting and Design

Policy D25 – Conservation Area

Policy D29 – Standard of Design

Stopped Unitary Development Plan

Policy GP1 – Development Control Guidance

Policy GP2 – Design

Policy EN13 – Conservation of Buildings

Planning Policy Wales Edition 4 February 2011

Technical Advice Note 12 – Design

SPG Design Guide for the Urban & Rural Environment 2008

4. Response to Consultation and Publicity

Local Member – Call-in due to strong objections from the adjoining business as it will impact their business, also it would result in the loss of light and the boundary wall which the proposal is proposed to be built is

subject to a legal dispute.

Town Council – Object due to its impact on the neighbouring properties and the possible detrimental affect on the adjoining business.

Welsh Water – Comments.

Drainage – Comments.

The proposal was advertised through three means of publicity; the placing a site notice near the site, the distribution of personal letters of notification to the owners/occupiers of properties in the immediate locality together with a notice in the local newspaper. The latest date for representations is the 27th July 2012. At the time of writing this report 5 letters of representations had been received at the department. The main issues raised were:

i) The proposal would result in the loss of light to the adjoining properties.

Response - It is acknowledged that there will be some loss of light to the adjoining properties. However, there are other two storey extensions in the vicinity and I do not consider that the proposal would affect the light to such a degree it should warrant refusing the application as the path of the sun rises in the east and sets in the west.

ii) The proposal would result in building on the boundary wall and encroachment of land.

Response – Certificate B has been submitted with the application and notices have been served on the owners of 54 Cambria Street and 50 Cambria Street. Issues regarding land ownership are private matters.

iii) The lane at the rear of the adjoining properties serves as an access lane and the blocking of this lane with any building work would breach health and safety laws.

Response – This is not a planning material consideration. The issue will be taken into account during construction stage and the developer will have to comply with health and safety requirements.

iv) Effect on the trade of the neighbouring business.

Response – This is not a planning material consideration.

5. Relevant Planning History

19C1058 – Erection of a two storey extension to the rear of 52 Cambria Street, Holyhead. – Approved 09/06/2010.

6. Main Planning Considerations

Design of the proposed development and the effect on the character of the surrounding conservation area – The proposal entails the erection of a first floor flat roof extension above the existing extension at the rear of the property with an external stairway to gain access to the first floor. The proposal will be used for domestic purposes. It is acknowledged that Policy 58 of the Ynys Môn Local Plan prefers pitch slate roof to flat roof. However, the policy does not state that proposals involving flat roofs will be refused. Although the site is located within a designated conservation area, it is not considered that the proposal will affect the character of the conservation area to such an extent that it should warrant refusing the application. There are properties with flat roof extensions in the vicinity and the proposed extension will not be visible from the public realm.

Effect on the neighbouring properties – Although objection letters were received, it is not considered that the proposal will unacceptably affect the residential amenities of the adjacent residential properties to such an extent that it should warrant refusing the application. A condition will be placed on the application requesting that fenestration on the side elevation will be obscured glazing to resolve any issues of overlooking. I do not consider that there will be an issue of overlooking from the external stairway as it is designed to gain access to the first floor accommodation. It is acknowledged that the proposal does not comply with Section 19 of the Council's SPG Design Guide for the Urban & Rural Environment 2008 with the proposal extending beyond the 45 degree line from neighbouring windows. However, I do not consider that the proposal would affect the amenities of the neighbouring properties by way of loss of light to such a degree it should warrant refusing the application as the path of the sun rises in the east and sets in the west. Planning Policy Wales states that "the planning system does not exist to protect the private interests of one person against the activities of another".

7. Conclusion

The proposal may not reflect local policy as there is a preference for a pitched roof rather than flat roof extension. However, it is not considered that the proposal will affect the character of the locality or the amenities of the neighbouring properties to such an extent that it should warrant refusing the application.

8. Recommendation

Permit subject to no additional adverse comments received following publicity

(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 window outlined in blue on the attached plan shall be obscure glazing and any replacement window shall be similarly glazed. No new openings shall be made in the extension hereby permitted without the prior approval of the local planning authority.

Reason: To ensure that the development is in the interests of amenity.

(03) The development permitted by this consent shall be carried out strictly in accordance with the plans submitted on the 19/04/2012 & 14/06/2012 under planning application reference 19C1058A and the plans which may be required to be approved under condition (02) above.

Reason: For the avoidance of doubt.

Rhif y Cais: 19C1098 Application Number

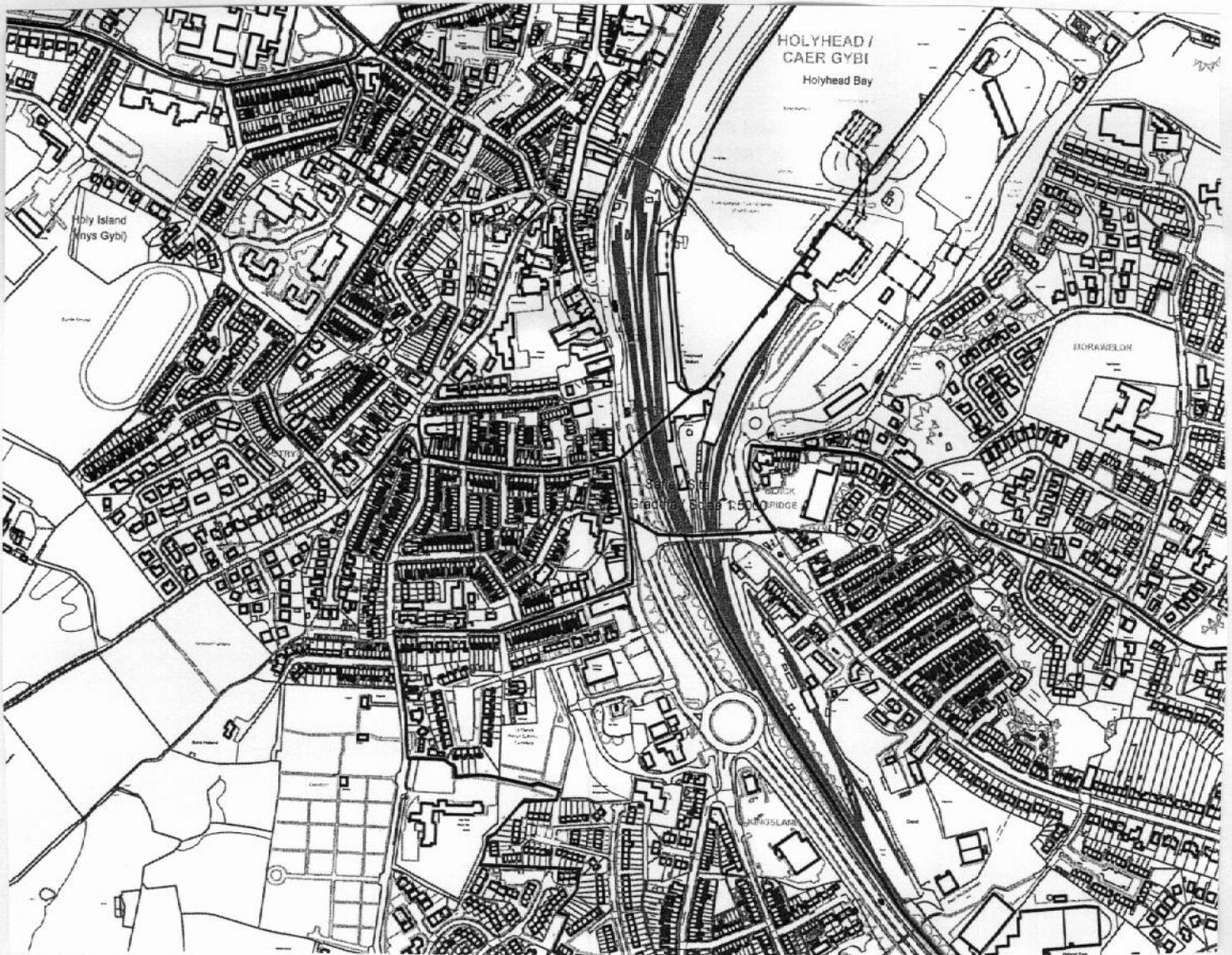
Ymgeisydd Applicant

Mr P Chong
58 Walthew Avenue
Holyhead
Ynys Môn
LL65 1AG

Cais llawn ar gyfer newid defnydd yr hen swyddfa
bost i siop prydau poeth i'w fwyta allan yn

Full application for the change of use of the former
post office into a hot food take away at

4, Church Terrace, Holyhead, LL65 2HP



Planning Committee: 25/07/2012

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 consists of a mid-terrace property which is currently vacant and was formerly a post office with living accommodation above. It is located on Kingsland Road being one of a terrace of nine properties, the predominant use being commercial ground floors with residential accommodation on higher floors. The residential area of Rhos y Gaer Avenue is to the west (rear) of the site with further residential properties on Holborn Road to the North.

The proposal entails the change of use of the former post office into a hot food take away at 4 Church Terrace, Holyhead.

2. Key Issue(s)

The applications key issues are whether or not the proposal is acceptable in policy terms and the affect of the proposal on occupiers of neighbouring properties by way of noise and general disturbance.

3. Main Policies

Ynys Môn Local Plan

Policy 1 – General Policy

Policy 21 – Hot Food Take-Aways

Policy 42 – Design

Gwynedd Structure Plan

Policy D4 – Location, Siting and Design

Policy D29 – Standard of Design

Stopped Unitary Development Plan

Policy GP1 – Development Control Guidance

Policy GP2 – Design

Policy EP13 – Hot Food Takeaways

Planning Policy Wales Edition 4 February 2011

Supplementary Planning Guidance Hot Food Take-Away Establishments in Anglesey (September 1993)

4. Response to Consultation and Publicity

Local Member - Has requested that the application be referred to the planning committee due to concerns regarding highways and health issues.

Town Council – Objects due to problems in relation to access and parking and the odours that would be caused to neighbouring residential properties in that location.

Welsh Water – Comments

Highways – No recommendation

Drainage – Comments

Environmental Health – Comments

The proposal was advertised through three means of publicity; the placing of a site notice near the site, the distribution of personal letters of notification to the owners/occupiers of properties in the immediate locality together with a notice in the local newspaper. The latest date for representations was the 27th June 2012. At the time of writing this report 1 letter of objection and 1 petition have been received at the department. The main issues raised were:

- i) Traffic problems
- ii) Environmental problems due to odour
- iii) The existing number of Chinese takeaways in the area
- iv) Competition with the existing adjacent Chinese takeaway

The applicant has responded to the comments raised by the objector and this letter can be found within the letter pack.

5. Relevant Planning History

Relevant site history of adjoining land

19C772 - Change of use from office into a restaurant with takeaway facilities on the ground floor together with alterations and extensions at 7 Church Street, Holyhead – Refused 02/08/2001, Appeal dismissed 29/11/2001.

6. Main Planning Considerations

Policy - Policy 21 of the Ynys Môn Local Plan states that the Council will allow proposals for hot food takeaway where it is satisfied that the development would not cause unacceptable harm to the character and amenities of the area. In assessing proposals for hot food takeaways, the Council will have particular regard to five factors, including the proximity of the development to residential properties; the likely levels of noise, disturbance, smell and litter which will be generated; proposed opening hours; traffic, parking and highway implications of the development and the visual intrusion and design considerations. Policy EP13 of the Stopped Unitary Development Plan states that proposals for hot food takeaways will be permitted where the development would not cause unacceptable harm to the character and amenities of the area. In assessing proposals for hot food takeaways, the Council will have particular regard to four factors including the likely levels of noise, disturbance, smell and litter which will be generated; proposed opening hours; traffic, parking and highway implications of the development; visual intrusion and design considerations.

The Council's Supplementary Planning Guidance Hot Food Take-Away Establishments in Anglesey states that due to amenity considerations, hot food take-away establishments should generally be confined to

shopping areas or areas of mixed commercial development. Such uses are generally not suited to mid-terrace locations or other location where neighbouring properties or upper floors unconnected with the business are in residential use. Proposal for such uses near residential areas must be given very careful consideration.

Affect of the proposal on occupiers of neighbouring properties – The site is located in Church Terrace which consists of a terrace of nine properties, the predominant use being commercial ground floors with residential accommodation on higher floors. The residential area of Rhos y Gaer Avenue is to the west (rear) of the site with further residential properties on Holborn Road to the North. The applicant has suggested opening hours of 12:00pm until 23:00pm. It is anticipated that the proposal will affect the amenities of the neighbouring residential properties by way of noise and general disturbance. Unfortunately, it is often the case, particularly late at night, that having bought a take-away meal, some customers eat it whilst sitting in their cars and on occasions hang about outside the premises for some time after it has closed. The first floor dwellings along Church Terrace have windows which overlook the street. As a result, the occupants of those properties could, when they were resting in the latter part of the evening, be subjected to a significant level of noise and disturbance at fairly close range from customer's car engines being started, their doors being slammed and, on occasions, the thoughtless playing of radios together with people speaking in loud voices on the roadside and the proposal is considered to be unsatisfactory for this reason. No details of proposed ventilation system have been provided. However, it is considered that hot food take-away shops can emit pungent or offensive smells which can cause inconvenience or nuisance to nearby residents or users of nearby premises. It is considered that the residential amenity of the neighbouring properties would be seriously harmed by reason of noise, fumes and general disturbance associated with the proposed use.

7. Conclusion

For the reasons given above and having regard to all other matters raised, I conclude that it is considered that the residential amenity of the neighbouring properties would be seriously harmed by reason of noise, fumes and general disturbance associated with the proposed use.

8. Recommendation

Refusal

(01) The development would have an unreasonable and detrimental affect on the neighbouring properties and their amenities by virtue of noise, fumes and general disturbance associated with the proposed use and is therefore contrary to Policy 1 and 21 of the Ynys Môn Local Plan, Policy D4 of the Gwynedd Structure Plan and Policy GP1 and EP13 of the Stopped Unitary Development Plan and the advice contained within Planning Policy Wales.

Rhif y Cais: 25LPA811B/CC Application Number

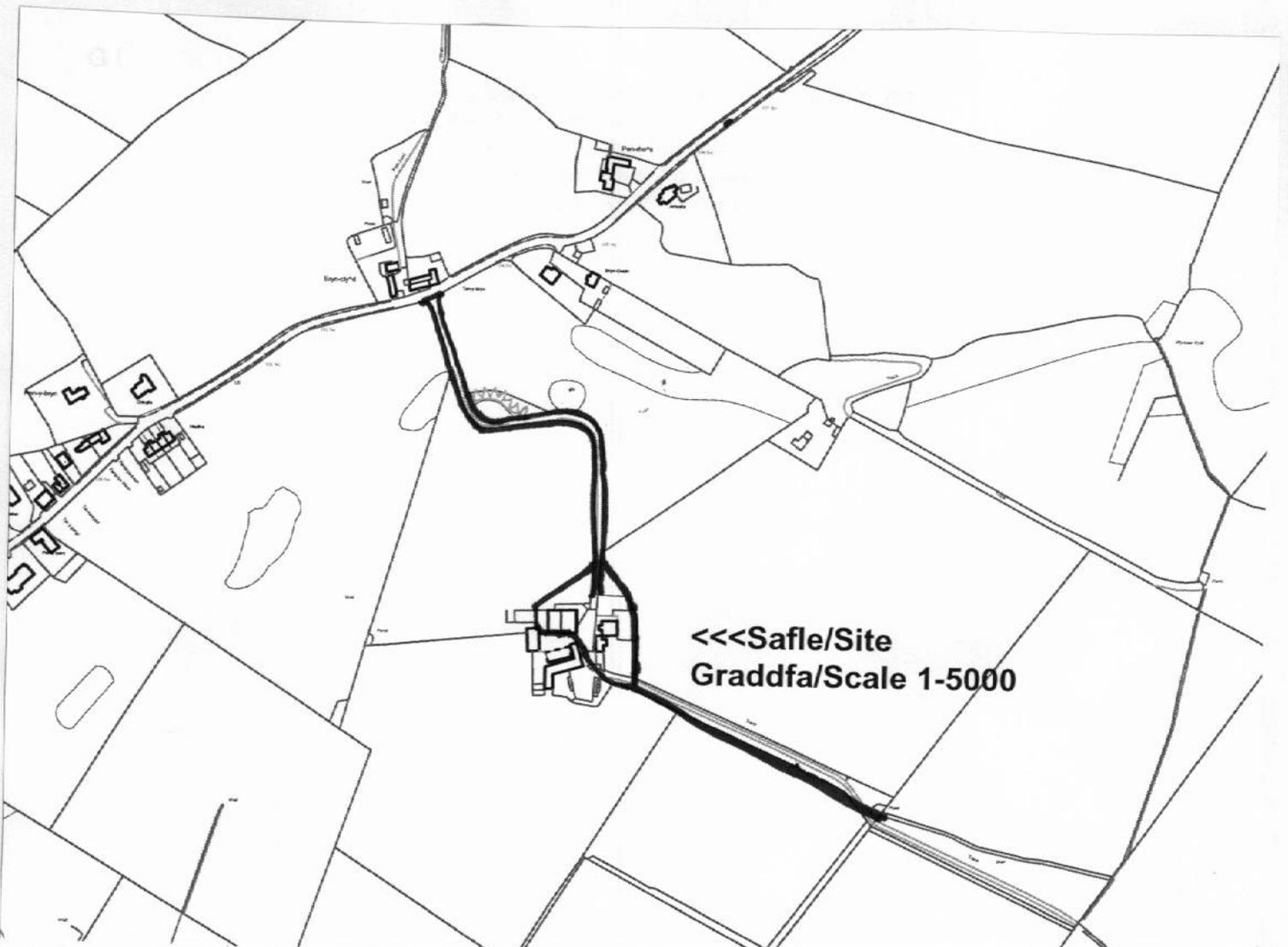
Ymgeisydd Applicant

Head of Service - Property
c/o Dafyd Edwards
Architectural Services
Property Section
Isle of Anglesey County Council
Council Offices
Llangefni
Ynys Mon
LL77 7TW

Newid defnydd yr cyn dy fferm a'r adeiladau allannol i fod yn 3 annedd ynghyd a gosod sistem trin carthffosiaeth newydd ac addasu'r fynedfa bresennol yn

Conversion of former dwelling and outbuildings into 3 dwellings together with the installation of a new sewage treatment plant and alterations to the existing access at

Prys Owain Fawr, Carmel



Planning Committee: 25/7/2012

Report of Head of Planning Service (MTD)

Recommendation:

Permit

Reason for Reporting to Committee:

This is a Council application

1. Proposal and Site

It is proposed to renovate two existing dwellings and convert an outbuilding. This will give a total of 3 dwellings.

2. Key Issue(s)

Do the proposals comply with the relevant policies and SPG

3. Main Policies

Gwynedd Structure Plan

D4

Ynys Mon Local Plan

1 General Policy

31 Landscape

42 Design

48 Housing Development Criteria

55 Conversions

58 Extensions

Ynys Mon Unitary Development Plan (Stopped)

GP1 Development Control Guidance

GP2 Design

EN1 Landscape Character

HP8 Rural Conversions

HP7a Extensions

SPG Design Guide for the Urban and Rural Environment

4. Response to Consultation and Publicity

Local Member no comments

Community Council No comments

Highways Conditions

CCW awaited

EA Low risk

WW Comments

1 letter has been received points raised include;

Concerns over increased traffic causing additional highway hazards.

5. Relevant Planning History

25LPA811/cc Agricultural barn approved 4/4/2

25LPA811a/cc withdrawn 8/2/12

6. Main Planning Considerations

The proposed reinstatement of the dwellings will serve to improve the appearance of the location whilst retaining the character of the buildings and bringing them back into beneficial use. The works which include partial increase in roof height can be considered as extensions to the existing residence and as such acceptable.

Additionally it is considered that the conversion of the attached outbuilding will be sympathetic and in the spirit of the relevant SPG and Policies.

Details are considered acceptable to the Highways Authority.

7. Conclusion

The works are considered sympathetic and will serve to bring the buildings back into beneficial use.

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 development permitted by this consent shall be carried out strictly in accordance with the plan(s) submitted on the 08/02/12 under planning application reference 25LPA811B/CC.

Reason: For the avoidance of doubt.

(03) Natural slates of uniform colour shall be used as the roofing material of the proposed building(s).

Reason: In the interests of amenity

(04) 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 in working order before the use hereby permitted is commenced.

Reason: In the interests of highway safety

(05) The access shall be laid out and constructed strictly in accordance with the submitted plan 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 the interests of highway safety

(06) No other part of the development shall begin until visibility splays have been provided on both sides of the access between a point 2.4 metres along the centre line of the access measured from the edge of carriageway and a point 90.0 metres along the edge of carriageway measured from the intersection of the centre line of the access. The area contained within the splays shall be kept free of any obstruction exceeding 0.9 metres in height above the nearside channel level of the carriageway.

Reason: In the interests of highway safety

(07) The car parking accommodation shall be completed in full accordance with the details before the use hereby permitted is commenced and thereafter retained solely for those purposes.

Reason: In the interests of highway safety

(08) Detailed plans for the drainage system to include a management and maintenance plan shall be submitted to the Local Planning Authority for its written approval prior to the commencement of works.

To ensure the site is adequately drained.

Rhif y Cais: 33C289B Application Number

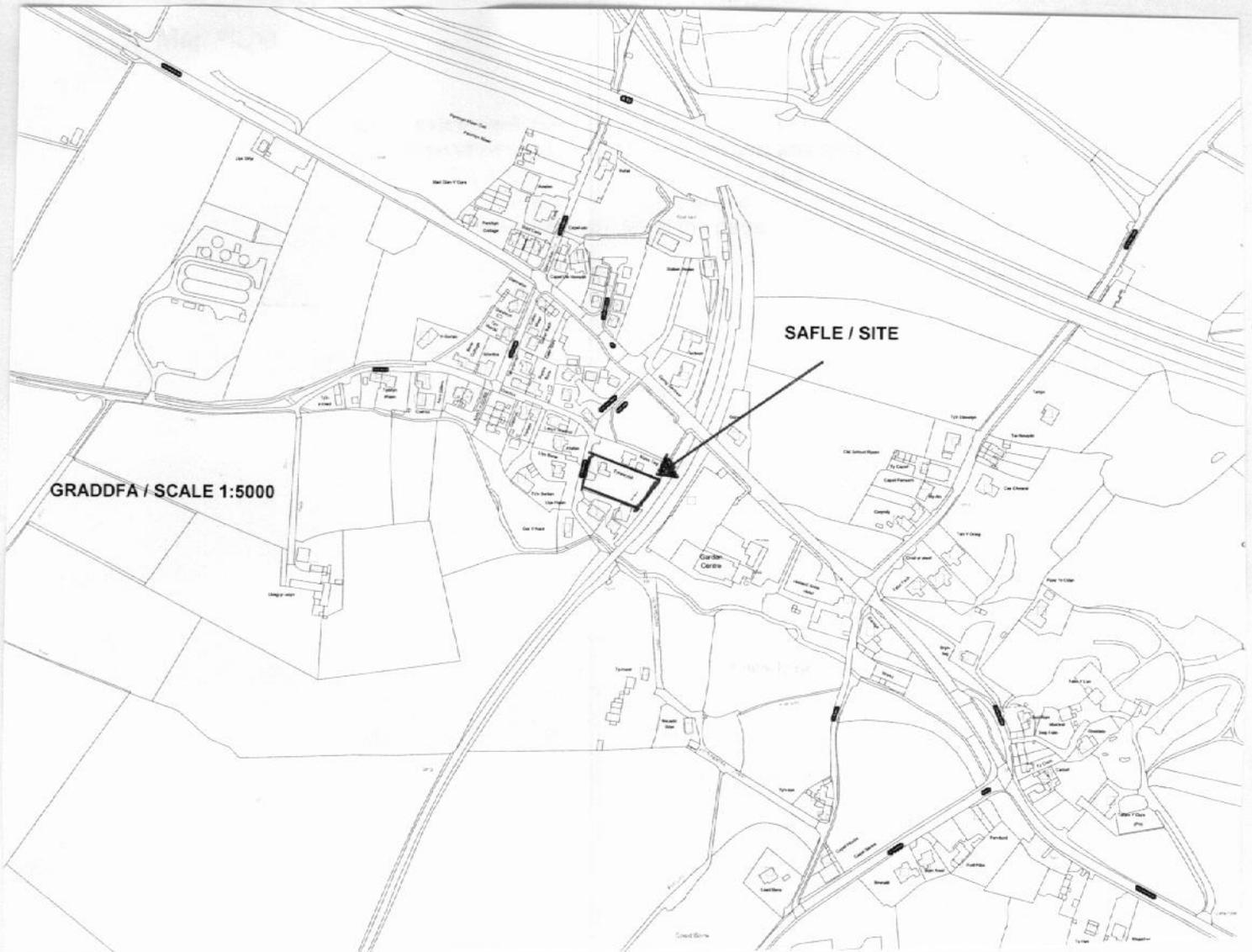
Ymgeisydd Applicant

**Mr. & Mrs. S. Owen
c/o CDN Planning (Wales) Ltd
1 Connaught House
Riverside Business Park
Benarth Road
Conwy
LL32 8UB**

Cais llawn ar gyfer dymchwel yr annedd a modurdy, codi pedwar ty dau lawr arwahan ynghyd ag addasu y fynedfa i gerbydau yn

Full application for the demolition of the dwelling and garage, erection of four two storey detached dwellings together with alterations to the vehicular access at

Ty Newydd, Pentre Berw



Planning Committee: 25/07/2012

Report of Head of Planning Service (SCR)

Recommendation:

Permit

Reason for Reporting to Committee:

At the request at the Local Member.

1. Proposal and Site

The proposal is a full application for the demolition of the existing dwelling (known as Ty Newydd, Pentre Berw), and associated private garage together with the erection of four, two-storey detached dwellings and alterations to the existing vehicular access.

The application site is situated within the village of Pentre Berw.

2. Key Issue(s)

The applications main issues are whether the proposal complies with current policies, whether the proposal will have an adverse affect on the amenities of the occupants of neighbouring properties or on highway safety.

3. Main Policies

Ynys Môn Local Plan

Policy 1 – General Policy

Policy 42 – Design

Policy 48 – Housing Development Criteria

Policy 50 – Listed Settlement

Gwynedd Structure Plan

Policy D4 – Location, Siting and Design

Policy D28 – Design

Policy D29 – Design

Stopped Unitary Development Plan

Policy GP1 – Development Control Guidance

Policy GP2 – Design

Policy HP4 – Villages

Policy SG4 – Foul Sewage Disposal

Policy SG6 – Surface Water Run-Off

Supplementary Planning Guidance – Design Guide for the Urban and Rural Environment

Planning Policy Wales (4th Edition – February 2011)

4. Response to Consultation and Publicity

Local Member – Call-in – Strongly Objects to the application – parishioner agree that the first application should not have been approved

Community Council – Object – the road that leads to the access is unsuitable and narrow. The proposal would worsen the situation with the additional traffic

Drainage – Drainage details appear satisfactory – recommended conditional approval

Highways – Recommended conditional approval

Welsh Water – Recommended conditional approval

The application was afforded two means of publicity these were by the posting of a notice near the site and the serving of personal notifications on the occupants of neighbouring properties. Following the receipt of amended plans the publicity process was carried out twice. The latest date for the receipt of representations was the 24th July, 2012 and at the time of writing this report 3 letters of objection had been received at the department. The main issues raised were:

- (i) Access to the site is a single track road and cannot cater for additional traffic generated by proposal
- (ii) Two storey dwelling will dominate the neighbouring properties which are bungalows and will result in loss of privacy and thus loss in value of properties
- (iii) Noise and pollution during construction works and noise generated by traffic movements following the occupation of the dwellings
- (iv) Insufficient parking spaces for development
- (v) Proposal would result in three new vehicular openings onto the highway

In response to these comments I would state:

- (i) The Highway Authority have raised no objection to the proposal and have recommended that the application be approved subject to conditions.
- (ii) The immediate neighbouring properties are of a single storey however there is no distinct character in the vicinity of the application. The height of the proposed dwellings at the front of the site (nearer to the highway) will be approximately 1.75 metres higher than the immediate neighbouring properties. The two new dwellings to the rear of the site will be approximately 2.2 metres higher than the immediate neighbouring properties.
- (iii) It is acknowledged that the proposal could result in noise and dust pollution during the construction of the proposed dwelling however this will only be during the short period of construction and therefore should not affect the amenities of the surrounding properties to such a degree as to warrant the refusal of the application. The site is situated within the settlement of Pentre Berw and vehicular traffic to the neighbouring properties currently use the highway and the erection of an additional three dwellings will not result in additional traffic movements to such a degree as to detrimentally affect the amenities of the neighbouring properties.
- (iv) The proposal provides parking spaces for approximately 6 parking spaces and three additional spaces in garages. The Highway Authority have confirmed that they do not object to the proposal and have recommended a conditional approval

5. Relevant Planning History

33C289 – Outline application for the erection of 3 dwellings together with the construction of a new vehicular and pedestrian access on land at Ty Newydd, Pentre Berw – Approved 06/10/11

33C289A – Prior notification for the demolition of the dwelling known as Ty Newydd, Pentre Berw – Planning permission not required 05/04/12

6. Main Planning Considerations

Policy Context – Pentre Berw is defined as a Listed Settlement under policy 50 of the Ynys Môn Local Plan and as a Village under Policy HP4 of the stopped Unitary Development Plan. The application site is situated within the development boundary of the village of Pentre Berw as defined under policy HP4 of the stopped Unitary Development Plan.

The application currently under consideration is for the demolition of the dwelling that currently occupies the site together with the erection of four new dwellings within the curtilage of the property. The application is therefore determined under policy HP4 of the stopped Unitary Development Plan. The proposal complies with Policy HP4 of the stopped Unitary Development Plan which allows dwellings provided that they are situated within the development boundary.

The site lies within the curtilage of the former dwelling known as Ty Newydd and therefore complies with the requirements of Planning Policy Wales (4th Edition) which states that previously developed land is used in preference to Greenfield sites.

Affect on neighbouring properties - Concern has been raised that the proposed dwelling could overlook the neighbouring properties. Although there is only 6 metres between Plot 4 and the existing property known as Swyn Medi (to the north of the site) however the dwellings are not immediately facing each other and a condition will be imposed on the permission to provide screening along the boundary of the site with the adjoining properties it is not considered that the proposal will affect the amenities of the occupants of neighbouring properties. No windows are proposed in the gables of any of the four proposed dwellings.

Although the proposal does not fully comply with the requirements of Chapter 9 – (Proximity of Development) of the document titled 'Supplementary Planning Guidance – Design Guide for the Urban and Rural Environment', in terms of distances, it is considered that screening along the boundary between the site and both neighbouring properties will ensure that the proposal will not detrimentally affect the amenities of the occupants of the neighbouring properties to such a degree as to warrant the refusal of the application.

A permitted development restriction condition will be imposed on the permission in order to ensure that the amenities currently enjoyed by the occupants of the neighbouring properties are safeguarded.

Highway Safety – Concern has been raised on the possible affect of the proposal on highway safety by the Local Member, Community Council and Members of the public. The application has been forwarded to the Highway Authority. They have confirmed that there is no objection to the scheme and have recommended a conditional approval.

7. Conclusion

The proposal will not have an adverse affect on the occupants of the surrounding properties or detrimentally affect the amenities of the occupants of the neighbouring properties.

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) 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) No development shall commence until drainage design calculations have been submitted to and approved in writing by the local planning authority. This scheme shall be implemented as submitted.

Reason: To ensure that the site can be adequately drained

(06) The dwellings hereby permitted shall be constructed to achieve a minimum Code for Sustainable Homes Level 3 and achieve a minimum of 1 credits under category 'Ene 1 - Dwelling Emission Rate' in accordance with the requirements of the Code for Sustainable Homes: Technical Guide 11th November 2010 (Version 3). The development shall be carried out entirely in accordance with the approved assessment and certification.

Reason: To mitigate the causes of climate change and ensure resilience against the predicted future climate changes.

(07) Construction of the dwellings hereby permitted shall not begin until an 'Interim Certificate' has been submitted to and approved in writing by the Local Planning Authority, certifying that a minimum Code for Sustainable Homes Level 3 and a minimum of 1 credits under 'Ene 1 - Dwelling Emission Rate', has been achieved for the dwellings in accordance with the requirements of the Code for Sustainable Homes: Technical Guide 11th November 2010 (Version 3).

Reason: To mitigate the causes of climate change and ensure resilience against the predicted future climate changes.

(08) Prior to the occupation of the dwellings hereby permitted, a Code for Sustainable Homes 'Final Certificate' shall be submitted to and approved in writing by the Local Planning Authority certifying that a minimum Code for Sustainable Homes Level 3 and a minimum of 1 credits under 'Ene 1 - Dwelling Emission Rate', has been achieved for the dwellings in accordance with requirements of the Code for Sustainable Homes: Technical Guide 11th November 2010 (Version 3).

Reason: To mitigate the causes of climate change and ensure resilience against the predicted future climate changes.

(09) The provisions of Schedule 2, Part 1, Classes A, B and E of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) (or any Order re-voking or re-enacting that Order) are hereby excluded.

Reason: To protect the amenities of nearby residential occupiers.

(10) Screening shall be provided along the boundary of the site, from point A to B and C to D, as outlined in green on the attached drawing reference PL01C, details of which shall be submitted to and approved in writing by the local planning authority prior to the occupation of the dwellings hereby approved.

Reason: For the avoidance of doubt

(11) No part of the development shall commence until the access and road widening works have been laid out and constructed strictly in accordance with the submitted plan 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: To comply with the requirements of the Highway Authority.

(12) The access shall be completed with an asphalt/concrete surface for the first 5 metres 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: To comply with the requirements of the Highway Authority.

(13) No surface water from within the curtilage of the site to discharge onto the County Highway. The drainage of the highway at the access along the frontage to be carried out to the requirements of the Highway Authority before any work on the remainder of the development is commenced.

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

(14) The car parking accommodation shall be completed in full accordance with the details as submitted and thereafter retained solely for those purposes.

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

(15) The development permitted by this consent shall be carried out strictly in accordance with the plan(s) submitted on the 21:03:12 and 21:06:12 under planning application reference 33C289B and the details which may be required to be approved under the above conditions.

Reason: For the avoidance of doubt.

Rhif y Cais: **34C637** Application Number

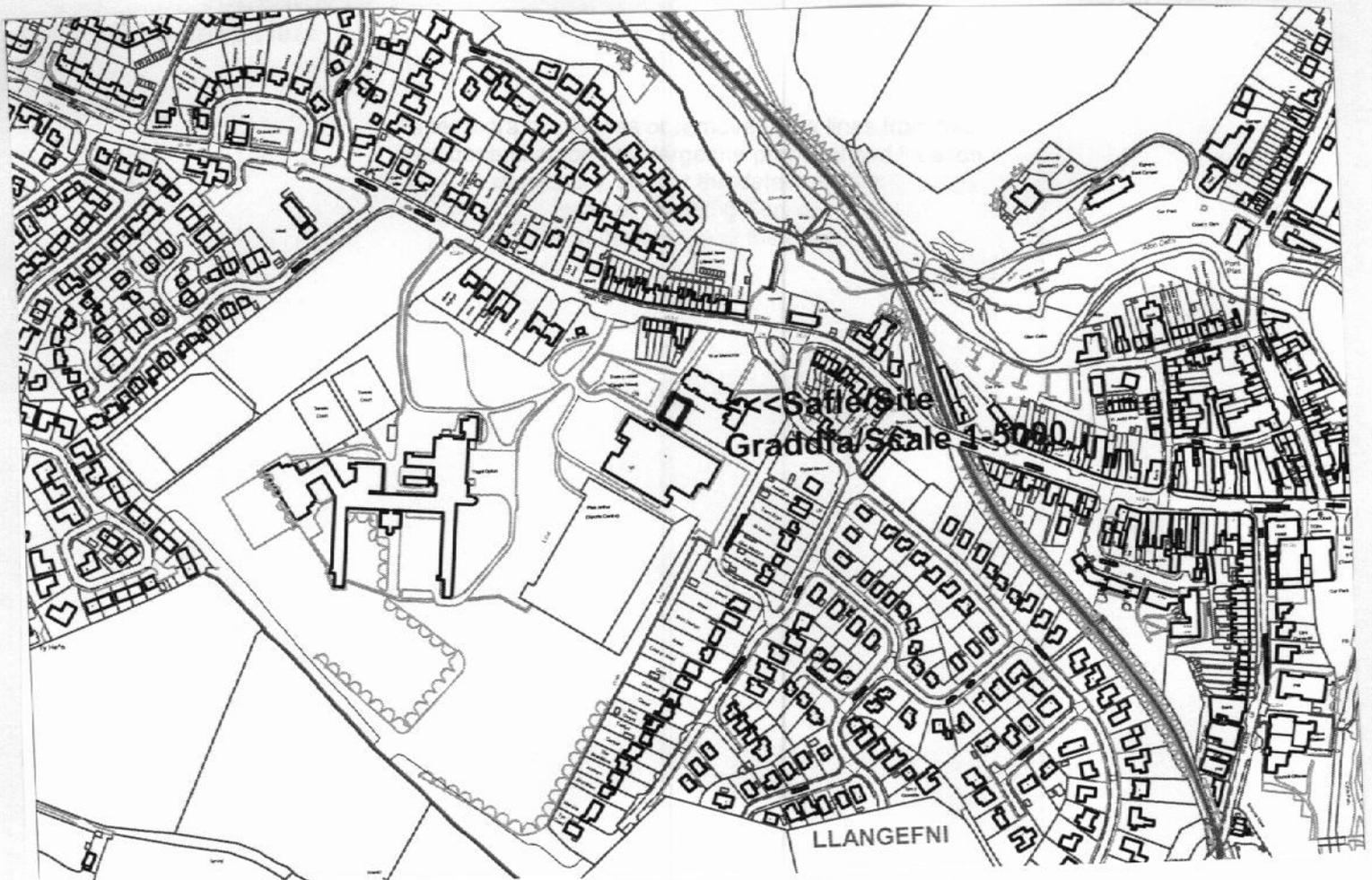
Ymgeisydd Applicant

**Coleg Menai
c/o Mr Robert Jones
Coleg Menai
FFriddoedd Road
Bangor
Gwynedd**

Creu mynedfa newydd ar dir rhwng

Formation of new access on land between

Plas Arthur & Canolfan Penrallt, Penrallt, Llangefni



Planning Committee: 25/07/2012

Report of Head of Planning Service (DO)

Recommendation:

Permit

Reason for Reporting to Committee:

Part of the application site is owned by the County Council

1. Proposal and Site

The site is the car park and access of Canolfan Penrallt and Plas Arthur.

The application involves closing the current access to Canolfan Penrallt due to highway safety, together with creating an opening on land between Canolfan Penrallt and Plas Arthur to allow vehicular access to Canolfan Penrallt car park. During evenings and busy periods the Canolfan Penrall car park will act as an overflow car park to Plas Arthur. Access to Canolfan Penrallt will be via the main entrance to Ysgol Gyfun Llangefni and Plas Arthur.

2. Key Issue(s)

The key issues are whether the proposed are acceptable from a Highway safety point of view and whether or not the proposal will have an unacceptable impact on the Llangefni Conservation Area.

3. Main Policies

Ynys Mon Local Plan

1 – General Policy

26 – Car Parking

40 – Conservation of Buildings

Gwynedd Structure Plan

D4 – Siting

FF12 - Car Parking

Stopped Unitary Development Plan

GP1 – Development Control Guidance

TR10 – Car Parking

EN13 – Conservation of Building

4. Response to Consultation and Publicity

Local Member – Strongly support

Welsh Water – No observations

Built Environment – Comments

Town Council – No response at time of writing report

Highways – No objections

Drainage – Not affected

Response to Publicity

One letter has been received following the publicity; however it is not a letter of objection or support. The letter is from an owner of a nearby property who is asking whether it would be acceptable for the residents to use the car park for personal use in the evenings, as they currently have to park on the side of a busy road. This is not a planning consideration; however the letter has been forwarded to the agents for information.

5. Relevant Planning History

None

6. Main Planning Considerations

The proposal involves closing the existing access to Canolfan Penrallt, together with creating a new opening between Canolfan Penrallt and Plas Arthur. Vehicular access to the Canolfan Penrallt will be via Ysgol Gyfun Llangefni / Plas Arthur's main entrance.

The proposal is considered acceptable. It is not considered that the proposed will have an unacceptable effect on the amenities of the Conservation Area nor the nearby residential properties.

7. Conclusion

The proposal is considered acceptable 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) The development permitted by this consent shall be carried out strictly in accordance with the plan(s) submitted on the 01/06/12 under planning application number 34C637.

Reason: For the avoidance of doubt.

9. Other Relevant Policies

Planning Policy Wales (Edition 4)

Technical Advice Note 18: Transport

Rhif y Cais: 34LPA121N/CC Application Number

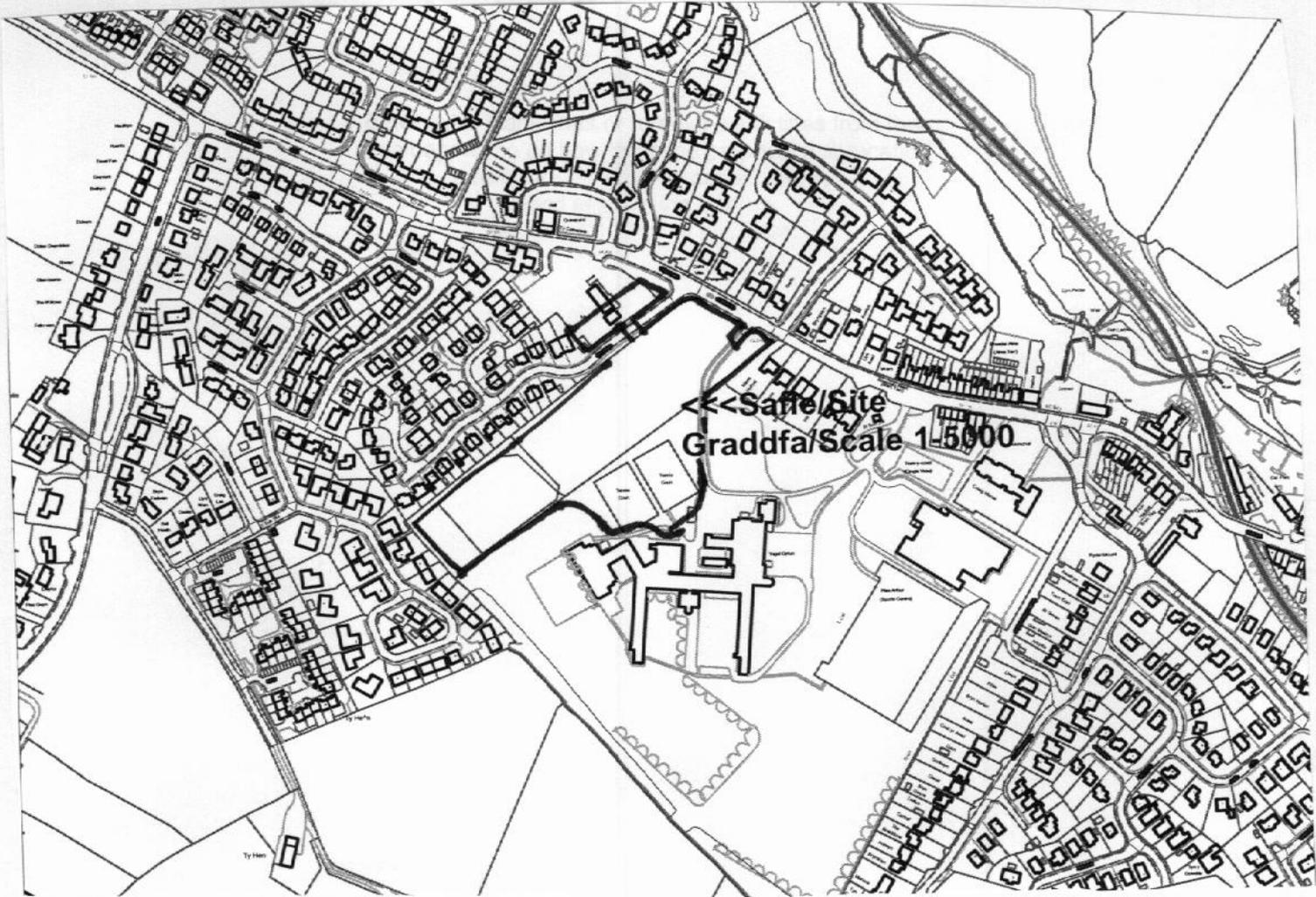
Ymgeisydd Applicant

Director of Education
c/o Gareth Thomas
Property Services
Cyngor Sir Ynys Mon
Council Offices
Llangefni
LL77 7TW

Newid amodau (06) a (07) o ganiatad cynllunio
34LPA121M\CC\ECON ar dir

Variation of conditions (06) and (07) of planning
permission 34LPA121M\CC\ECON at

Ysgol Gyfun Llangefni, Llangefni



Planning Committee: 25/07/2012

Report of Head of Planning Service (DPJ)

Recommendation:

Approval

Reason for Reporting to Committee:

The application is reported to the Planning Committee because the Isle of Anglesey Council is the applicant and the landowner.

1. Proposal and Site

Planning permission 34LPA121M/CC/ECON granted the relocation of Ysgol y Bont from the Llangefni Industrial Estate Road onto the Ysgol Gyfun Llangefni Campus on land currently forming part of the school playing field.

This report considers an application under section 73 of The Town & Country Planning Act 1990 (as amended) to vary the following conditions of planning permission 34LPA121M/CC/ECON:

Condition (06)

The building(s) hereby permitted shall only be constructed with slabs at levels indicated on the approved drawing no 01/127/04 v5 unless otherwise approved in writing by the local planning authority.

The design and footprint of the proposed school buildings has been reduced by 1000 metres square, the floor plans and elevations change accordingly. As explained in the main body of the report this is considered to comprise a minor amendment to the previously approved scheme under 34LPA121M/CC/ECON. The application is made in part to vary condition (06) so that it refers the amended plans.

Condition (07)

No other part of the development shall commence until the access, pedestrian footways and safety measures, parking, turning and loading/unloading areas have been completed in accord with drawing numbers ED146/SK/06 (04/2010) and CS47995/PL/HW/01 dated 23.06.11 detail 2. The parking and turning areas shall not thereafter be used for any other purpose.

The application is made to vary the provisions of condition so that the specified works are completed prior to occupation as opposed prior to any other part of the development. There is also minor changes to the road and footway of the vehicle access to the development which currently serves the leisure centre and secondary school.

2. Key Issue(s)

- Principle
- Accessibility, Highways & Parking Arrangements
- External Appearance and Relationship with its Surroundings
- Amenity
- Drainage and Flooding

3. Main Policies

Gwynedd Structure Plan

D20 Environment
D29 Design
FF11 Transport
FF12 Transport
D15 Design

Ynys Mon Local Plan

1 General Policy
26 Car Parking
39 Archaeological Sites
42 Renewable Energy

Stopped Ynys Mon Unitary Development Plan

GP 1 Development Control Guidance
GP2 Design
EN12 Archaeological Sites and the Historic Environment
SG4 Foul Sewage Disposal
TR10 Parking Standards

Planning Policy Wales 4th Edition 2011

Technical Advice Note 12 Design (2009)

Technical Advice Note 18 Transport (2007)

Circular 60/96: Planning and the Historic Environment: Archaeology Isle of Anglesey Parking Standards (2008)

4. Response to Consultation and Publicity

Local Member No formal response received at the time of writing

Town Council No formal response received at the time of writing

Highways No objections

Drainage No comments

Ecological and Environmental Adviser No ecological comments

Environment Agency No objection

5. Relevant Planning History

34LPA121M/CC/ECON Re-location of Ysgol y Bont from Llangefni Industrial Estate onto the Ysgol Gyfun Llangefni Campus. Works to include the construction of a new Special Educational Needs School, together with relevant enabling works including the re-location of playing field, car park, modifications to site entrance and covered games area Granted conditionally 18.10.11.

6. Main Planning Considerations

Minor Amendment

As described in the introduction of this report the amended plans relate to the main school building and reduce the floor area by some 1000m² with consequent changes to the footprint and external design. Since these proposals reduce the size of the proposal in relation to the previously approved scheme under planning application 34LPA121M/CC/ECON that had an overall floor area of 6400 m² it is recommended that they are processed as a minor amendment to the previously approved scheme.

Condition 6

In comparison with the previous approved finished floor levels under application 34LPA121M/CC/ECON there are differences but the degree of change is not significant and as such the proposals remain acceptable.

Condition 7

The Highways Officer has confirmed that the provisions of this condition can be amended so that they require the access serving the school and Plas Arthur, pedestrian footways and safety measures, parking, turning and loading/unloading areas to be completed prior to the occupation of the development.

7. Conclusion

The variation to conditions (06) slab level(s) and condition (07) access, parking and maneuvering area are acceptable for the reasons described in the report.

8. Recommendation

- a. That the amended plans described in the committee report are processed as a minor amendment to the plans previously approved under planning application 34LPA121M/CC/ECON.
- b. That permission is granted under section 73 of the Town & Country Planning Act 1990 (as amended) subject to the following conditions:

All conditions as per 34LPA121M/CC/ECON except amend:

(01) The development hereby permitted shall be begun before the expiration of (five) years from the date of this permission.

Reason: To comply with the requirements of Section 91(1) of the Town and Country Planning Act 1990.

(02) No development hereby permitted shall commence until a Sustainable Drainage System 'SUDS' of surface water regulation has been implemented in accordance with details that have been submitted to and approved in writing by the local planning authority 'the SuDs scheme' which shall :

- 1. provide information on maximum water levels generated by a given design storm period and intensity, the method employed to delay and control the surface water discharged from the site and the measures taken to prevent pollution of the receiving groundwater and/or surface waters;**
- 2. include longitudinal sections illustrating the calculated surcharge levels;**
- 3. include flow paths which would result from a storm event exceeding design criteria illustrated on plans and including levels in relation to ordnance survey datum.**
- 4. include a timetable for its implementation; and**

5. **provide a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime.**

No building hereby permitted shall be occupied until the 'the SuDs scheme' for the site has been completed in accordance with the submitted details. The 'the SuDs scheme' shall be managed and maintained thereafter in accordance with the agreed management and maintenance plan (v.).

Reason: To ensure that the principles set out in Technical Advice Note 15: Development and Flood Risk have been satisfactorily undertaken.

(03) Public Footpath number 9 shall be surfaced with a gravel finish of 2 metres in width along its whole length throughout the application site prior to the occupation of the development hereby approved.

Reason: To minimise inconvenience to users of the footpath crossing the site.

(04) No development shall take place until a scheme of landscaping and tree planting for the site which provides for the retention of existing trees has been submitted to and approved in writing by the Local Planning Authority. The landscaping scheme shall show the proposed planting, including species, size and density and distinguish those trees to be retained showing their species, spread and maturity together with measures for their protection in the course of development. The approved new planting shall be implemented no later than the first planting season after the occupation of the buildings or completion of the development, whichever is the sooner. The approved protection measures shall be implemented prior to the commencement of development.

Reason: In the interests of the amenities of the locality.

(05) Any trees or shrub which forms part of the approved landscaping scheme which within a period of five years from planting fails to become established, becomes seriously damaged or diseased, dies or for any reason is removed shall be replaced in the next planting season by a tree or shrub of a species, size and maturity to be approved by the Local Planning Authority.

Reason: In the interests of the amenities of the locality.

(06) The building(s) hereby permitted shall only be constructed with slabs at levels indicated on the approved drawing no 01/127/04 v8 unless otherwise approved in writing by the local planning authority.

Reason: To ensure that the details and appearance of the development are acceptable to the Local Planning Authority.

(07) The development hereby approved shall not be occupied until the access(es), pedestrian footways and safety measures, parking, turning and loading/unloading areas have been completed in accordance with drawing numbers ED146/SK/06 04/2010),CS47995/PL/HW/01(these plans in so far as they relate to the access onto the B5109 are superseded) dated 23/06/01 and CS47995/INF/02RevT2 (unless otherwise approved in writing by the local planning authority). The parking and turning areas shall not thereafter be used for any other purpose.

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

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

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

(09) 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.

(10) 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.

(11) The developer must provide a suitable grease trap to prevent entry into the public sewerage system of matter likely to interfere with the free flow of the sewer contents, which would prejudicially affect the treatment and disposal of such contents.

Reason: To protect the integrity of the public sewerage system, and sustain an essential and effective service to existing residents.

(12) Each new non-residential building hereby permitted shall be constructed to achieve a minimum [Building Research Establishment Environmental Assessment Method (BREEAM)] overall Excellent rating and achieve a minimum of 6 credits under category Ene1 - Reduction of CO2 Emissions in accordance with the requirements of BREEAM Education 2008. The development shall be carried out entirely in accordance with the approved assessment and certification.

Reason: To ensure that the development meets nationally recognised sustainability credentials. Construction of any building hereby permitted shall not begin until an 'Interim Certificate' has been submitted to the Local Planning Authority, certifying that a minimum [BREEAM] overall [minimum standard] and a minimum of [X credits] under Ene1

(13) Reduction of CO2' Emissions has been achieved for that individual building in accordance with the requirements of BREEAM Education 2008. Prior to the occupation of the individual building hereby permitted, a 'Final Certificate' shall be submitted to the Local Planning Authority, certifying that a minimum BREEAM overall Excellent rating and a minimum of 6 under 'Ene1 Reduction of CO2' Emissions' has been achieved for that building in accordance with the requirements of Education 2008.

Reason To ensure that the development meets nationally recognised sustainability credentials.

(14) No development shall take place until full details of a scheme indicating all of the proposed means of enclosure (including colours and external finishes) around and within the site whether by means of walls, fences or hedges has been submitted to and approved in writing by the Local Planning Authority. The approved means of enclosure shall be constructed, erected or planted prior to the occupation of the development hereby approved.

Reason: To minimise danger and inconvenience to highway users.

(15) No development (including any ground disturbing works or site clearance) shall take place other than in accordance with an archaeological specification which has been submitted by the applicant and agreed in writing by the archaeological advisor to the Local Planning Authority. The specification and the subsequent archaeological programme must meet all relevant archaeological standards and

the approval of the archaeological advisor. The format of the archaeological programme will follow that detailed in Management of Archaeological Projects (MAP2).

Reason: To record or safeguard any archaeological evidence that may be present at the site.

9. Other Relevant Policies

Technical Advice Note 4 Nature Conservation and Planning (2009)

Technical Advice Note 6 Sport, Recreation and Open Space (2009)

Technical Advice Note 22 Sustainable Buildings (2010)

Rhif y Cais: **34LPA121P/CC** Application Number

Ymgeisydd Applicant

**Director of Education
c/o Gareth Thomas
Property Services
Cyngor Sir Ynys Mon
Council Offices
Llangefni
LI77 7TW**

Codi uned i gadw boiler biomas llosgi peledi coed yn gysylltiedig a'r ysgol newydd sydd yn cael ei chodi ar dir

Installation of a biomass wood pellet boiler unit in connection with the new school to be erected on land at

Ysgol Gyfun Llangefni, Llangefni



Planning Committee: 25/07/2012

Report of Head of Planning Service (DPJ)

Recommendation:

Approval

Reason for Reporting to Committee:

The application is reported to the Planning Committee because the Isle of Anglesey Council is the applicant and the landowner.

1. Proposal and Site

Planning permission 34LPA121M/CC/ECON granted the relocation of Ysgol y Bont from the Llangefni Industrial Estate Road onto the Ysgol Gyfun Llangefni Campus on land currently forming part of the school playing field.

The application is made for a building to house a biomass wood pellet boiler in connection with the approved school. The proposed single storey building would be 3.5 meters wide by 11 meters length and include a small flue in the design. Externally the building would be finished with composite metal cladding panels and powder coated steel doors.

2. Key Issue(s)

- Principle
- External Appearance
- Amenity

3. Main Policies

Gwynedd Structure Plan

Ynys Mon Local Plan

1 General Policy
42 Design
45 Renewable Energy

Stopped Ynys Mon Unitary Development Plan

8b Energy Developments
GP1 Development Control Guidance
EP18 Renewable Energy

Planning Policy Wales 4th Edition 2011

Technical Advice Note 8 Planning for Renewable Energy

Technical Advice Note 12 Design (2009)

Technical Advice Note 22 Planning for Sustainable Buildings (2010)

4. Response to Consultation and Publicity

Local Member No formal response received at the time of writing.

Town Council No formal response received at the time of writing.

Highways No recommendation.

Drainage Drainage not affected.

Environmental Services Observations awaited at the time of writing.

Ecological Adviser No comments.

Welsh Water Any observations awaited at the time of writing.

Environment Agency Any observations awaited at the time of writing.

5. Relevant Planning History

34LPA121M/CC/ECON Re-location of Ysgol y Bont from Llangefni Industrial Estate onto the Ysgol Gyfun Llangefni Campus. Works to include the construction of a new Special Educational Needs School, together with relevant enabling works including the re-location of playing field, car park, modifications to site entrance and covered games area Granted conditionally 18.10.11.

6. Main Planning Considerations

Principle

The policies listed above advocate carbon neutral developments such as biomass wood pellet boilers in connection with the provision of sustainable buildings. The school granted planning permission as been designed to achieve will achieve BREEAM excellent rating and the principle is acceptable.

External Appearance

The proposed building is of a small scale in comparison with the overall development and the external appearance

The scale, design and external appearance of building is considered acceptable as part of the overall scheme for the construction of the school.

Amenity Issues

Policy 1 of the Ynys Mon Local Plan and GP 1 of the Stopped Anglesey Unitary Development Plan (2005) relate the effect on residential amenities and pollution and nuisance problems will be assessed in determining planning applications.

The nearest residential properties are on the other side of the proposed school at Bro Caerwyn. Subject to the receipt of comments from the council's Environmental Services it is not considered that the development will materially impact of the amenities of occupants of these properties.

7. Conclusion

The principle, external appearance and the affect on amenity are considered acceptable subject to any comments of the Environmental Services Section.

8. Recommendation

That subject to the receipt of any comments from the council's Environmental Services that the planning application is approved subject to the following conditions:

(01) The development hereby permitted shall be begun before the expiration of (five) years from the date of this permission.

Reason: To comply with the requirements of Section 91(1) of the Town and Country Planning Act 1990.

(02) The colour(s) of the external cladding and powder coated doors shall be approved in writing by the local planning authority prior to the commencement of the development hereby approved. The details approved under the provisions of this condition shall be used in the implementation of the development hereby approved.

Reason: In the interests of the amenities of the locality.

12.10

Gweddill y Ceisiadau

Remainder Applications

Rhif y Cais: 34LPA791B/CC Application Number

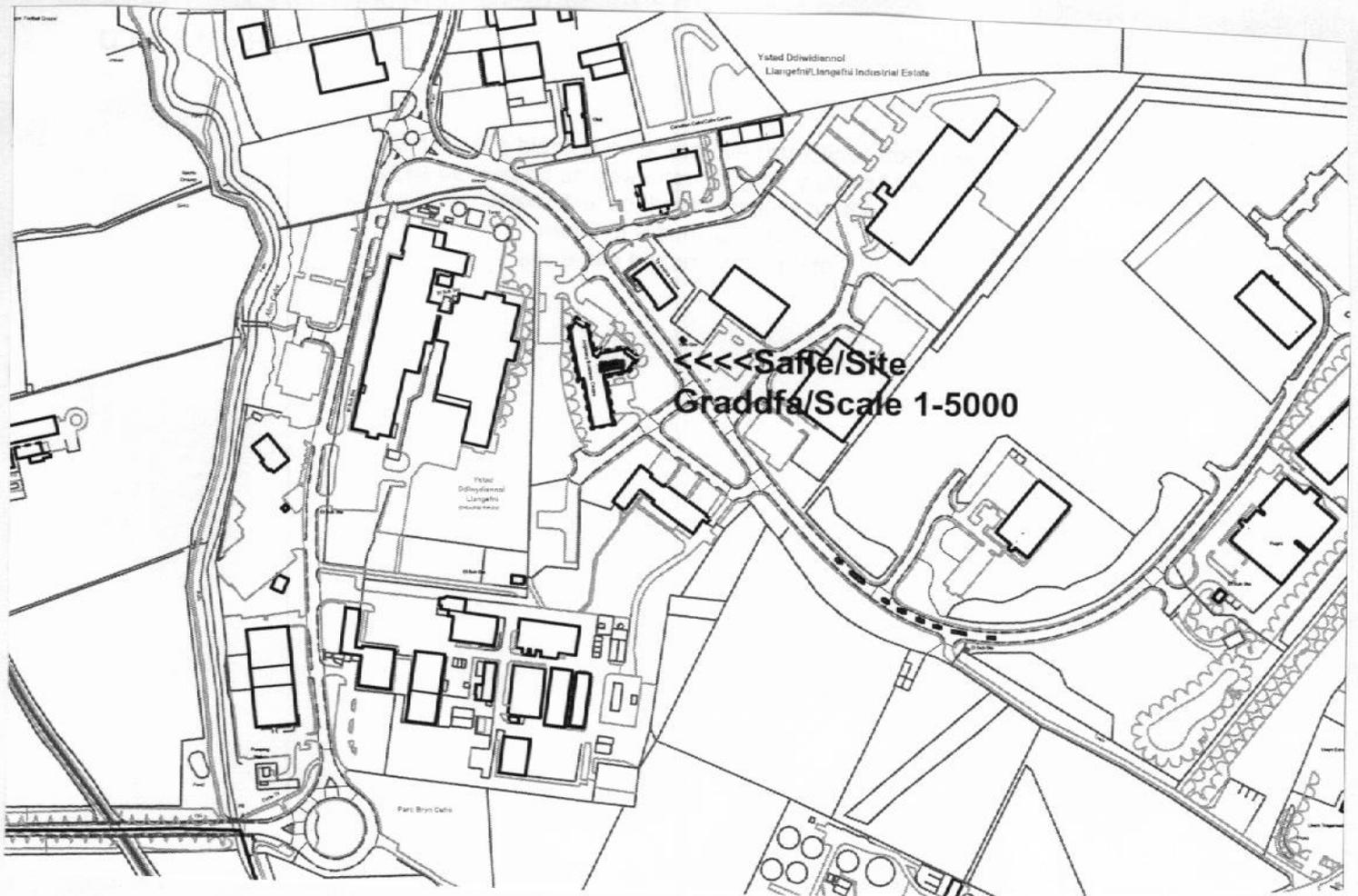
Ymgeisydd Applicant

Head of Service (Economic Development)
c/o Mr Tudur Jones
Isle of Anglesey County Council
Economic Development Unit
Anglesey Business Centre
Bryn Cefni Business Park
Llangefni
Ynys Mon
LL77 7AX

Gosod system solar PV 8kW ar do

Installation of an 8kw solar PV system on the roof of

Anglesey Business Centre, Bryn Cefni Industrial Estate, Llangefni



Planning Committee: 25/07/2012

Report of Head of Planning Service (DO)

Recommendation:

Permit

Reason for Reporting to Committee:

The application site is owned by the County Council.

1. Proposal and Site

The application site is a commercial building on the Bryn Cefni Business Park, Llangefni.

The application is for the installation of 34 solar photovoltaic panels totaling 56 meters square on the South facing roof of the Anglesey Business Centre.

2. Key Issue(s)

The key issues is whether the siting design and scale of the proposed solar panels are acceptable.

3. Main Policies

Ynys Mon Local Plan

1 – General Policy

42 – Design

Gwynedd Structure Plan

D4 – Location, Siting and Design

D29 – Design

Stopped Unitary Development Plan

GP1 – Development Control Guidance

GP2 – Design

4. Response to Consultation and Publicity

Local Member – No response at time of writing report.

Town Council – No response at time of writing report.

Highways – No response at time of writing report.

Drainage – No response at time of writing report.

Welsh Water – No response at time of writing report.

5. Relevant Planning History

None

6. Main Planning Considerations

The siting, design and scale of the proposed solar photovoltaic panels are considered acceptable and it is not considered that the proposed will have an unacceptable effect on the amenities of the area or nearby commercial properties.

7. Conclusion

The proposal is acceptable 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) The development permitted by this consent shall be carried out strictly in accordance with the plan(s) submitted on the 02/07/12 under planning application reference 34LPA791B/CC.

9. Other Relevant Policies

Planning policy Wales (Edition 4)

TAN 12: Design