

12.1

Gweddill y Ceisiadau

Remainder Applications

Rhif y Cais: **11C545B** Application Number

Ymgeisydd Applicant

**Menter Mon
c/o Mr Christopher Wilson
Donald Insall Associates Ltd
Y Becws
Pool Lane
Conwy
LL32 8PZ**

Darparu 2 ramp mynedfa yn

Provision of 2 access ramps at

Amlwch Copper Bins, Marine Terminal, Amlwch Port



Planning Committee: 05/09/2012

Report of Head of Planning Service (MTD)

Recommendation:

Permit

Reason for Reporting to Committee:

This is a Council owned property

1. Proposal and Site

This application is for 2 access ramps to the Copper Bin which have been converted

2. Key Issue(s)

Are the access ramps sympathetic to the existing building?

3. Main Policies

Ynys Môn Local Plan

Policy 42 – Design

Policy 40, 41 – Conservation of buildings

Ynys Môn Unitary Development Plan (Stopped)

GP1 – Edevelopment Control Guidance

GP2 – Design

EN13 – Conservation of buildings

SPG – Design Guide for the Urban and Rural Environment

4. Response to Consultation and Publicity

Local Member – No Comments

Community Council – No objection

Highways – No Comments

Drainage – No Comments

Environment Agency – Low Risk

5. Relevant Planning History

11C545 – Conversion of Copper Bins to a visitor centre – Approved 4/3/10

11C545A/LB – Listed Building Consent for above – Approved 26/7/10

6. Main Planning Considerations

The ramps are required to assist disabled access
They are considered fit for purpose and acceptable in this context.

7. Conclusion

An appropriate and necessary development

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.

Rhif y Cais: **12C251B** Application Number

Ymgeisydd Applicant

**Mr Stuart Briggs
Something Different
7 Thomas Close
Beaumaris
Anglesey
LL58 8HG**

Newid defnydd yr is lawr yn stiwdio tatw a'r llawr isaf yn gaffi yn

Change of use of basement level into tattoo studio and ground floor into cafe at

36A, Church Street, Beaumaris



Planning Committee: 05/09/2012

Report of Head of Planning Service (MTD)

Recommendation:

Permit

Reason for Reporting to Committee:

On request of Local Member

1. Proposal and Site

The site is located at the junction of Church Street and Mount Pleasant Beaumaris and accommodates a terraced building previously in use as a hardware store.

It is proposed to use the ground floor as a cafe and the basement as a tattoo studio. There will be no external alterations.

2. Key Issue(s)

Policy issues

Would there be harm to amenity

Highways issues

3. Main Policies

Ynys Mon Local Plan

1 General policy

26 Car parking

Ynys Mon Unitary Development Plan (Stopped)

GP1 Development Control Guidance

EP8 Vibrant Town, District and Local Centres

4. Response to consultation and publicity.

Local member has requested that the application be presented to Committee

Community Council No objection

Highways no recommendation

WW Conditions

Environmental Health comments

7 letters have been received, points raised include;

Would give rise to highway hazards

Out of keeping with the area

Cars have to mount pavement and with people smoking outside this would be dangerous

There are 26 cafes/restaurants in the town already

Car parking is a problem

Safety issues with tattoo parlour in basement

The building is outside the town thoroughfare with little passing trade How will ventilation be achieved

People will gather outside to smoke and the pavement is narrow.

5. Relevant Planning History

12c51 retention of alterations to shopfront approved 5/2/1988

12c251a Change of use into shop and flats approved 8/1/03

6. Main Planning Considerations

The site is located outside of the Retail Core of Beaumaris as identified in the Unitary Development Plan. In such locations there is some control over the loss of ground floor retailing. However, in this instance there is not such control and as such no policy object to the change.

In terms of amenity due to the existing commercial use it is not considered that an objection on this ground could be sustained.

The Councils Highways Engineers have been consulted and whilst there is no parking proposed no objection has been raised to the scheme.

7. Conclusion

This is an acceptable development in this location.

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 premises shall be open for business only between the hours of 9am to 6pm and shall not open on Sundays.

Reason: In the interests of amenity.

(03) The premises shall not be used as a hot food takeaway

Reasons: To define the scope of this permission

Rhif y Cais: **17C461A/DA** Application Number

Ymgeisydd Applicant

**Mr Gary Derbyshire
c/o Omnia Design Studio
Ty Calch,
Llanbadrig,
Cemaes Bay,
Anglesey.
LL67 0LL.**

Cais manylion llawn ar gyfer codi 1 annedd ar dir
gyferbyn a

Application for reserved matters for the erection of 1
detached house on land opposite

Maes Hafoty, Llansadwrn



Planning Committee: 05/09/2012

Report of Head of Planning Service (MTD)

Recommendation:

Permit

Reason for Reporting to Committee:

On request of Local Member

1. Proposal and Site

The site is Located within the village of Llansadwrn adjacent to the property Cheldham

It is proposed to construct a 2 storey dwelling with garage.

2. Key Issue(s)

As this is a reserved matters application the principle of the development has been established. This application relates to the details ie visual appearance and matters conditioned on the outline consent.

3. Main Policies

Gwynedd Structure Plan

A1 Housing Land
A3 New Housing Development

Ynys Mon Local Plan

1 General Policy
31 Landscape
42 Design
48 Housing Development Criteria
50 Listed Settlements

Ynys Mon Unitary Development Plan (Stopped)

GP1 Development Control Guidance
GP2 Design
HP5 Hamlets and Clusters
EN1 Landscape

SPG Design Guide for the Urban and Rural Environment

4 Consultation responses

Local member has referred the application to committee
Community Council Concerns over creeping development and design uncharacteristic
Welsh Water conditions

Drainage comments

5. Relevant Planning History

17c461 Outline permission for dwelling approved 6/7/11

6. Main Planning Considerations

With the surrounding form of development in mind it is considered that the appearance of the proposed dwelling is acceptable. It is of a similar scale to others nearby and will not detract from the appearance of the locality. Furthermore given its position it is not considered that there will be harm to the amenities of nearby occupiers.

7. Conclusion

The details submitted are acceptable and appropriate in this location.

8. Recommendation

Pemit

The approval hereby given satisfies the requirements of conditions 2,3 and 17 of the outline permission given. The applicants attention is drawn to the remaining conditions of that permission which must be adhered to.

Rhif y Cais: 19C792C Application Number

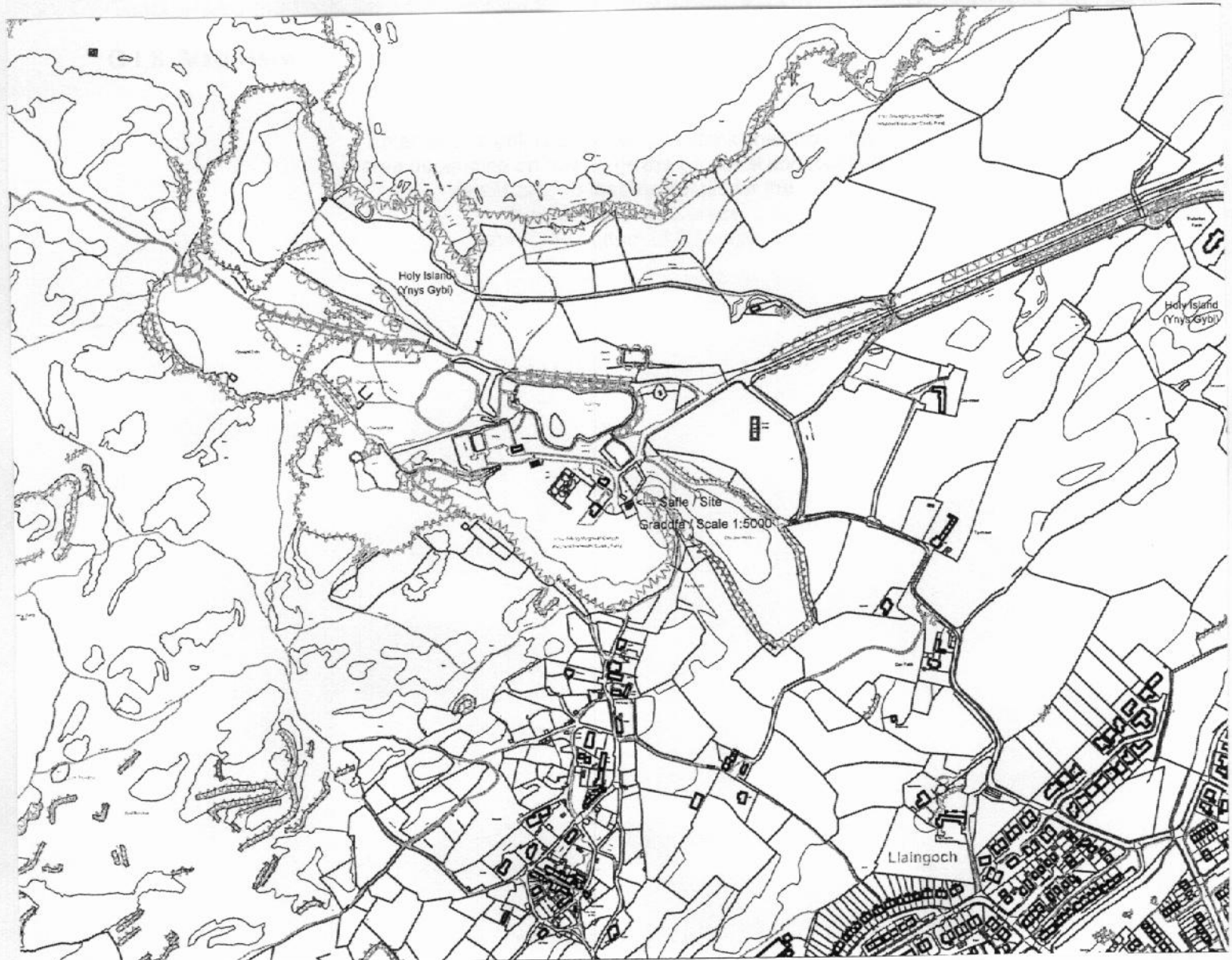
Ymgeisydd Applicant

**Green Links / Ffyrdd Gwyrdd
c/o Keep Wales Tidy
Cadwch Gymru'n Daclus
Ty'r Harbwr
Cei Llech
Caernarfon
Gwynedd
LL55 2PB**

Cais llawn ar gyfer lleoli cynhwysydd storio fel hwb
i briosect beics Cybi ar dir yn

Full application for the siting of a storage container
as a hub to the Cybi bikes project on land at

Breakwater Country Park, Holyhead



Planning Committee: 05/09/2012

Report of Head of Planning Service (AMG)

Recommendation:

Permit

Reason for Reporting to Committee:

The application is made on Council owned land.

1. Proposal and Site

The site is located within the Breakwater Country Park in Holyhead.

The proposal entails the siting of a storage container as a hub for Cybi Bikes project which offers bike hiring facilities.

2. Key Issue(s)

The key issue to consider is whether or not the proposal will have an affect on the character of the locality.

3. Main Policies

Ynys Môn Local Plan

Policy 1 – General Policy

Policy 2 – New Jobs

Policy 5 – Design

Policy 14 – Recreation and Community Facilities

Gwynedd Structure Plan

Policy B1 – Employment Generating Developments

Policy CH1 – Recreation and Tourist Development

Policy D4 – Location, Siting and Design

Policy D29 – Standard of Design

Stopped Unitary Development Plan

Policy GP1 – Development Control Guidance

Policy GP2 – Design

Policy TO10 – Recreational Routes

Policy TO11 – Sports and Leisure Facilities

Planning Policy Wales Edition 4 February 2011

TAN 12: Design

TAN 16: Sport, Recreation and Open Space

4. Response to Consultation and Publicity

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

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

Highways – No recommendation.

Property - No response received at time of writing report.

Countryside Council for Wales - No response received at time of writing report.

Public Consultation - The proposal was advertised through two means of publicity; the placing a site notice near the site together with a notice in the local newspaper. The latest date for the receipt of representations is the 6th September 2012. At the time of writing this report no representations had been received at the department.

5. Relevant Planning History

19C792 – Conversion of existing building into 24 bed self catering youth hostel at Ex Rangers Accommodation, Breakwater Country Park, Holyhead – Approved 20/03/2003

19C792A – Amended detailed plans for the conversion of existing building into 24 bed self catering youth hostel at Ex Rangers Accommodation, Breakwater Country Park, Holyhead – Withdrawn 15/01/2007

19C792B – Full application for the change of use of the existing wardens accommodation into a café with offices and storage above together with alteration and extension thereto at Warden's Accommodation, Breakwater Country Park, Holyhead – Approved 08/03/2012

6. Main Planning Considerations

Affect on the character of the locality – The site is located within the Holyhead Breakwater Country Park. The site can acceptably accommodate the proposal without appearing cramped or over developing the site. Although the design of the proposed container is not acceptable as a permanent structure, the Local Planning Authority considers it acceptable to allow the proposal temporary permission for the period of three years in order to establish the new bike hire enterprise.

7. Conclusion

Although the design of the proposed container is not acceptable as a permanent structure, the Local Planning Authority considers it acceptable to allow the proposal temporary permission for the period of three years in order to establish the new bike hire enterprise.

8. Recommendation

Permit subject to no additional adverse comments received following publicity.

(01) The storage container hereby permitted shall be removed from the land by the 01/11/2015.

Reason: The local planning authority has granted permission for a temporary period only as they wish to re-consider the position on the 01/11/2015 in light of circumstances prevailing at that date.

(02) The storage container hereby permitted shall only be used in conjunction with the Cybi Bikes project and for no other use whatsoever.

Reason: In the interests of amenity.

(03) The development permitted by this consent shall be carried out strictly in accordance with the plan(s) submitted on the 27/07/2012 under planning application reference 19C792C.

Reason: For the avoidance of doubt.

Rhif y Cais: 19C792D Application Number

Ymgeisydd Applicant

**Mon Social Enterprises
c/o DEWIS
Menai House,
Holyhead Road,
Llanfairpwll
LL61 5UJ**

Cais llawn ar gyfer newid defnydd y llely warden presennol i gaffi gyda swyddfeydd a storfa uwchben ynghyd ag addasu ac ehangu yn

Full application for the change of use of the existing warden's accommodation into a cafe with offices and storage above together with alterations and extensions thereto at

Warden's Accommodation, Holyhead Breakwater Country Park, Holyhead



Planning Committee: 05/09/2012

Report of Head of Planning Service (SCR)

Recommendation: Permit

Reason for Reporting to Committee:

The application is on Council owned land.

1. Proposal and Site

The application site is located within the Breakwater Country Park in Holyhead. The building was last used as the warden's accommodation. The proposal entails the change of use of the existing warden's accommodation into a café with offices and storage above together with alterations and extensions thereto to provide café seating areas.

The application is an amended scheme to that approved in March, 2012 under planning reference 19C792B. The amendments include the erection of a larger extension to the rear of the building together with landscaping improvements.

2. Key Issue(s)

The key issues to consider are whether or not the proposal is acceptable in policy terms, whether or not the proposal is acceptable in design and the affect on the surrounding area or harm any protected species.

3. Main Policies

Ynys Môn Local Plan

Policy 1 - General Policy

Policy 2 - New Jobs

Policy 5 - Design

Policy 7 - Rural Buildings

Policy 14 - Recreation and Community Facilities Policy 26 - Car Parking

Policy 42 - Design

Gwynedd Structure Plan

B1 - Employment Generating Developments

D4 - Location, Siting and Design

D29 - Design

FF12 - Parking Provision

Stopped Unitary Development Plan

Policy GP1 - Development Control Guidance Policy GP2 - Design

Policy EP6 - Reuse of Buildings

Policy TO1 - New Attractions and Extensions to Existing Attractions

Planning Policy Wales Edition 4 February 2011

Technical Advice Note 12 - Design

Technical Advice Note 13 - Tourism

4. Response to Consultation and Publicity

Local Member – Support application

Town Council – No objection

Welsh Water – No response to date

Drainage – Standard comments

Highways – No response to date

Countryside Council for Wales – No objection

Environmental Health - Comments

Property Services – No response to date

The application was afforded two means of publicity. These were by the posting of site notices near the site and the serving of personal notifications to the correspondents who raised objections to the previous application. The latest date for the receipt of representations was the 14th August, 2012 and at the time of writing this report one letter of representations had been received at the department. The main issues raised were:

- i) There is a shortage of housing on Anglesey and therefore the proposal should be converted into a residential dwelling or reduce the rent for a part time warden.
- ii) It would be beneficial to have a warden on the site overnight such as to stop people camping overnight, reduce theft and vandalism, the warden could run the information centre and to service the toilet block on the site.
- iii) The proposed development at the Penrhos Country Park could result in additional visitor numbers to the Breakwater Country Park and therefore more staff would be required at the Breakwater.
- iv) Proposal would over-commercialize the site and would have a detrimental impact on the quiet, unspoilt nature of the park.

In response to these comments I would state:

- i) The application is for the change of use of the building into a cafe and as the building is located on a site which attracts a high number of visitors throughout the year it was considered the best option to provide an all-year round café. Reduced rental would not be cost effective for the authority and the proposed rental from the café will provide additional income to the authority.
- ii) No overnight camping is allowed on the site at present and there have been minimal theft and vandalism over the last 10 years. Seasonal staff are employed during the summer and is supported by Countryside and AONB officers throughout the year.

iii) The proposed development at Penrhos Country Park will still allow public access to the woodland and coastal path.

iv) The Breakwater Country Park extends to over 108 acres and therefore the proposed development of a café will have a minimal effect on the peace and tranquillity of the area.

5. Relevant Planning History

19C792 - Conversion of existing buildings into 24 bed self catering youth hostel at Ex Rangers Accommodation, Breakwater Country Park, Holyhead. - Approved 20/03/2003.

19C792A - Amended detailed plans for the conversion of the existing building into 24 bed self catering youth hostel at Ex-rangers Accommodation, Breakwater Country Park, Holyhead. - Withdrawn 15/01/2007

19C792B – Full application for the change of use of the existing warden's accommodation into a café with offices and storage above together with alterations and extensions thereto at Warden's Accommodation, Holyhead Breakwater Country Park, Holyhead – Approved 08/03/12

19C792C – Full application for the siting of a storage container as a hub to the Cybi bikes project on land at Breakwater Country Park, Holyhead – No decision to date.

6. Main Planning Considerations

Policy - The proposal in my considered opinion conforms with both national and local plan policies. Policy 2 New Jobs of the Ynys Môn Local Plan allows for employment developments on sites outside existing settlements in exceptional circumstances where there are economic benefits which would justify allowing the proposal. Policy 7 Rural Buildings of the Ynys Môn Local Plan allows for existing buildings in the countryside to be used for small businesses. Holyhead Breakwater Country Park is designated for Physical Infrastructure and Environmental Proposal within the Ynys Môn Local Plan. Policy 14 Recreation and Community Facilities of the Ynys Môn Local Plan permits development of recreational and leisure facilities within designated physical infrastructure and environmental proposal areas. Policy EP6 of the Stopped Unitary Development Plan allows for the change of use or redevelopment of existing buildings for employment purposes provided they cause no unacceptable harm to the character or amenity of the area. Policy TO1 allows for proposal to further develop existing tourist attractions providing they do not cause unacceptable harm to the environment. It is anticipated that the proposal will create 5 full time employment opportunities.

Design - The proposal entails the change of use of the existing warden's accommodation into a café with offices and storage above together with alterations and extensions to the side and rear of the building to provide a café seating area together with landscaping improvements. The extension to the side is a single storey pitched slate roof conservatory extension with rooflights and glazing all round with low cavity walls with stone cladding. The extension to the rear is a UPVC conservatory with a flat roof which will be covered by cedam/proprietary green roof. The internal works entails layout changes to the ground floor to accommodate the café seating area. The design of the proposed development appears to be fit for purpose. There is acceptable space within the site to accommodate the proposal without appearing cramped and overdeveloped.

Affect on the surrounding area - It is not considered that the proposal will have an affect on the surrounding area as the site is situated within the Breakwater Country Park.

Affect on Protected Species – There is a possibility that lizards may be present on the site. The walls, area of vegetation proposed for removal, and the small pond to the rear of the site may be used by lizards and therefore in order to ensure that the proposal will not harm any protected species a condition will be imposed

on the permission to restrict part of the works until a protected species survey has been submitted to and approved in writing by the local planning authority

7. Conclusion

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: To comply with the requirements of the Town and Country Planning Act 1990.

(02) Full details of the means of extraction of fumes from the premises to the outside, including the siting of any associated external duct work, vents or extractor fans, shall be agreed in writing with the Local Planning Authority before the development is commenced.

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

(03) The café area hereby approved shall only be used as a 'Cafe' and for no other purpose specified in Class A3 of the Schedule to the Town and Country Planning (Use Classes) Order 1987.

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

(04) The premises shall not open for business before 8:00 am or after 6:00 pm on weekdays, Saturdays and Sundays.

Reason: In the interests of amenity.

(05) A protected species survey shall be carried out on the surrounding ponds and shall be submitted to and approved in writing by the local planning authority, Where protected species are found to be present the report shall propose mitigation measures together with the timings of such works. The works shall proceed in accordance with the details as are agreed with the local planning authority.

i) flat roof extension located to the south west of the application site,

ii) carrying out any demolition to the walls

iii) any works to the dense vegetation areas on the site

(06) The development permitted by this consent shall be carried out strictly in accordance with the plan(s) submitted on the 09/07/12 under planning application reference 19C792D and the details which may be required to be approved under condition (05) above.

Reason: For the avoidance of doubt.

Rhif y Cais: **22C197B** Application Number

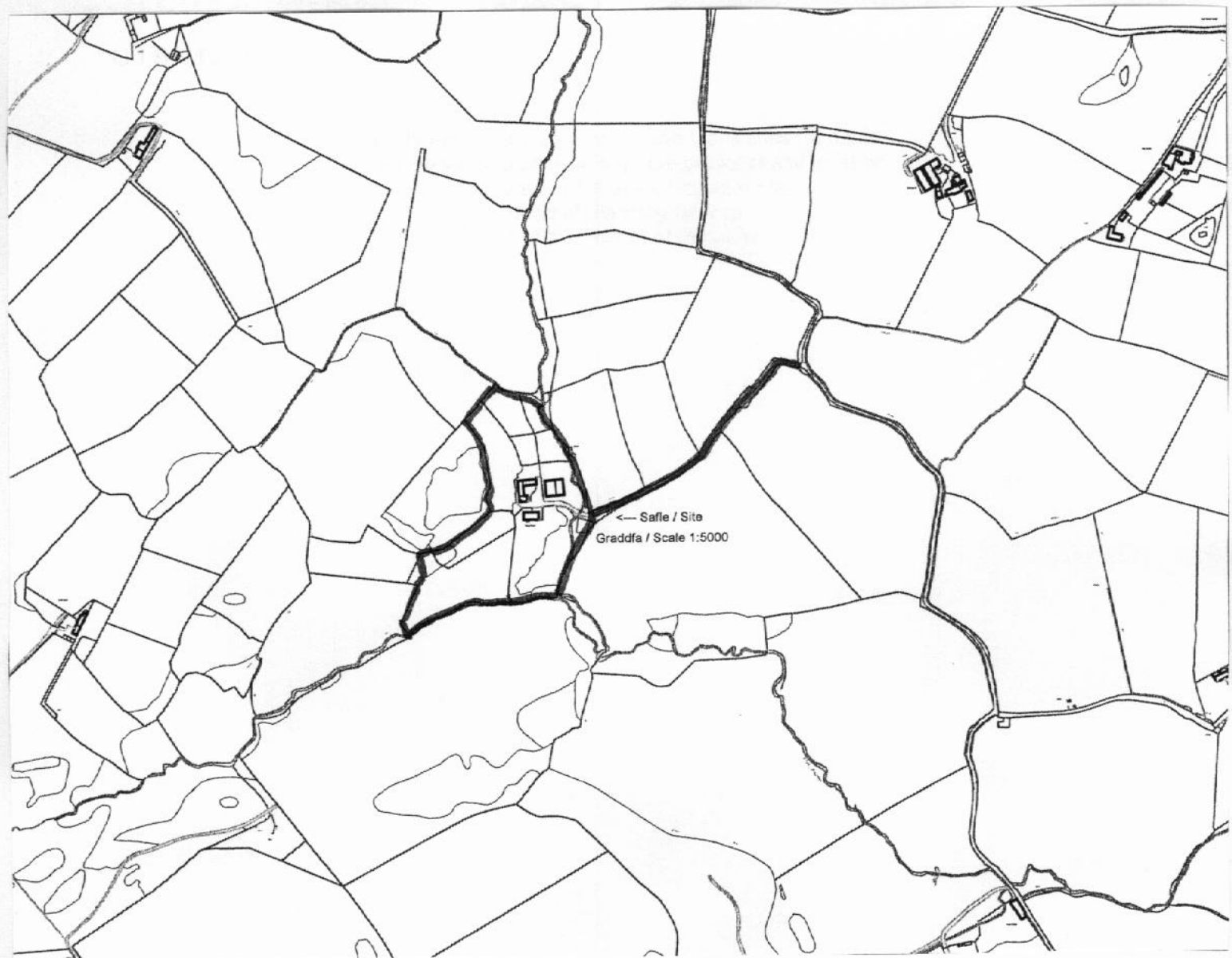
Ymgeisydd Applicant

**Mr Oliver Dennis
c/o Berwyn Owen
Owen Devenport
1st Floor
Metropolitan Buildings
25 High Street
Llangefni
LL77 7NA**

Codi 21 o gabanau coed i ddefnydd gwyliau, darparu lonydd atynt, tirlunio, ynghyd a gosod offer preifat i drin carthion yn

Erection of 21 log cabins for holiday use, provision of access tracks, landscaping, together with the installation of a private treatment plant at

Tan y Coed, Beaumaris



Planning Committee:

Report of Head of Planning Service (DPJ)

Recommendation:

Permit

Reason for Reporting to Committee:

The application is called to the planning committee by the local member.

1. Proposal and Site

The property subject to the application is located in the countryside between the settlements of Beaumaris, Llanddona & Llangoed. The property encompasses an area of circa 55 acres (land within the applicant's control) and there is a lawful use for 14 static caravans on an area amounting to approximately 0.11 hectares.

A previous planning application (22C197) entailed constructing 21 timber frame holiday units encompassing an area of 4.9 hectares and was refused on 03.06.10. A subsequent appeal was dismissed and the proposal comprises an amended proposal taking into account the appeal decision which is considered in the main body of the report. This revised application is still made for 21 timber frame holiday units on a lesser area of 2.5 hectares.

The planning application is accompanied by a Transport Assessment & the following are relevance from this document:

- Traffic speeds along the access route to the site are low.
- The road network has an excellent safety record.
- The current proposal seeks to replace the lawful use of part of the site for 14 caravans with 21 holiday lodges and the net impact of the proposal is to add 7 units. Based on an additional 7 units the Transport Assessment calculates that that during a weekday the development would result in a maximum peak hourly traffic of one additional journey and 2 on a weekend.
- Six additional passing places are offered as part of the development; 3 to the north of the site access and 3 to the south of the site access.
- As part of the proposals a mini bus service is being offered for visitors and staff.

The planning application is accompanied by a draft legal agreement which states that the applicant are agreeable to the following:

- That the log cabins shall only be occupied for a period of 11 months in any calendar year.
- Remove any static caravans on the application site and relinquish the lawfulness of 14 caravans on the site.
- Upon occupation of the first unit to provide written confirmation to the council that the developer shall not unless otherwise agreed in writing with the council make an application to the Camping and Caravan Club for Certified Location status or Certified Site Status.

The application is supported by:

- Updated Ecological Assessment.
- Landscape & Visual Impact Assessment
- Business Plan
- Design & Access Statement.
- Drainage details.
- Flood consequences Assessment.
- Archaeological Study.
-

2. Key Issue(s)

- Weighting of the proposal having regard to lawful use.
- Principle of the development in relation to policies in relation to protection of the countryside and holiday accommodation.
- Landscape Impact
- Highway & pedestrian safety

3. Main Policies

Gwynedd Structure Plan

CH2 High quality holiday Accommodation
D3 Special Landscape Area
FF11 Traffic Generation

Ynys Mon Local Plan

1 General Policy
8 Holiday Accommodation
31 Landscape

Stopped Ynys Mon Unitary Development Plan GP1 Development Control Guidance
EN1 Landscape Character
TO2 Holiday Accommodation

Planning Policy Wales

Technical Advice Note 13 (Wales) Tourism

Technical Advice Note 18 (Wales) Transport

4. Response to consultation and publicity.

The application site encompasses/and is in close proximity to the community council areas of Beaumaris, Llanddona and Llangoed; all were thus consulted.

Beaumaris Town Council The council notes improvements proposed to access roads, and are happy to recommend approval. There is still a problem with access via Menai Bridge High Street to south-east Anglesey, which needs to be addressed to accommodate additional holiday /residential units and to promote tourism.

Llanddona Community Council No observation received at the time of writing.

Llangoed & Penmon Community Council No observation received at the time of writing.

Councillor Hefin Thomas No observation received at the time of writing.

Councillor R L Owen – Wishes the application to be presented to the planning committee as it involves his constituency and two other, namely Llangoed and Llanddona.

Councillor Lewis Davies No observation received at the time of writing.

Highways – Having regard to the previous appeal decision no objections detailed conditions awaited at the time of writing.

Drainage – Comments awaited.

Built Environment Section – Conditional permission requiring details of landscaping/tree works, site levels, location and design of passing places.

Environmental Adviser No objections but the following comments are made on the submitted ecological survey which have been passed to the agent at the time of writing:

-At 7.7 the Ecological Survey states 'If significant areas of suitable reptile habitat are to be disturbed by the proposals then detailed surveys for reptiles should be undertaken', and there are a number of statements of this kind for other aspects of the Survey. I advise that confirmation be sought as to whether the submitted plans do or do not indeed reach such thresholds as the level of detail in the survey maps in Appendix 1 of the Survey does not allow such judgements to be made. If there are, for example, areas of potential reptile habitat which would be affected by the proposal, I would advise that the design be tweaked to allow such areas to be conserved (this may involve changes in layout and planting for example). If such changes can be agreed, it may be possible to avoid what might otherwise be need for further survey.

Environment Agency - The flood consequences assessment (e-geo Solution Ltd Report No. E0258.FCA.R1- November 2009) submitted has identified the flood risks are acceptable and no additional flood mitigation measures are required. It is noted that the principles of SuDS are to be employed with individual soak aways. Should the method of surface water disposal change then the EA request that they are re-consulted to ensure that the receiving watercourse is not overloaded during the extreme storm events.

It should be noted that the ultimate responsibility for maintaining the bed and banks of the watercourse rests with the riparian landowner.

Welsh Water - No observations.

Countryside Council for Wales – No objection subject to mitigation measures detailed.

Gwynedd Archaeological Planning Service – Conditional permission.

14 letters received objecting on the following grounds to the originally submitted proposal:

- Increase in traffic on narrow lanes and associated difficulties.
- There is no place for a development of this type in a Welsh Community.
- Pressures on local services.
- Waste of productive agricultural land.
- Effect on nature conservation particularly Red Squirrel.
- The total number of car parking spaces proposed suggest that the traffic movements would be much greater than that quoted in the Transport Assessment and quoted in the appeal decision.
- The appeal decision concludes that the additional 7 units of holiday accommodation would be unlikely to materially worsen the existing highway conditions. The writer disagrees with the conclusion. They consider that additional passing places could only be provided to the detriment of the character of the narrow country lanes approaching the site which are particularly rich in plant and wildlife.
- The appeal also states "It is clear that along these approach lanes, traffic speeds have to be low in order to negotiate the bends and the potential for meeting oncoming traffic and pedestrians". This cannot be relied upon. The approach roads from the north pass Llangoed Primary School whereas the approach road from the south passes the housing estate at Llanfaes where very young children often play in the road. Local traffic may be aware_of the potential hazard; holiday traffic cannot be expected to have the same degree of awareness.
- Development will worsen the condition of the roads.

- Detriment to existing agricultural, tourism traffic and cyclists using the “Sustrans” route.
- Pollution from traffic.
- Local business will not benefit from the development as facilities will be on site or supplied by supermarkets.
- Construction traffic.
- Lack of passing places.
- Detrimental effect on the environment.
- Detrimental effect on the local community.
- Pressure on water and electricity.
- The proposal will result in the creation of a village in the countryside.
- Visual impact and effect on the AONB.
- The objectors is third generation and were refused planning permission for log cabin development on the grounds of being within an AONB and that there were existing facilities present and there were highway objections. Council should revisit their previous objection on the objectors application.
- Noise pollution.

5. Relevant Planning History

A/1858 Conversion of an extension to farm building Conditionally approved 07.02.1973.

A/1858a Change of use of Outbuilding Conditionally approved 07.11.1973.

A/1858b Change of use of outbuilding Conditionally approved 05.12.1973.

EU.9. Established Use Certificate Use of land edged red as caravan site 09.07.1974

A/1858c Detailed plans for the conversion of outbuildings to dwelling Conditionally approved 04.09.1974.

A/1858d Conversion of outbuildings into two dwellings Conditionally approved 29.12.1975

A/1858e Erection of a dwelling Withdrawn 01.02.1978

A/1858f Alterations & extensions to outbuilding to provide holiday accommodation Conditionally approved 05.04.1978

12C105 Alterations & extensions Conditionally Granted 16.08.88

12C105A Certificate of Lawfulness of Existing Use or Development, Granted for the siting of 14 permanent caravans for holiday occupation 08.08.08.

22C197 Erection of 21 log cabins for holiday use, provision of access tracks, landscaping, together with the installation of a private treatment plant Refused 03.06.10, Appeal subsequently dismissed 10.06.11.

22C197A/SCR Screening Opinion. Determined 25.08.09 EIA not required.

6. Main Planning Considerations

Planning History

The property benefits from an Established Use Certificate dating back from 09.07.1974, for the use of land amounting to circa 0.11 ha in area as a caravan site. This was formalised under the current planning act by application reference 12C105A which granted a lawful use for the same area for 14 permanent caravans for holiday purposes. The application subject to this report is made in lieu of this lawful use via the completion of

the proposed legal agreement.

Planning application 22C197 was originally submitted for 39 units encompassing an area of 9 hectares. In the course of determining the planning application this was reduced to 21 units encompassing a lesser area of 4.9 hectares. The application was refused by the local planning authority on the grounds of sustainability, landscape and highway network. An appeal of this decision was upheld by the Planning Inspectorate but only refused on landscape grounds.

The application subject to this report comprises a re-submission taking into account the appeal decision and is still made for 21 timber frame holiday units on a lesser area of 2.5 hectares. The Inspectors decision is a material consideration in the determination of this planning application.

Principle of the Development

The development plan for Anglesey comprises the approved Gwynedd Structure Plan (1993) & the adopted Ynys Môn Local Plan (1996).

Policy CH2 of the Gwynedd Structure Plan states that the development of new high quality holiday accommodation...will be permitted where they do not conflict with other policies of this plan.

Policy 8 of the Ynys Môn Local Plan states applications for high quality holiday accommodation will be permitted where they do not conflict with other policies of this plan. In particular, the council will favourably consider proposals which form an integral part of an overall scheme which adds to tourism and recreation facilities in the area. The supporting text of this policy provides further guidance on the provisions of this policy and amongst other considerations landscape and environmental considerations.

On 1st December 2005 the County Council voted to implement the transitional arrangements set out in the LDP Wales regulations and to "stop work" on the Ynys Môn Unitary Development Plan (UDP). The deposit plan of 2001, as amended by the Inspector's report, remains a material planning consideration carrying weight commensurate to the stage it reached. This plan has reached a late stage in its preparation, but it does carry less weight than the development plan. Policy T02 of the Stopped Ynys Môn Unitary Development Plan states applications for high quality holiday accommodation will be permitted where they do not cause unacceptable harm to the environment.

The application is located in the countryside under the provisions of development plan and the Stopped Ynys Môn Unitary Development Plan.

National Planning Policies in relation to holiday accommodation are contained in Planning Policy Wales, Technical Advice Note 13 Tourism and Technical Advice Note 18 Transport.

The Isle of Anglesey Council Supplementary Planning Guidance on High Quality Holiday Accommodation sets details the criteria identified in the reasoned justification of the development plan and other policy considerations in greater detail.

As noted in the Inspector's decision on planning application 22C197 a sequential approach to new developments is advocated and the policies (which are listed above in this committee report) and they support the provision of high quality tourism development where other policies in the development plan and Stopped UDP are satisfied. The Inspector decision balanced the possible economic benefits, likely traffic generation, the geography of the Island where he considered few places are very distant from the main transportation nodes, poorer sustainability credentials of the site in relation to an allocated site nearby at "Lairds" and the fact that the site was not on the edge of a settlement should not lead to a conclusion that the proposal would conflict with these policies and should be rejected.

Having regard to the Inspectors decision 21 units on an area of 2.5 hectares is considered acceptable in principle.

Landscape and Visual Impact

The proposal would be located within an Area designated as a Special Landscape Area under the provisions of policy 31 of the Ynys Môn Local Plan, D3 of the Gwynedd Structure Plan and EN1 of the Stopped Ynys Môn Unitary Development Plan.

This revised planning application is now made for a lesser area of 2.5 hectares which excludes the area which the Inspector considered objectionable. The proposal is now contained within 2 field enclosures which the local planning authority consider acceptable subject to the conditions recommended notably requiring a landscaping scheme.

Highway and Pedestrian Safety

Policy FF11 of the Gwynedd Structure Plan states that developments which give rise to significant increase in traffic generation will be permitted only where existing highways are adequate to cater for increased use unless the listed criteria are satisfied.

Policy 1 of the Ynys Môn Local Plan requires that the roads leading to the application site are safe and adequate.

GP1 of the Stopped Ynys Môn Unitary Development Plan states development will be permitted where the roads leading to the site are safe and adequate and the highway network can accommodate the traffic generated.

The council's Highways Section recommended that the previous planning application was refused because the single track county highway giving access to the property has a poor horizontal and vertical alignment, resulting in restricted forward visibility. They also considered that there were also insufficient passing bays along the length of the road to enable the free flow of two way traffic.

From a highway, traffic and transport point of view, the Inspector concluded that whilst the access route to the site could not be regarded as a good highway network, there are improvements that can be funded by the development, which in combination with the small increase in traffic attraction and the offer of sustainable transport measures, would ensure that the proposal does not conflict with the Council's policies. Having regard to the Inspector's decision it is recommended that the proposal is accepted subject to conditions and obligations as appropriate in respect of the following:

Six additional passing places are offered as part of the development; 3 to the north of the site access and 3 to the south of the site access.

- Remove any static caravans on the application site and relinquish the lawfulness of 14 caravans on the site.
- Upon occupation of the first unit to provide written confirmation to the council that the developer shall not unless otherwise agreed in writing with the council make an application to the Camping and Caravan Club for Certified Location status or Certified Site Status.
- Travel Plan.

Other Matters

A small part of the application site along the river is within a C2 flood Zone, in accord with the Inspector's decision given the site's topography and nature of the risk this can be mitigated to acceptable degree and the tests in section 6 of TAN 15 need not be applied.

Ecological issues have been addressed in accord with the requirements of TAN 5 Nature Conservation. At the time of writing the applicants have been requested to respond to the Environmental Adviser's comments in relation to reptiles and delegated powers are requested to deal with this if necessary as part of the recommendation.

There are First World war practice trenches on the applicant's land "Cae Trenches" which Gwynedd Archaeological Planning Service have previously confirmed are nationally important. These trenches are not affected by the proposals and a condition has been recommended requiring archaeological work in accord

with a scheme to be approved by the local planning authority.

7. Conclusion

The application comprises a re-submission taking into account the appeal decision which is a material consideration in the determination of this planning application. The previous application was refused by the local planning authority on the grounds of sustainability, landscape and highway network. An appeal of this decision was upheld by the Planning Inspectorate but only refused on landscape grounds.

This revised planning application is now made for a lesser area of 2.5 hectares which excludes the area which the Inspector considered objectionable on landscape grounds. The proposal is now contained within 2 field enclosures which the local planning authority consider acceptable.

8. Recommendation

That delegated powers are granted to **permit** the planning application upon resolution of the ecological issues described in the report subject to the completion of a legal agreement containing the following obligations:

- that the Log Cabins shall only be Occupied for a period of 11 months in any one calendar year;
- Remove any static caravans on the application site and relinquish the lawfulness of 14 caravans on the site.
- Upon occupation of the first unit to provide written confirmation to the council that the developer shall not unless otherwise agreed in writing with the council make an application to the Camping and Caravan Club for Certified Location status or Certified Site Status.

There after that planning permission is granted 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 dwelling 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), (or any subsequent equivalent and/or standard as may be in force at the time of registration). 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.

(03) Construction of the dwelling 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 dwelling in accordance with the requirements of the Code for Sustainable Homes: Technical Guide 11th November 2010 (Version 3). (or any subsequent equivalent and/or standard as may be in force at the time of registration).

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

(04) Prior to the occupation of the dwelling 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 dwelling in accordance with requirements of the Code for Sustainable Homes: Technical Guide 11th November 2010 (Version 3), (or any subsequent equivalent and/or standard as may be in force at the time of registration).

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

(05) No development shall take place until trade descriptions of the materials proposed to be used on the external surfaces of the development have been submitted to and approved in writing by the Local Planning Authority. The approved materials shall be used in the implementation of the development.

Reason: To ensure a satisfactory appearance to the development.

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

Reason: To ensure a satisfactory appearance of the development.

(07) 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.

(08) 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.

(09) 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.

(10) No development shall take place within the site until the implementation of a programme of archaeological works has been secured in accordance with a written scheme of investigation submitted to and approved in writing by the Local Planning Authority.

Reason: To secure the provision of an archaeological excavation and recording of remains.

(11) The development hereby approved shall not commence until:

(i) A written travel plan has been submitted to and approved in writing by the Local Planning Authority ('the Approved Travel Plan') (unless otherwise approved in writing by the local planning authority).

(ii) 'The Approved Travel Plan' shall include at the very least the following matters:

(1) Provision ('Provisions') for encouraging the use of public transport, walking and cycling and a

reduction in single occupancy private car usage during peak commuting hours.

- (2) A timetable for the implementation of its Provisions,
- (3) Provisions for retaining the records of due implementation and for making such records available to the Local Planning authority on reasonable notice in writing,
- (4) Provisions to be implemented and / or corrective actions to be taken by the developer in cases where implementation does not occur in accordance with the timetable in the Approved Travel Plan.

(iii) The development hereby approved shall not be occupied prior to the implementation of the Approved Travel Plan or prior to such parts of it as are intended to be implemented prior to occupation. Otherwise, the Approved Travel Plan shall be implemented in accordance with the timetable for implementing its Provisions.

(iv) Those Provisions of the Approved Travel Plan envisaged to remain in force during the use of the development hereby approved shall so remain in full force and effect for so long as the development hereby approved remains in use.

(v) Where the Provisions of the Approved Travel Plan are breached by the developer then the Local Planning Authority may enforce the Provisions of the Approved Travel Plan against the developer as therein provided.

Reason: In order to reduce or mitigate the impacts of the development upon the local highway network and surrounding neighbourhood by reducing reliance on the private car for journeys to and from the site.

(12) The development hereby approved shall commence until a scheme for the comprehensive and integrated drainage of the site demonstrating how foul water, surface water and land drainage will be dealt with has been submitted to and approved in writing by the local planning authority. The details approved under the provisions of this condition shall be completed prior to the occupation of the development.

Reason To ensure that effective drainage facilities are provided for the proposed development, and that no adverse impact occurs to the environment or adjacent properties.

(13) The provisions of Schedule 2, Part 1, Classes A, B and E of the 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 In the interests of the amenities of the locality.

(14) No development shall take place until there has been submitted to and approved in writing by the local planning authority a plan indicating the Position(s), design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed in accordance with a timetable agreed in writing with the local planning authority. Development shall be carried out in accordance with the details approved under the provisions of this condition.

Reason: To ensure a satisfactory appearance to the development.

(15) No development shall take place until there has been submitted to and approved in writing by the local planning authority a plan indicating the means of treatment of all hard surface areas. The hard surface areas shall be completed in accordance with a timetable agreed in writing with the local planning authority. Development shall be carried out in accordance with the details approved under the provisions of this condition.

Reason: To ensure a satisfactory appearance to the development.

(16) Full construction details of the passing places illustrated on drawing reference number SCP/11192/APPENDIX 5 and received 05.01.12 (or any other passing places drawing as may be approved in writing by the local planning authority in addition to or substitution for those shown on the said drawing) (“the works”) shall be submitted to an approved in writing by the local planning authority prior to the commencement of the development hereby approved. The construction of “The works” to be so approved under the provisions of this condition shall be completed to the written satisfaction of the local planning authority prior to the commencement of any other part of the development hereby approved.

Reason: To minimise danger and inconvenience to highway users.

(17) Full details of all external lighting shall be submitted to an approved in writing by the Local Planning Authority before building or other operations start , and shall include the following details:

- All lights to be directed onto the application site and not any surrounding land or properties.
- Full details of the floodlight including luminaire, lamp, beam widths and any anti glare hoods.
- Report on any light spillage (lux levels) onto any surrounding land or properties.

The use of the lights shall not commence until the lighting has been installed in accord with the details approved in writing and to the satisfaction of the Local Planning Authority. Thereafter the approved details shall be retained to the satisfaction of the Local Planning Authority.

Reason To safeguard the amenities of occupants of the surrounding properties.

9. Other Relevant Policies

Gwynedd Structure Plan

D15 Archeolegol
FF12 Parking Provisions
FF15 Pedestrian access

Ynys Môn Local Plan

26 (Parking)
39 Archaeology
42 (Design)

Stopped Ynys Môn Unitary Development Plan

GP2 (Design)
TR10 (Parking Standards)
SG5 (Private Sewage Treatment Facilities).
EN12 Archaeology

Isle of Ynys Môn Parking Standards (2008)

Isle of Ynys Môn Design Guide (2008)

Circular 10/99 'Planning Requirements in Respect of the Use of Non-Mains Sewerage Incorporating Septic Tanks in New Development'

Circular 60/96: Historic Environment: Archaeology.

12.7

Gweddill y Ceisiadau

Remainder Applications

Rhif y Cais: **23LPA858B/CC** Application Number

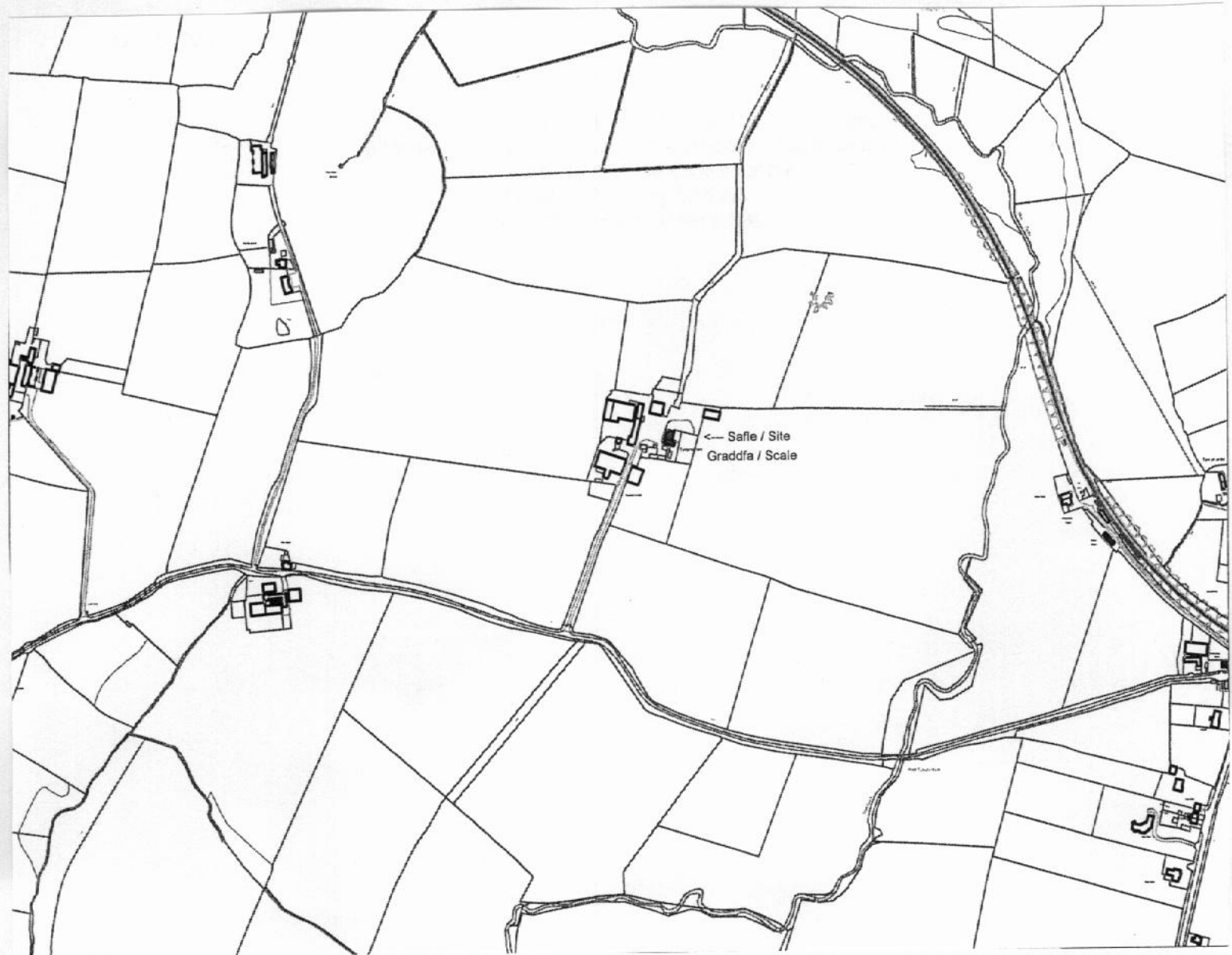
Ymgeisydd Applicant

**Head of Service (Property)
c/o Dafydd Edwards
Architectural Service Section
Isle of Anglesey County Council
Llangefni
LL77 7TW**

Dymchwel, addasu ac ehangu

Demolition, alterations and extensions to

Tyn Onnen, Llangwyllog



Planning Committee: 05/09/2012

Report of Head of Planning Service (MTD)

Recommendation:

Permit

Reason for Reporting to Committee:

This is an application made by the authority involving Council land/property.

1. Proposal and Site

This is a tenanted detached property which is in need of renovation. The application involves various minor works associated with this.

2. Key Issue(s)

Are the works acceptable in amenity terms?

3. Main Policies

Ynys Mon Local Plan

Policy 1 General Policy

Policy 58 Extensions

Policy 31 Landscape

Ynys Mon Unitary Development Plan (Stopped)

GP1 Development Control Guidance

GP2 Design

EN1 Landscape Character

SPG Design Guide for the Urban and Rural Environment

4. Response to consultation and publicity.

Local Member no comments

Community Council no comments

Highways no recommendation

5. Relevant Planning History

23LPA858/CC Prior notification for agricultural barn approved 17/11/5

(Adjacent site)

23LPA858a/cc replacement dwelling following fire approved 2/6/11

6. Main Planning Considerations

These works are minor in nature including removal of porch and replacement of bathroom extension. They are considered acceptable and within the spirit of the SPG listed

7. Conclusion

The works are considered acceptable not detracting from the visual appearance of the building or location.

8. Recommendation

(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.

Rhif y Cais: **33LPA960/CC** Application Number

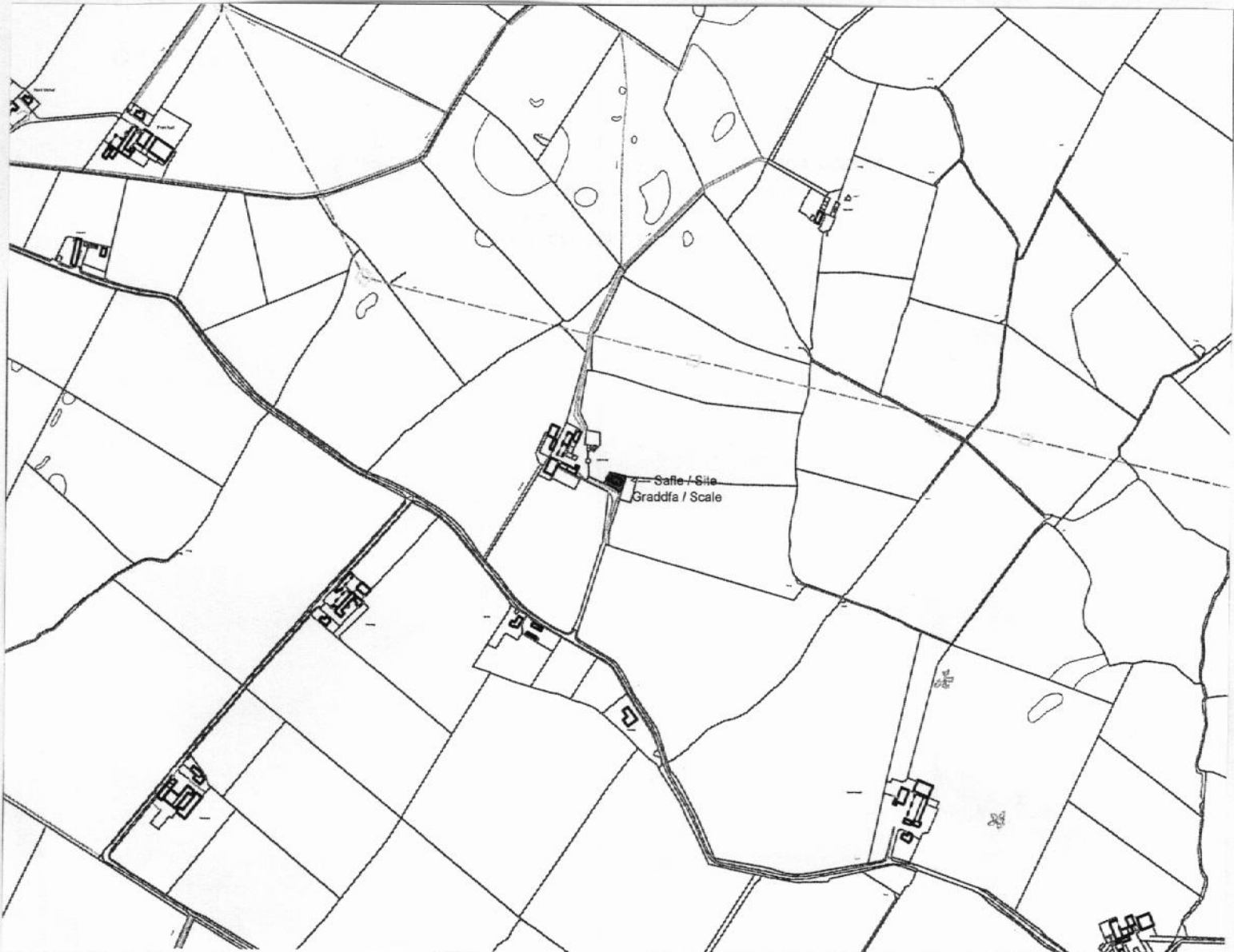
Ymgeisydd Applicant

**Head of Services (Property)
c/o Dafydd Edwards
Cyngor Sir Ynys Mon
Architectural Services
Propeerty
Council Offices
Llangefni
LL77 7TU**

Cais llawn ar gyfer addasu ac ehangu ynghyd a creu estyniad i'r cwrtil yn

Full application for alterations and extensions together with the extension to curtilage at

Cefn Du Isaf, Gaerwen



Planning Committee: 05/09/2012

Report of Head of Planning Service (SCR)

Recommendation:

Permit

Reason for Reporting to Committee:

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

1. Proposal and Site

The dwelling is situated in a rural location on the outskirts of the settlement of Gaerwen. The property is a farm holding owned by the County Council.

The proposal entails the erection of a single storey extension to the existing dwelling her with flat roof building together with extending the main part of the dwelling in order to provide a dining room, utility and shower room together with the extension to the curtilage of the dwelling.

The property is a detached two storey dwelling.

2. Key Issue(s)

The key issue is the design of the proposed extension.

3. Main Policies

Ynys Môn Local Plan

Policy 31 - Landscape
Policy 58 – Extensions

Gwynedd Structure Plan

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

Stopped Unitary Development Plan

Policy HP7a – Extensions
Policy EN1 – Special Landscape Area

Supplementary Planning Guidance

4. Response to Consultation and Publicity

Local Member – No response to date

Community Council – No response to date

Welsh Water – Standard comments

Drainage – No response to date

The application has been afforded publicity through the siting of a site notice near the application site. The latest date for the receipt of representation is 10th September, 2012. At the time of writing this report no representations have been received.

5. Relevant Planning History

None

6. Main Planning Considerations

Design – Although pitch roofs are preferred to flat roof extensions part of the proposal is for a flat roof extension. However as the flat roof will be located to the rear of the dwelling and will not be visible from the highway and is therefore not considered unacceptable to such a degree as to warrant the refusal of the application. The majority of the extension will be a single storey pitched roof extension. The proposed materials are considered to be acceptable and the proposed design respects the character of the existing dwelling.

Affect on surrounding area - The extension to the curtilage of the dwelling will provide an acceptable amount of amenity areas for the occupants of the dwelling. The use of the agricultural field to extend the curtilage of the dwelling will not harm the surrounding area.

7. Conclusion

The design of the proposal is considered acceptable and the extension to the curtilage will not harm the surrounding landscape.

8. Recommendation

Permit – provided that no adverse representations has been received at the department

(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 27:07:12 under planning application reference 33LPA960/CC.

Reason: For the avoidance of doubt.

12.9

Gweddill y Ceisiadau

Remainder Applications

Rhif y Cais: **33LPA961/CC** Application Number

Ymgeisydd Applicant

**Head of Services (Property)
c/o Dafydd Edwards
Architectural Services
Cyngor Sir Ynys Mon
Council Offices
Llangefni
LL77 7TU**

Cais llawn ar gyfer addasu ac ehangu yn

Full application for alterations and extensions at

Gamekeepers Lodge, Gaerwen



Planning Committee: 05/09/2012

Report of Head of Planning Service (SCR)

Recommendation:

Permit

Reason for Reporting to Committee:

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

1. Proposal and Site

The dwelling is situated in a rural location on the outskirts of the settlement of Gaerwen. The property is a farm holding owned by the County Council.

The proposal entails the extension of the existing flat roof building together with extending the main part of the dwelling in order to provide an utility and shower room and to extend the existing bedrooms.

2. Key Issue(s)

The key issue is the design of the proposed extension.

3. Main Policies

Ynys Môn Local Plan

Policy 58 – Extensions

Gwynedd Structure Plan

Policy D4 – Siting, Location, Design

Policy D29 – Design

Stopped Unitary Development Plan

Policy HP7a – Extensions

Supplementary Planning Guidance

4. Response to Consultation and Publicity

Local Member – No response to date

Community Council – No response to date

Welsh Water – Standard comments

Drainage – Standard comments

The application has been afforded publicity through the siting of a site notice near the application site. The

latest date for the receipt of representation is 10th September, 2012. At the time of writing this report no representations have been received.

5. Relevant Planning History

None

6. Main Planning Considerations

Design – Although pitch roofs are preferred to flat roof extensions the proposal involves extending the existing flat roof by approximately by 2.3 x 6.2 the additional area of flat roof is not considered unacceptable to such a degree as to warrant the refusal of the application as it will not be visible from the highway. The main part of the dwelling which lies fronting the highway will be a single storey pitched roof extension. The proposed materials are considered to be acceptable and the proposed design respects the character of the existing dwelling.

7. Conclusion

There is ample space within the curtilage of the site to accommodate the extension.

8. Recommendation

Permit – provided that no adverse representations has been received at the department

(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 07:07:12 under planning application reference 33LPA961/CC.

Reason: For the avoidance of doubt.

12.10

Gweddill y Ceisiadau

Remainder Applications

Rhif y Cais: **41LPA954/CC** Application Number

Ymgeisydd Applicant

**Head of Services (Property)
c/o Dafydd Edwards
Architectural Services
Property Section
IOACC
Llangefni**

Cais llawn ar gyfer adnewyddu yr adeilad i annedd, newid defnydd tri adeilad allanol i 5 annedd, gosod system trin carthffosiaeth, addasu y fynedfa presennol ynghyd a dymchwel adfeilion adeiladau amaethyddol ynghyd a codi sied storfa amaethyddol yn

Full application for the renovation of the building into a dwellinghouse, change of use of three outbuildings into 5 dwellings, installation of a treatment plant, alterations to the existing vehicular access together with demolition of the existing dilapidated farm buildings and erection of an agricultural storage shed at

Maes Llwyn, Penmynydd



Planning Committee: 05/09/2012

Report of Head of Planning Service (SCR)

Recommendation:

Permit

Reason for Reporting to Committee:

The application is submitted by the local authority on Council owned land.

1. Proposal and Site

The site is located off the B5420, lies outside the settlement of Penmynydd and is currently part of a Council smallholding. Access to the site is via a single farm track. An existing farmhouse and some outbuildings are excluded from the application.

The proposal involves the renovation of the outbuilding which was the original farmhouse, change of use of three redundant outbuildings into five residential units, erection of a new agricultural shed together with improvements to the existing vehicular access.

2. Key Issue(s)

Compliance with relevant development plan policies and policy guidance.

3. Main Policies

Ynys Mon Local Plan

Policy 1: General Policy
Policy 31: Special Landscape Area
Policy 35: Nature Conservation
Policy 41: Conservation of Buildings
Policy 42: Design
Policy 55: Conversions

Gwynedd Structure Plan

Policy D3:Landscape Conservation Areas
Policy D10:Flora and Fauna
Policy D21: Listed Buildings
Policy D29:Standard of Design

Stopped Unitary Development Plan

Policy GP1; Development Control Guidance
Policy GP2: Design
Policy EN4: Biodiversity
Policy EN13: Conservation of Buildings
Policy HP8: Conversions
Planning Policy Wales Edition 4 February 2011

TAN 5 Nature Conservation
TAN 12 Design
Design Guide for the Rural and Built Environment

4. Response to Consultation and Publicity

Local Member – No observations

Community Council – Object due to over-development – three dwellings would be more suitable

Highways – Recommended conditional approval

Drainage – Comments / recommended conditional approval

Countryside Council for Wales – No objection

Environment Agency – Standard comments

Gwynedd Archaeological Planning Service – Recommended conditional approval

The application was afforded three means of publicity. These were by the posting of a notice near the site, the serving of personal notifications of the occupiers of neighbouring properties and the publication of a notice in the local press. The publicity process was carried out twice. The latest date for the receipt of representations was 23rd March, 2012. At the time of writing this report no representations had been received at the department.

5. Relevant Planning History

No previous site history

6. Main Planning Considerations

Principle of the development: Policy 55 of the Local Plan and stopped Policy HP8 of the UDP allow conversion of buildings to holiday or residential use subject to criteria. The application is supported by specialist reports confirming the suitability of the buildings for the conversion proposed.

Detailed Design: Although the proposal does not fully comply with the guidance contained within the Supplementary Planning Guidance in regards to upvc windows. However as the immediate neighbouring dwelling has the same type of windows the proposal is considered acceptable. The scheme respects the character of the buildings whilst providing functional residential accommodation. Parking and curtilage areas are provided for the units.

Landscape and Nature Conservation: The site is located in a countryside location within the designated Special Landscape Area. The drawings submitted as part of the scheme shows that the new boundary treatments will be stock proof with timber ranch style fencing. However as the application site is located in a countryside location it is considered necessary that a condition be imposed on the permission to landscape the site to ensure that household paraphernalia shall be obscure from the public vista and therefore not affect the surrounding landscape.

The application is supported by a specialist report on bats, birds and owls. A condition is proposed that the works will comply with the recommended mitigation measures of the Protected Species Survey.

Highway Safety: Access to the site is to be amended in order to improve visibility onto the highway.

7. Conclusion

The proposal is considered acceptable in policy terms and will provide a viable reuse for the 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) A full photographic record of the building must be undertaken in accordance with the Gwynedd Archaeological Planning Service Requirements for General Photographic Surveys of Buildings 2011. The record must be approved by the archaeological advisors to the local planning authority before being deposited with the regional Historic Environment Record.

Reason: To ensure that an adequate record is made of all structures affected by the proposals and that the record is held within the public domain for future reference and research.

(03) 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: In the interests of the amenities of occupiers.

(04) 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: To comply with the requirements of the Highway Authority.

(05) 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.

(06) 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 perfect working order before the use hereby permitted is commenced.

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

(07) No other part of the development shall commence until the visibility splays shown on the plan have been provided within the visibility splays nothing shall exceed 1.0m in height above the level of the adjoining county highway carriageway at any time.

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

(08) No other part of the development shall commence until passing area shown on the plan (passing bay between the development site and the public highway) has been provided.

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

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

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

(10) No development shall commence until detailed designs for the proposed drainage system have been submitted to and approved in writing by the local planning authority. The scheme shall be implemented as submitted for the lifetime of the development hereby approved.

Reason: To ensure that the site can be adequately drained

(11) No development shall commence until a management and maintenance plan for the proposed drainage scheme which will secure its operation for the lifetime of the development. This scheme shall be implemented as submitted and retained throughout the lifetime of the development.

Reason: To ensure that the site can be adequately drained

(12) No works in the implementation of this permission shall be undertaken between 1st March and 30th September in any year unless otherwise agreed in writing with the local planning authority.

Reason: To safeguard any breeding birds that may be present on the site.

(13) Construction methods and mitigation in relation to the bats, owls and birds shall be undertaken in accordance with the recommendations of Chris Hall Ltd Mammal Consultancy and Eryri Ecology Protected Species Survey dated 6th June, 2012 submitted as part of the application, unless the local planning authority gives its prior written consent to any variation.

Reason: To safeguard protected species which may be present on the site

(14) The site shall be landscaped and trees and shrubs shall be planted in accordance with a scheme to be agreed in writing with the local planning authority before any development work is commenced on the site, unless otherwise agreed in writing with the local planning authority. This planting and landscaping work shall be carried out in full to the satisfaction of the local planning authority during the first planting season following the occupation of the building(s) or the completion of the development, whichever is the sooner. The said trees and shrubs 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: In the interests of amenity and to ensure a satisfactory appearance of the development

(16) The scheme shall be phased with works being completed on Outbuilding A to the satisfaction of the site ecologist prior to commencing works on the remainder of the outbuildings.

Reason: To safeguard protected species which may be present on the site

(18) The development permitted by this consent shall be carried out strictly in accordance with the plan(s) submitted on the 30:01:12, 21:02:12 and 24/08/12 under planning application reference 41LPA954/CC and the details which may be required to be approved under conditions (02), (10), (11) and (14) above.

Reason: For the avoidance of doubt.

Rhif y Cais: 46C511 Application Number

Ymgeisydd Applicant

**Green Links / Ffyrdd Gwyrdd
c/o Keep Wales Tidy
Cadwch Gymru'n Daclys
Ty'r Harbwr
Cai Llechi
Caernarfon
Gwynedd
LL55 2PB**

Cais llawn ar gyfer lleoli cynhwysydd storio fel hwb
i briosiect beics Cybi ar dir yn

Full application for the siting of a storage container
as a hub for the Cybi bikes project at

Car Park, Lôn Isallt, Trearddur Bay



Planning Committee: 05/09/2012

Report of Head of Planning Service (AMG)

Recommendation:

Permit

Reason for Reporting to Committee:

The application is made on Council owned land.

1. Proposal and Site

The site is located within the Trearddur Bay Trailer car park along Lôn Isallt and is adjacent to the Trearddur Bay Watersports Cabin.

The proposal entails the siting of a storage container as a hub for Cybi Bikes project.

2. Key Issue(s)

The key issues to consider are whether or not the proposal will have an affect on the character of the locality together with the affect on the amenities of the neighbouring properties.

3. Main Policies

Ynys Môn Local Plan

Policy 1 – General Policy

Policy 2 – New Jobs

Policy 5 – Design

Policy 14 – Recreation and Community Facilities

Gwynedd Structure Plan

Policy B1 – Employment Generating Developments

Policy CH1 – Recreation and Tourist Development

Policy D4 – Location, Siting and Design

Policy D29 – Standard of Design

Stopped Unitary Development Plan

Policy GP1 – Development Control Guidance

Policy GP2 – Design

Policy TO10 – Recreational Routes

Policy TO11 – Sports and Leisure Facilities

Planning Policy Wales - Edition 4 - February 2011

TAN 12: Design

TAN 16: Sport, Recreation and Open Space

4. Response to Consultation and Publicity

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

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

Highways – No recommendation.

Property - No response received at time of writing report.

Public Consultation - 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 the receipt of representations is the 6th September 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

Affect on the character of the locality – The site is located within the Trearddur Bay Trailer car park. The site can acceptably accommodate the proposal without appearing cramped or over developing the site. Although the design of the proposed container is not acceptable as a permanent structure, the Local Planning Authority considers it acceptable to allow the proposal temporary permission for the period of three years in order to establish the new bike hire enterprise.

Affect on the amenities of the neighbouring properties – It is not considered that the proposal will have an additional detrimental effect on the amenities of the neighbouring properties as the site is located within the Trearddur Bay Trailer car park and shall only be used in conjunction with the Cybi Bikes project.

7. Conclusion

Although the design of the proposed container is not acceptable as a permanent structure, the Local Planning Authority considers it acceptable to allow the proposal temporary permission for the period of three years in order to establish the new bike hire enterprise.

8. Recommendation

Permit subject to no additional adverse comments received following publicity.

(01) The storage container hereby permitted shall be removed from the land by the 01/11/2015.

Reason: The local planning authority has granted permission for a temporary period only as they wish to re-consider the position on the 01/11/2015 in light of circumstances prevailing at that date.

(02) The storage container hereby permitted shall only be used in conjunction with the Cybi Bikes project and for no other use whatsoever.

Reason: In the interests of amenity.

(03) The development permitted by this consent shall be carried out strictly in accordance with the

plan(s) submitted on the 27/07/2012 under planning application reference 46C511.

Reason: For the avoidance of doubt.

12.12

Gweddill y Ceisiadau

Remainder Applications

Rhif y Cais: 49C302A Application Number

Ymgeisydd Applicant

Green Links / Ffyrdd Gwyrdd
c/o Keep Wales Tidy
Cadwch Gymru'n Daclus
Ty'r Harbwr
Cei Llechi
Caernarfon
Gwynedd
LL55 2PB

Cais llawn ar gyfer lleoli cynhwysydd storio fel hwb
i briosect beics Cybi ar dir yn

Full application for the siting of a storage container
as a hub for the Cybi bikes project on land at

Summit to Sea, London Road, Valley



Planning Committee: 05/09/2012

Report of Head of Planning Service (AMG)

Recommendation:

Permit

Reason for Reporting to Committee:

The Council has prepared documentation submitted as part of the application.

1. Proposal and Site

The site is located at the rear of the Summit to Sea Kayaking Shop located along London Road in Valley.

The proposal entails the siting of a storage container as a hub for Cybi Bikes project which offers bike hiring facilities.

2. Key Issue(s)

The key issues to consider are whether or not the proposal will have an affect on the character of the locality together with the affect on the amenities of the neighbouring properties.

3. Main Policies

Ynys Môn Local Plan

Policy 1 – General Policy

Policy 2 – New Jobs

Policy 5 – Design

Policy 14 – Recreation and Community Facilities

Gwynedd Structure Plan

Policy B1 – Employment Generating Developments

Policy CH1 – Recreation and Tourist Development

Policy D4 – Location, Siting and Design

Policy D29 – Standard of Design

Stopped Unitary Development Plan

Policy GP1 – Development Control Guidance

Policy GP2 – Design

Policy TO10 – Recreational Routes

Policy TO11 – Sports and Leisure Facilities

Planning Policy Wales - Edition 4 - February 2011

TAN 12: Design

TAN 16: Sport, Recreation and Open Space

4. Response to Consultation and Publicity

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

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

Highways – No recommendation.

Public Consultation - 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 the receipt of representations is the 6th September 2012. At the time of writing this report no representations had been received at the department.

5. Relevant Planning History

49C302 – Change of use of the building into child care facility at Real Fire Heating, London Road, Valley – Withdrawn 03/03/2011.

6. Main Planning Considerations

Affect on the character of the locality – The site is located within the grounds of the Summit to Sea Kayaking Shop in Valley. The site can acceptably accommodate the proposal without appearing cramped or over developing the site. Although the design of the proposed container is not acceptable as a permanent structure, the Local Planning Authority considers it acceptable to allow the proposal temporary permission for the period of three years in order to establish the new bike hire enterprise.

Affect on the amenities of the neighbouring properties – It is not considered that the proposal will have an additional detrimental effect on the amenities of the neighbouring properties as the site is located within the grounds of the existing kayaking shop and shall only be used in conjunction with the Cybi Bikes project.

7. Conclusion

Although the design of the proposed container is not acceptable as a permanent structure, the Local Planning Authority considers it acceptable to allow the proposal temporary permission for the period of three years in order to establish the new bike hire enterprise.

8. Recommendation

Permit subject to no additional adverse comments received following publicity.

(01) The storage container hereby permitted shall be removed from the land by the 01/11/2015.

Reason: The local planning authority has granted permission for a temporary period only as they wish to re-consider the position on the 01/11/2015 in light of circumstances prevailing at that date.

(02) The storage container hereby permitted shall only be used in conjunction with the Cybi Bikes project and for no other use whatsoever.

Reason: In the interests of amenity.

(03) The development permitted by this consent shall be carried out strictly in accordance with the

plan(s) submitted on the 27/07/2012 under planning application reference 49C302A.

Reason: For the avoidance of doubt.