

Rhif y Cais: 19C700A Application Number

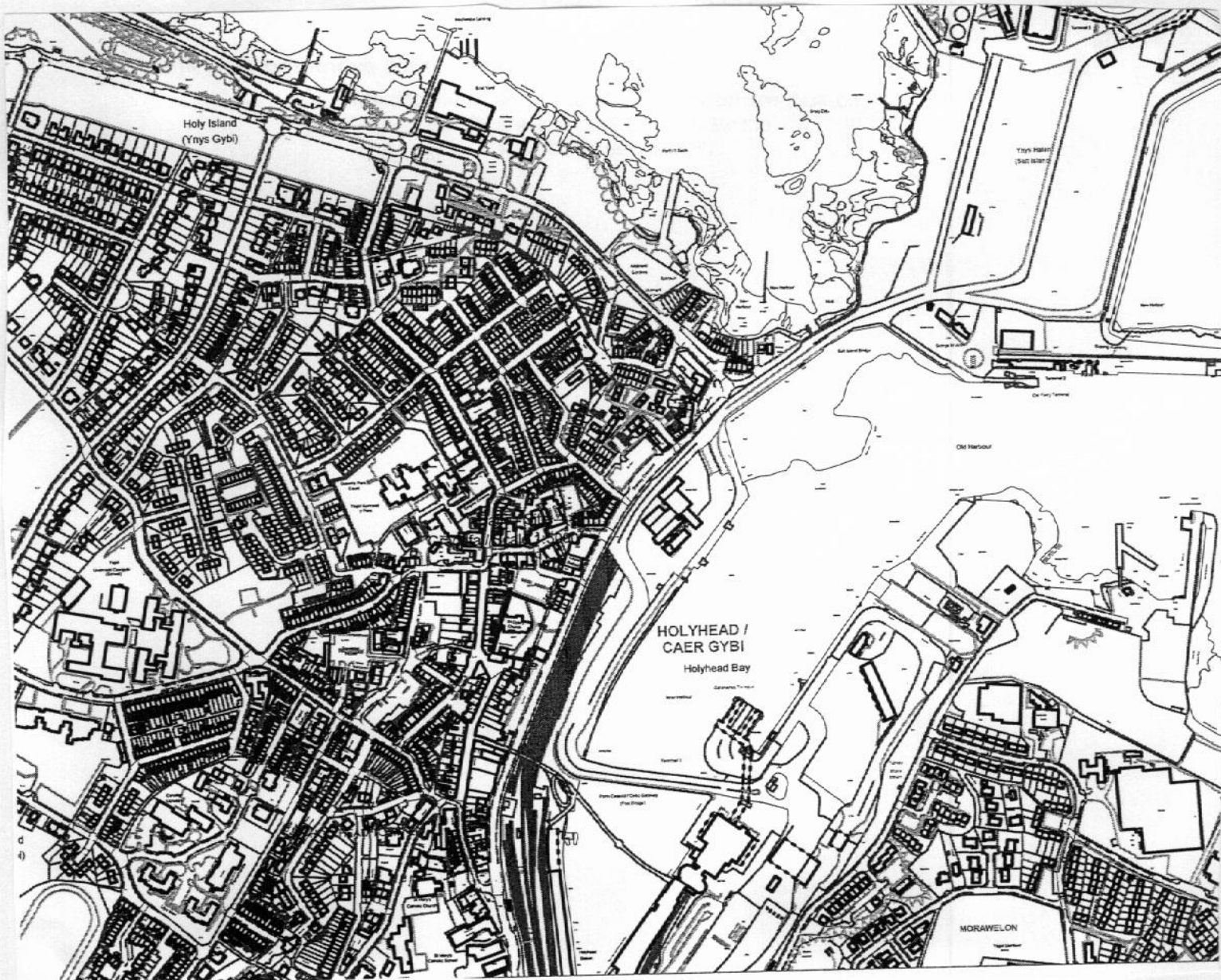
Ymgeisydd Applicant

**Mr John Victor Owen
c/o Mr Robert Chambers
Purcell
Peniel Chapel Vestry
Ffordd Cae Forys
Tal-y-Cafn
Colwyn Bay
Conwy
LL28 5SB**

Cais llawn ar gyfer adfer yr adeilad ynghyd a chodi estyniad deulawr, dymchwel yr uned storio presennol a chreu allfa manwerthu\bwyd yn

Full application for the restoration of the building together with the erection of a two-storey extension, the removal of the existing storage unit and the construction of a two-storey retail/food outlet at

1 Stanley Terrace, Holyhead



Planning Committee: 07/11/2012

Report of Head of Planning Service (AMG)

Recommendation:

Permit

Reason for Reporting to Committee:

The application is made by a Councillor.

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

1. Proposal and Site

The site is located at the end of Stanley Terrace leading towards Boston Street which comprises of a mix of residential and retail units. Opposite the site is a nightclub and to the rear of the site is a public car park. The site is a two storey end terrace property with a retail unit on the ground floor and a small flat above. Adjacent to the property is a single storey building which is currently used for storage. The site is located within the designated Holyhead Conservation Area.

The proposal entails the restoration of the building together with the erection of a two-storey extension, the removal of the existing storage unit and the construction of a two-storey retail/food outlet at 1 Stanley Crescent, Holyhead.

2. Key Issue(s)

The applications key issues are whether or not the proposal is acceptable in policy terms, whether the proposal will affect the amenities of the occupants of neighbouring properties or affect the character of the designated Conservation Area.

3. Main Policies

Ynys Môn Local Plan

Policy 1 – General

Policy 2 – New Jobs

Policy 40 – Conservation of Buildings

Policy 42 – Design

Gwynedd Structure Plan

Policy B1 – Employment Generating Development

Policy D3 – Conservation Areas

Policy D4 – Location, Siting and Design

Policy D25 – Alterations and Additions to Existing Buildings in Conservation Areas

Policy D29 – Standard of Design

Stopped Unitary Development Plan

Policy GP1 – Development Control Guidance

Policy GP2 – Design

Policy EP8 – Vibrant Town, District and Local Centres

Policy EN13 – Conservation of Buildings

Planning Policy Wales, Edition 4, February 2011

Technical Advice Note 12: Design

Circular 61/96: Planning and the Historic Environment: Historic Buildings and Conservation Areas

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

4. Response to Consultation and Publicity

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

Town Council – No objection.

Welsh Water – Comments.

Highways – No recommendation.

Environmental Health – Comments.

Countryside Council for Wales – Does not object to the proposal.

Public Consultation – 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 29th October 2012. At the time of writing this report no representations had been received at the department.

5. Relevant Planning History

19C700 – Retention of covered yard and access gate at 1 Stanley Terrace, Holyhead – Approved 10/06/1998

6. Main Planning Considerations

Policy – Policy 2 of the Ynys Môn Local Plan states that employment creating development on other sites within or on the edge of existing recognised settlements will be permitted where they are of a scale and type compatible with the surrounding area, and accord with other policies of the Ynys Môn Local Plan. Policy 40 of the Ynys Môn Local Plan states that the character and appearance of all designated conservation areas will be protected from unsympathetic development. Enhancement of their characters will be achieved by carrying out improvements and permitting high quality new development.

Policy EP8 of the Stopped Unitary Development Plan states that the vitality and viability of the centres identified within the plan will be maintained and enhanced by ensuring that established centres remain the primary focus for a wide range of retail (A1, A2 and A3), commercial and public offices (B1), community facilities and institutions (D1) and entertainment and leisure (D2); ensuring that all proposals are compatible with the scale, character and function of the centre; ensuring that, either individually or cumulatively, proposals within centres are not detrimental to the vitality and viability of any neighbouring centre; promoting, in partnership with outside agencies and developers, a range of environmental and security improvements to ensure that all centres remain attractive as places to visit or live; securing improvements to accessibility and providing convenient and attractive short stay car parking facilities. Policy EN13 of the Stopped Unitary

Development Plan states that the character and appearance of all designated conservation areas will be protected from unsympathetic development. Enhancement of their characters will be achieved by carrying out improvements and permitting suitably designed new development.

Affect of the proposal on the character of the designated Conservation Area – The proposal entails the restoration of the building together with the erection of a two-storey extension, the removal of the existing storage unit and the construction of a two-storey retail/food outlet. The proposed new build will fall outside and on the boundary of the designated conservation area. However, it has been designed in such a way as to compliment Stanley Terrace and the historic streetscape by its high quality contemporary design. Therefore, it is not considered that the proposal will unduly affect the character of the designated Conservation Area.

Affect of the proposal on the amenities of the occupiers of neighbouring properties – The site is situated in an area with mix use of commercial and residential properties with a nightclub opposite the site and a public car park to the rear of the site. Therefore, it is not considered that the proposed development will have an additional detrimental affect on the amenities of the occupiers of the neighbouring properties to such an extent it should warrant refusing the application.

7. Conclusion

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

Rheswm: Ufuddhau i anghenion Deddf Cynllunio Gwlad a Thref 1990.

(02) Any construction works should be carried out between the following times: 8am until 6pm on Monday to Friday; 8am until 1pm on Saturday and no working on Sunday and Bank Holiday

Reason: In the interests of residential amenity.

(03) Before work begins large scale architectural drawings of a scale not less than 1:25 including cut sections through pilasters, entrance doors, shopfront and windows shall be approved in writing by the Local Planning Authority and the work agreed carried out in full.

Reason: To ensure that the development approved will be satisfactory from an amenity, architectural and conservation area point of view.

(04) The development permitted by the provisions of Schedule 2, Part 2, Class C 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 amenity.

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

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

(06) Land drainage run-off shall not be permitted to discharge either directly or indirectly into the public sewerage system.

Reason: To prevent hydraulic overload of the public sewerage system and pollution of the environment.

(07) 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.

(08) The development permitted by this consent shall be carried out strictly in accordance with the plan(s) submitted on the 19/09/2012, 09/10/2012 & 19/10/2012 under planning application reference 19C700A.

Reason: For the avoidance of doubt.

Rhif y Cais: **19C1104** Application Number

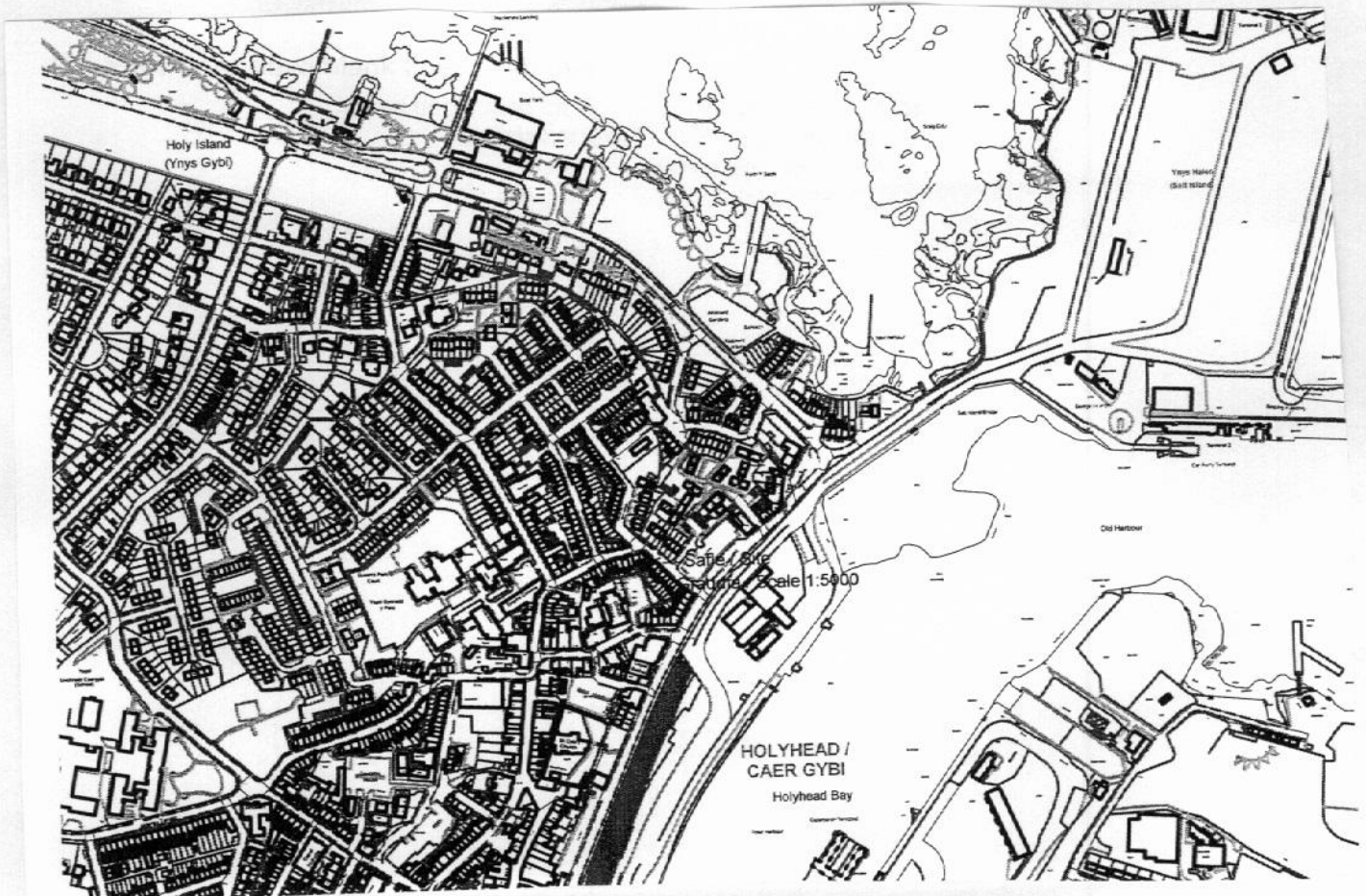
Ymgeisydd Applicant

**Mr John Owen
c/o Mr Robert Chambers
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Peniel Chapel Vestry
Ffordd Cae Forys
Tal-y-Cafn
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Conwy
LL28 5SB**

Cais llawn ar gyfer newid defnydd y storfa i ddarparu cyfleuster storio hufen ia ynghyd a newid y tŷ ffelt fflat presennol y storfa yn yr iard gefn gyda thŷ pitch yn

Full application for the change of use of the store to provide ice cream storage facility together with the replacement of the existing felted flat roof of the store within the rear yard with a pitched roof at

20, Cybi Street, Holyhead, LL65 1DS



Planning Committee: 07/11/2012

Report of Head of Planning Service (AMG)

Recommendation:

Permit

Reason for Reporting to Committee:

The application is made by a Councillor.

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

1. Proposal and Site

The site consists of a terraced property with a flat roof store at the rear and is located in Cybi Street in Holyhead.

The proposal entails the change of use of the store to provide ice cream storage facility together with the replacement of the existing felted flat roof of the store within the rear yard with a pitched roof at 20 Cybi Street, Holyhead.

2. Key Issue(s)

The applications key issues are whether or not the proposal is acceptable in policy terms, design and the affect of the proposal on occupiers of neighbouring properties.

3. Main Policies

Ynys Môn Local Plan

Policy 1 – General
Policy 2 – New Jobs
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 EP6 – Reuse of Buildings

Planning Policy Wales, Edition 4, February 2011

Technical Advice Note 12: Design

4. Response to Consultation and Publicity

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

Town Council – No objection.

Welsh Water – Comments.

Highways – No recommendation.

Environmental Health – Comments.

Public Consultation – The proposal was advertised through two means of publicity; the placing of a site notice near the site and the distribution of personal letters of notification to the owners / occupiers of properties in the immediate locality. The latest date for representations was the 29th October 2012. At the time of writing this report no representations had been received at the department.

5. Relevant Planning History

None

6. Main Planning Considerations

Policy – Policy 2 of the Ynys Môn Local Plan states that employment creating development on other sites within or on the edge of existing recognised settlements will be permitted where they are of a scale and type compatible with the surrounding area, and accord with other policies of the Ynys Môn Local Plan. Policy EP6 of the Stopped Unitary Development Plan states that proposals for the change of use or redevelopment of existing buildings for employment purposes will be permitted provided they cause no unacceptable harm to the character or the amenity of the area.

Design – The proposal entails the replacement of the existing felted flat roof of the store within the rear yard with a pitched roof. These changes are considered to be an improvement to the external appearance of the building.

Affect of the proposal on occupiers of neighbouring properties – It is acknowledged that the proposal will result in an increase in traffic movement to and from the site as the applicant's ice cream vans will be loaded on the premises. However, it is considered that with a condition placed on the permission restricting the hours of deliveries and movement of vehicles to or from the site, the proposed development will not adversely affect the amenities of the neighbouring properties to such an extent it should warrant refusing the application.

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) No deliveries or movement of vehicles to or from the site shall be made before 7am or after 7pm.

Rheswm: Er lles mwynderau trigiannol.

(03) Any construction works should be carried out between the following times: 8am until 6pm on Monday to Friday; 8am until 1pm on Saturday and no working on Sunday and Bank Holiday.

Rheswm: Er lles mwynderau trigiannol..

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

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

(05) 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.

(06) The development permitted by this consent shall be carried out strictly in accordance with the plan(s) submitted on the 19/09/2012 under planning application reference 19C1104.

Reason: For the avoidance of doubt.

Rhif y Cais: **36C206D** Application Number

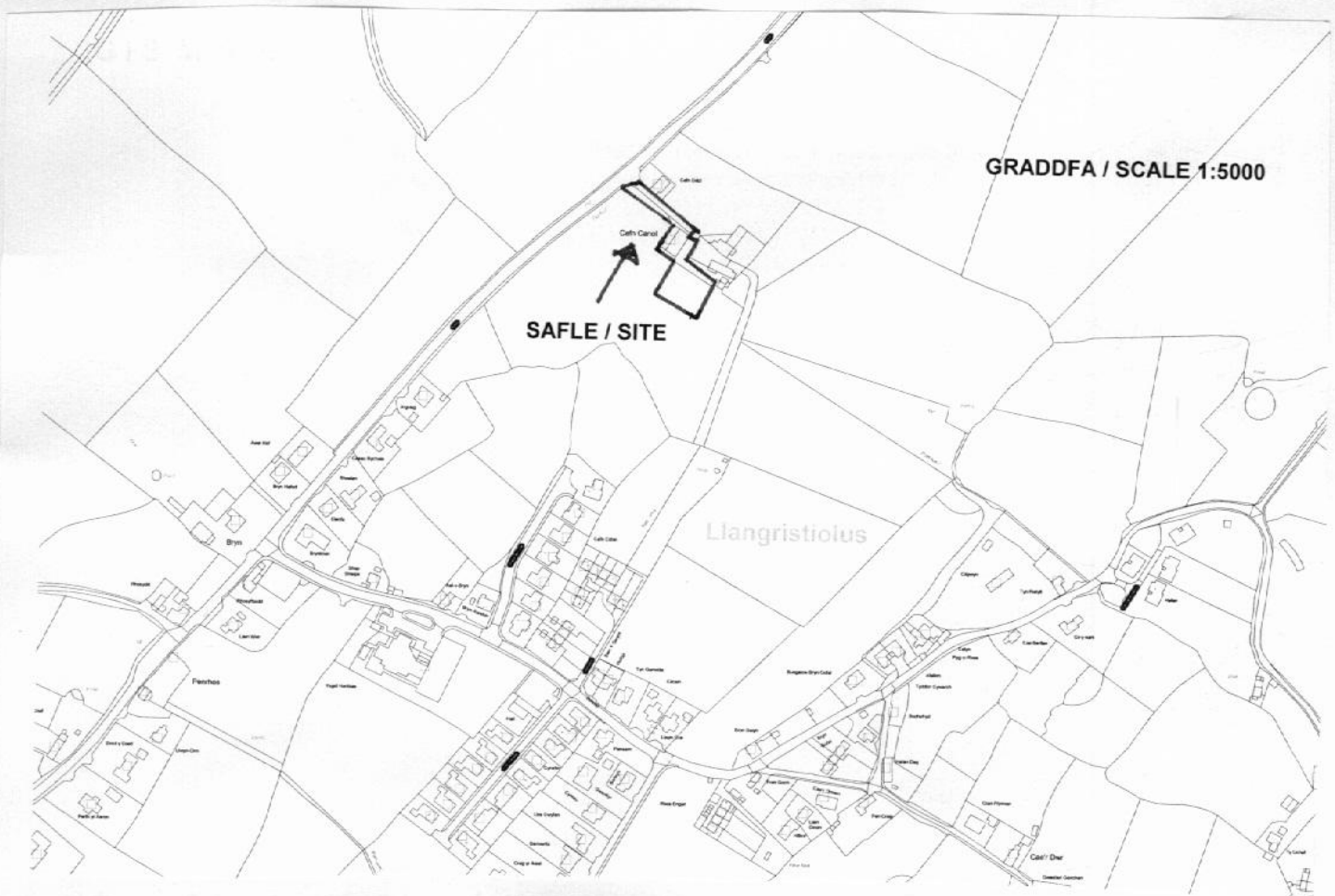
Ymgeisydd Applicant

**Mr. Robert Lloyd Hughes
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Llangristiolus
Bodorgan
LL62 5PW**

Cais llawn i newid defnydd yr adeiladau allanol i 4 anheddau, addasu ac ehangu, gosod tanciau septig ynghyd a ddymchwel y cwt mochyn a codi sied amaethyddol newydd yn

Full application for the change of use of the outbuildings into 4 dwellings, alterations and extensions thereto, the installation of septic tanks, together with the demolition of the piggyery and the erection of a new agricultural shed at

Cefn Canol, Llangristiolus



Planning Committee: 07/11/2012

Report of Head of Planning Service (SCR)

Recommendation:

Permit

Reason for Reporting to Committee:

The application is made by a Councillor.

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

1. Proposal and Site

The application is to convert the existing outbuildings into four dwellings together with alterations and extensions and the installation of septic tanks together with the demolition of the former piggery and the erection of a new agricultural shed.

The site is located to the north of the settlement of Llangristiolus. Access to the site is afforded via a private track off the B4422. The outbuildings are situated within the farm compound next to the main dwelling known as Cefn Canol.

2. Key Issue(s)

The applications key issues are whether the proposal complies with Policy 55 of the Ynys Môn Local Plan and Policy HP8 of the stopped UDP, whether the proposal will affect the amenities of the neighbouring properties and surrounding landscape, highway safety and whether the design of the proposal is acceptable.

3. Main Policies

Ynys Môn Local Plan

Policy 1 – General Policy

Policy 31 – Landscape

Policy 42 – Design

Policy 55 – Conversions

Gwynedd Structure Plan

Policy D3 – Landscape

Policy D29 - Design

Stopped Unitary Development Plan

Policy GP1 – Development Control Guidance

Policy GP2 – Design

Policy HP8 – Rural Conversions

Planning Policy Wales - 4th Edition

Technical Advice Note 12: Design

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

4. Response to Consultation and Publicity

Local Member – No objection

Community Council – No response to date

Welsh Water – No comments

Environment Agency – Standard comments

Countryside Council for Wales – No objection

Highways – Recommended conditional approval

Ministry of Defence – No response to date

Drainage – 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 publication of a notice in the local press and the serving of personal notifications on the occupiers of neighbouring properties. The latest date for the receipt of representations is 7th November, 2012 and at the time of writing this report no letters of representations had been received at the department.

5. Relevant Planning History

36C206 – Agricultural development determination form for the part-demolition of the existing agricultural building together with its extension at Cefn Canol, Llangristiolus – Permission Required 11/12/01

36C206A – Part-demolition of the existing agricultural building together with extensions thereto at Cefn Canol, Llangristiolus – Approved 11/01/02

36C206B – Construction of a new agricultural access on part of O.S enclosure no. 2800 near Cefn Canol, Llangristiolus – Approved 05/10/06

36C206C - Alterations and extensions to Cefn Canol, Llangristiolus – Approved 22/05/08

6. Main Planning Considerations

Policy Context - Policy 55 of the Ynys Mon Local Plan and HP8 of the stopped Unitary Development Plan allow the conversion of existing outbuildings into holiday or residential use provided the criteria of the policies are met. Planning Policy Wales identifies a preference of the re-use of land in preference to greenfield sites but recognises that 'not all previously developed land is suitable for development'.

A Structural Report has been submitted as part of the application and confirms that the building can be converted into four residential units with some minor re-building works.

The site is located outside the village of Llangristiolus and is therefore located in what is regarded as a countryside location for the purposes of planning policy. National and local planning policy in respect of new

developments in such areas is very clear – new developments in countryside areas should be strictly controlled.

The existing older outbuildings that are attached to the two storey section of the outbuilding to the east are to be demolished as part of the application. A new extension is proposed in lieu of the existing buildings. The proposed new extension measures 8 m x 5.4. Although the amount of new build to unit 1 is relatively large when considered in isolation when taken into account in the context of the whole complex including the other units it is considered that such an extension can be justified under policy 55 of the Ynys Môn Local Plan and Policy HP8 of the stopped Unitary Development Plan.

The proposal is capable of being converted without the need for major re-building work and therefore the proposal is considered acceptable and complies with current policies and guidance.

Affect on amenities of neighbouring properties – The outbuildings are situated within the farm compound and lie adjacent to the existing dwelling known as Cefn Canol. Although the proposal does not fully comply with the requirements of Section 9 of the document titled Supplementary Planning Guidance – Design Guide for the Urban and Rural Environment in terms of proximity between a main and secondary window. There should be a distance of 18 metres however there is only a distance of approximately 15 metres however as the windows are not directly facing it is considered that the proposal is acceptable. Parking facilities will be available at the rear of the proposed units and therefore the amenities of the occupants of the neighbouring properties will not be affected by the proposal.

Affect on surrounding landscape – The proposal will result in the loss of a large agricultural building that is located between the B4422 and the outbuildings. This building is to be demolished as part of the application in order to provide parking facilities for the occupants of the dwellings. In order to obscure the parking area and garden area of the proposed units from the public vista it is As the parking facilities will be situated fronting the highway the applicant has submitted an amended plan to illustrate the proposed landscaping of the site to obscure the parking area and garden area of the units.

Highway Safety – The Highway Authority have confirmed that the scheme is acceptable subject to the satisfactory re-siting of the footpath sign and statutory pole apparatus. At the time of writing this report an amended plan illustrating the re-location of the apparatus has not been received at the department.

Design – Concern has been raised by the Built Environment and Landscape Section in terms of scale of extension, raising height of roof, rooflights and that unit 1 and 2 were of a modern design. In response to these comments I would state that plastic windows have been installed in the neighbouring property which is situated within the complex and the installation of plastic windows in the outbuilding will respect the character of the neighbouring property. The scale of the proposed extension has been addressed in the Policy Section above. A condition will be imposed on the permission to ensure that the rooflights shall be conservation rooflights.

It is considered that the increase in height of the building together with the installation of four dormer windows will not detrimentally affect the character of the building to such a degree as to warrant the refusal of the application. A similar scheme can be found on a neighbouring site which is located approximately 400 metres away from the current application site.

The glass panel in the eastern will introduce a contemporary feature however it will not detract from the traditional character of the building.

7. Conclusion

Having considered the above and all other material consideration it is considered that the proposal complies

with current policy and guidance and will not have an adverse effect on the amenities of the neighbouring properties or on the surrounding landscape. The proposal will not detrimentally affect highway safety and the design of the proposal is considered acceptable.

8. Recommendation

Permit subject to no additional adverse comments received following publicity and that an acceptable scheme for the re-siting of the footpath and statutory pole.

(01) The development to which this permission relates shall be begun not later than the expiration of five years beginning with the date of this permission.

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

(02) The access shall be laid out and constructed strictly in accordance with the 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.

(03) The access shall be completed with an asphaltic / concrete 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.

(04) 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.

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

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

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

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

(07) Screening shall be provided from point A to B to C, as delineated in green on the attached plan, drawing number 120/4/03 – Revision B details of which shall be submitted to and approved in writing by the local planning authority prior to the occupation of the dwellings.

Reason: In the interests of visual amenity.

(08) The proposed rooflights shall be conservation rooflight.

Reason: To ensure a satisfactory appearance of the development

(09) Prior to development (including demolition, site clearance or stripping-out) taking place, 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. 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.

(10) No works on the conversion of the existing buildings shall be undertaken between 1st March and 30th September in any year unless the buildings have been checked by a suitably qualified ecologist for nesting birds and the results made available to the local planning authority. Where nesting birds are found, no works shall be undertaken until the birds have fledged

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

(11) The development permitted by this consent shall be carried out strictly in accordance with the plan(s) submitted on the 28/09/12 and 18/10/12 under planning application reference 36C206D.

Reason: For the avoidance of doubt.