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**CYNGOR SIR
YNYS MÔN
ISLE OF ANGLESEY
COUNTY COUNCIL**

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Prif Weithredwr – Chief Executive

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RHYBUDD O GYFARFOD	NOTICE OF MEETING
PWYLLGOR CYNLLUNIO A GORCHMYNION	PLANNING AND ORDERS COMMITTEE
DYDD MERCHER, 3 EBRILL, 2013 am 1:00 p.m.	WEDNESDAY, 3 APRIL 2013 at 1.00 pm
SIAMBR Y CYNGOR, SWYDDFEYDD Y CYNGOR, LLANGFNI	COUNCIL CHAMBER, COUNCIL OFFICES, LLANGFNI
Swyddog Pwyllgor	Ann Holmes 01248 752518 Committee Officer

AELODAU / MEMBERS

Cynghorwyr / Councillors:

J A Roberts (Cadeirydd/Chair)
W T Hughes (Is-Gadeirydd/Vice-Chair)
W J Chorlton
E G Davies
Lewis Davies
Jim Evans
K P Hughes
C McGregor
R L Owen
Eric Roberts
R Dew
Vaughan Hughes

A g e n d a

Members are reminded that background papers referred to within committee reports are available for inspection in electronic format on the day of the meeting at the Council Chamber from 12.30 p.m. onwards; alternatively these may be inspected at the Development Control section during normal office hours. Documents referred to in reports may also be viewed in full on the electronic application files.

Any additional information to hand following publication of reports will be verbally reported upon to the meeting.

Before a decision notice is released conditions of approval or reasons for refusal given in written reports may be subject to minor amendments to account for typographical errors.

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1 APOLOGIES

To present apologies for absence.

2 DECLARATION OF INTEREST

To receive any declaration of interest by any Member or Officer in respect of any item of business.

3 MINUTES 6TH MARCH, 2013 MEETING (Pages 1 - 6)

To submit for confirmation, the minutes of the Planning and Orders Committee held on 6th March, 2013.

4 SITE VISITS

No site visits were held following the 6th March, 2013 meeting of the Planning and Orders Committee.

5 PUBLIC SPEAKING

6 APPLICATIONS THAT WILL BE DEFERRED (Pages 7 - 8)

6.1 - 39C285D - Lôn Gamfa, Menai Bridge

7 APPLICATIONS ARISING (Pages 9 - 18)

7.1 - 19C313A - Pentrefelin & Waenfawr Estate, Holyhead

8 ECONOMIC APPLICATIONS

None to be considered at this meeting.

9 AFFORDABLE HOUSING APPLICATIONS

None to be considered at this meeting.

10 DEPARTURE APPLICATIONS (Pages 19 - 24)

10.1 - 38C180D - Gilfach Glyd, Llanfechell

11 DEVELOPMENT PROPOSALS SUBMITTED BY COUNCILLORS AND OFFICERS (Pages 25 - 34)

11.1 - 36C323 - Awel Haf, Llangristiolus

11.2 - 48C182 - Bryn Twrog, Gwalchmai

12 REMAINDER OF APPLICATIONS (Pages 35 - 52)

12.1 - 12C266H - ABC Power Marine, Gallows Point, Beaumaris

12.2 - 40C48E/EIA - Lifeboat Station, Moelfre

12.3 - South Stack Public Convenience, South Stack, Holyhead

13 OTHER MATTERS (Pages 53 - 54)

13.1 - 11C591A/TPO - 16-21 Bro Trehirion, Amlwch

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PLANNING AND ORDERS COMMITTEE

Minutes of the meeting held on 6 March, 2013

- PRESENT:** Councillor J. Arwel Roberts – Chair
Councillor W.T. Hughes – Vice-Chair
- Councillors E.G. Davies, Lewis Davies, Richard A. Dew, Jim Evans, Kenneth P. Hughes, Vaughan Hughes, R.L. Owen, Clive McGregor, Eric Roberts.
- IN ATTENDANCE:** Development Control Manager,
Planning Assistants,
Senior Engineer (Development Control) (EJ),
Mr. Alan Evans – Barrister,
Committee Officer (MEH),
Administrative Assistant (SC).
- APOLOGIES:** Councillor W.J. Chorlton.
- ALSO PRESENT:** Local Member : Councillor Eric Jones – 7.2
-

1 APOLOGIES

Apologies for absence were submitted as noted above.

2 DECLARATION OF INTEREST

Declarations of interest were received and recorded under the respective items.

3 MINUTES

The minutes of the previous meeting of the Planning and Orders Committee held on 6 February, 2013 were submitted and confirmed as correct.

4 SITE VISITS

The minutes of the Site Visits held on 20 February, 2013 were submitted and confirmed as correct, subject to the inclusion of the name of Councillor R.A. Dew in the list of apologies.

5 PUBLIC SPEAKING

The Chair informed the Committee that there would be public speakers in respect of application 7.2.

6 APPLICATIONS THAT WILL BE DEFERRED

6.1 19C313A – Outline application for the erection of 22 dwellings together with the construction of a new access on land between Pentrefelin and Waenfawr Estate, Holyhead

The Development Control Manager informed the Committee that a language statement has now been submitted and consultation responses are awaited prior to the submission of a full report to the April meeting of the Planning and Orders Committee.

RESOLVD to defer the application in accordance with the Officer's recommendation.

6.2 39C285D – Full application for the erection of 17 dwellings on land at Lon Gamfa, Menai Bridge

The Development Control Manager informed the Committee that amended and additional plans are still awaited in respect of this application.

RESOLVED to defer the application in accordance with the Officer's recommendation.

7 APPLICATIONS ARISING

7.1 11C399E – Siting of a timber chalet for use incidental to the main dwelling at Tyn y Coed, Penrhyd, Amlwch

The application was brought to the Committee at the request of the Local Member. At the meeting of the Planning and Orders Committee held on 6 February, 2013 it was resolved to visit the site. The site visit took place on 20 February, 2013.

The Development Control Manager reported that this application is the same as that previously refused at the Planning and Orders Committee in February 2012 and the recommendation of refusal is still the same as it is contrary to planning policies; it equates to the erection of a dwelling within the open countryside.

Councillor C. McGregor stated that the current dwelling at the site has already been extensively extended and proposed that the application be refused. Councillor Lewis Davies seconded the proposal of refusal.

RESOLVED to accept the Officer's recommendation of refusal of the application for the reasons given.

(The Chair, Councillor J. Arwel Roberts stated that he did not take part in discussion or voting in respect of this application as he was not present at the Site Visit).

7.2 41C124B – Full application for the erection of one wind turbine with a maximum hub height of up to 44m, rotor diameter of up to 56m and a maximum vertical tip height of up to 72m together with the erection of a transformer station and new access track and hardstanding on land at Ty Fry Farm, Rhoscefnhir

(Councillor W.T. Hughes declared an interest in respect of this application; he remained at the meeting but did not take part in the discussion or voting thereon).

The application was brought to the Committee as it has been decided that delegated powers will not be used in connection with wind turbine developments.

A report was submitted to the February meeting of the Planning and Orders Committee recommending that a site visit be made prior to determination of the application. In advance of that meeting however the applicant appealed to the Planning Inspectorate against non-determination. This was reported to the Members at the Committee meeting on 6th February where it was resolved that a written report and recommendation from Officers be submitted to the March Committee in order that Members can consider their position and indicate the Council's stance in the forthcoming appeal.

The Chair invited Mrs. Kate Barker, an objector to the application to address the Committee.

Mrs. Barker stated her reasons for objecting the application as follows :-

- The proposed turbine is almost 240 feet high, four times the height of the woodland nearby. Each blade is over 91 feet long, one and a half times as tall as the tallest trees nearby. The 184ft diameter rotary array will speed at up to 200 miles an hour a few hundred metres from people's front doors, their gardens, where they sleep.
- She was relieved to see that the Officers have recommended refusal of the application. The key planning reasons given are unacceptable landscape impact, ecological issues and the impact on the setting of the Grade 11 listed house and gardens at Ty Fry.
- Several issues remained that Mrs. Barker wished to bring to the attention of the Committee i.e. health, in particular, low frequency noise along with flicker and strobing

effects; lack of surveys and EIA; misleading and inaccurate information contained in the application.

- Low frequency noise can travel long distances, sound can travel over 6 miles. In America large wind turbines built in 2010 are scheduled to be taken down because the noise has caused illness to neighbours and townspeople.
- The effects from low frequency noise, flicker and strobing have not been satisfactorily addressed in this application. They could ruin the health of close neighbours and villagers.
- The Ty Fry Farm application is in a sensitive location with ecological, landscape and historic issues and issues with proximity to neighbours. The application glosses over these and it lacks any comprehensive ecological surveys. The files used to identify the species of bats around the site were not included but were recorded and verified independently.
- The LVIA claims the visual impact on neighbouring properties, like Awelon which is only 350 metres from the proposed site would be 'negligible – this is questionable. At the Ysgellog site you will see the overbearing impact the massive blades have from over 4km. Although the Ty Fry Farm turbine is a little shorter, the blades are alarmingly similar in length. The Ty Farm machine would have an unacceptable and overbearing impact not only on the closest neighbours but on the whole of the village of Rhoscefnhir. The need for an Environmental Impact Assessment in these circumstances seems essential but it was not recommended; on which this decision was made are not adequate.
- The application contains serious inaccuracies and misleading information. She noted that she had taken legal advice at the highest level and has submitted a challenge to the validity of the application with documents in evidence to PINS.
- There are already around 90 turbines on Anglesey, we are in danger of breaching planning rules at all levels if we extend the area of turbinisation.
- This application is for a massive machine fixed to generate about half its capacity in order to qualify for the highest subsidy. This has nothing to do with 'green' power and everything to do with milking subsidy. 'Rerating' is a loophole that is being looked at by the DECC.
- The application claims the turbine would provide electricity for several hundred homes. When the wind does not blow, or it blows at the wrong speed, it does not provide power for anything at all. We all want a reliable, clean, alternative source of energy, but wind does not work.
- We all know much more about the wind industry now, please let's not make any more mistakes. Protecting habitats and species is of vital importance. The harm caused to the ecology, landscape character, and to peoples quality of life far outweighs any benefits of renewable energy generation in this case.

The Chair invited to Local Member, Councillor Eric Jones to address the meeting. Councillor Jones stated that he has previous addressed the Committee in respect of this item and did not have any further matters to raise.

Councillor R.L. Owen proposed that the application be refused and Councillor C. McGregor seconded the proposal.

RESOLVED to support the Officer's recommendation of refusal of the application for the reasons given.

7.3 46C149L – Full application for the change of use of land to form a boat storage facility with the construction of a vehicular access on land adjacent to the car par at Trearddur Bay Hotel, Lôn Isallt, Trearddur Bay

The application was brought to the Committee at the request of the Local Member.

At the meeting of the Planning and Orders Committee held on 6 February, 2013 it was resolved to visit the site. The site visit took place on 20 February, 2013.

The Development Control Manager reported that at the last meeting of the Planning and Orders Committee details in respect of the access to the site, flood management and surface water issues were awaited. The details have now been received by the Highways and Drainage Sections of the County and Council and they are satisfied will the proposal by the applicant. The Officer further reported that there are no technical issues outstanding to stop the Committee from dealing with this application. It was noted that 3 letters of support had been received following the finalisation of the Officer's report.

The Local Member, Councillor Eric Roberts stated that the site is marsh land and the drainage management should be adequate as the adjoining land is a play area. He questioned what type of security fencing was there to be used on the site? The Development Control Manager referred to Condition 3 and 4 within the Officers report which states that such details in respect of fencing, screening and lighting must be submitted to the Planning Authority before works can commence on the site.

Councillor Roberts stressed that he has had no objection to the application as he considered that such a development was required in the Trearddur Bay area. He stated that comments locally have suggested that he was against the development but he had requested the Planning and Orders Committee to deal with the application as he wished to make sure that all the relevant details are put in place before approval of the application.

Councillor C. McGregor stated that following the site visit, he did not want to see large boats being stored on top of each other as in similar locations as it can impede on the residents in the area. He noted that there is nothing within the application which stipulated that the boats will be stored on one level. Councillor McGregor ascertained if a Condition could be placed on the application that large boats are not to be stored on top of each other. The Development Control Manager responded that there is no stipulation in the application that storage of the boats will be on a higher level but stated that he was comfortable in considering such a Condition which controls this matter.

Councillor R.L. Owen proposed that the application be approved and Councillor K.P. Hughes seconded the proposal, subject to a Condition on the storage of the boats being agreed.

RESOLVED to approve the application in accordance with the Officer's recommendation, subject to the conditions contained within the report together with an additional condition in respect of the boat storage.

(Councillors R.A. Dew, W.T. Hughes stated that they did not take part in discussion or voting in respect of this application as he was not present at the Site Visits).

(Councillor Eric Roberts did not vote in respect of this application as he is the local member).

8 ECONOMIC APPLICATIONS

None considered at this meeting.

9 AFFORDABLE HOUSING APPLICATIONS

None considered at this meeting.

10 DEPARTURE APPLICATIONS

None considered at this meeting.

11 DEVELOPMENT PROPOSALS SUBMITTED BY COUNCILLORS AND OFFICERS

11.1 14C232 – Full application for the demolition of the existing dwelling together with the erection of a new dwelling in lieu at Rhyd y Spardyn Uchaf, Llangefni

The application was brought to the Committee as the applicant is employed by the Local Authority and is a 'relevant officer' as defined within paragraph 4.6.10.4 of the Constitution. The application has been scrutinised by the Monitoring Officer as required under paragraph 4.6.10.4.

Councillor Eric Roberts proposed that the application be approved and Councillor Jim Evans seconded the proposal.

RESOLVED to approve the application in accordance with the Officer's recommendation, subject to the conditions contained within the report.

12 REMAINDER OF APPLICATIONS

12.1 28LPA970/CC – Full application for public realm improvements to the beach access at Beach Road, Rhosneigr

The application was brought to the Committee as the application is made by the Council on Council owned land.

The Development Control Manager reported that following completion of the report by the Officer, the Highways Section has responded that they do not have any objection in principle to the development. The Community Council have also responded that they had no specific opposition to the application but have ascertain if the developer has further plans to develop within the village of Rhosneigr. Following consultation with the developer, they have stated that they have no plans at present to develop in the area.

The Officer further stated that 2 letters of support in general of the development but they have raised issues which are beyond planning guidelines in respect of the car parking in general in the area and how the traffic management is controlled in the village together with signage for car parking facilities. These issues have been referred to the Highways Section of the County Council. He further reported that one of the letter referred to concerns in respect of public rights of way along the beach at Rhosneigr to their properties. The Officer reported that this matter is beyond the boundaries of the planning authority and that it was a private matter with the applicant.

Councillor Eric Roberts proposed that the application be approved and Councillor K.P. Hughes seconded the proposal.

RESOLVED to approve the application in accordance with the Officer's recommendation, subject to the conditions contained within the report.

12.2 47LPA969/CC – Full application for the erection of an agricultural shed for the housing of pigs together with the demolition of the existing shed at Llwyn yr Arth, Llanbabo

The application was brought to the Committee as the application is made on Council owned land and the Head of Service (Property) submitted the application on behalf of the applicant.

The Development Control Manager reported that public consultation period does not come to an end until the 13th March, 2013 and requested that the Officer's be afforded power to act following the public consultation period if no representations have been received by the department.

Councillor K.P. Hughes proposed that the application be approved and Councillor Eric Roberts seconded the proposal.

RESOLVED to approve the application and to grant the Officer's power to act following the statutory public consultation period coming to an end.

13 OTHER MATTERS

13.1 36C206D – 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 piggery and the erection of a new agricultural shed at Cefn Canol, Llangristiolus

The application was brought to the Committee as 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.

The Development Control Manager reported that full planning has been granted in November 2012 and the proposed amendments consist of the demolition and rebuilding of the upper half of the buildings gable.

Councillor R.L. Owen proposed that the application be approved and Councillor Eric Roberts seconded the proposal.

RESOLVED to approve the application in accordance with the Officer's recommendation, subject to the conditions contained within the report.

13.2 47LPA969A/SCR/CC – Application for a screening opinion for the erection of an agricultural shed for the keeping of pigs together with the demolition of the existing shed at Llwyn yr Arth, Llanbabo

The application was brought to the Committee as the application is made on Council owned land.

It was determined that an Environmental Impact Assessment would not be required with the submission of a full planning application.

RESOLVED to note the report as information purposes only.

13.3 49C18C – Outline application for residential development to include the erection of 48 dwellings together with the construction of a new access road at Valley Mill, Valley

The application was brought to the Committee as the length of time that has elapsed since the matter was originally before the Committee. At the Planning and Orders Committee held on 2nd November, 2011 it was resolved to approve the application subject to the completion of a planning obligation securing a proportion of affordable housing at the site. Discussions with the developer and his agent has been ongoing and agreement has now been reached and the developer is now in a position to complete the necessary documentation.

RESOLVED to accept the report and agree to the completion of the planning obligation.

13.4 49C257 – Outline application for the residential development together with the construction of a new vehicular access onto the A5, Valley Mart Site

The application was brought to the Committee as the length of time that has elapsed since the matter was originally before the Committee. At the Planning and Orders Committee held on 6th July, 2005 it was resolved to approve the application, subject to the completion of a planning obligation securing a proportion of affordable housing at the site. Discussions with the developer and his agent has been ongoing since the original Committee resolution. Agreement has now been reached and the developer is in a position to complete the necessary documentation.

RESOLVED to accept the report and agree to the completion of the planning obligation.

DATES OF MEETINGS

The Chair informed the Committee that due to the County Council Elections on 2nd May, 2013 two meeting of the Planning and Orders Committee will be held in April. The dates of the April meeting will be as follows :-

3 April, 2013

24 April, 2013

**COUNCILLOR J. ARWEL ROBERTS
CHAIR**

6.1

Gweddill y Ceisiadau

Remainder Application

Rhif y Cais: 39C285D Application Number

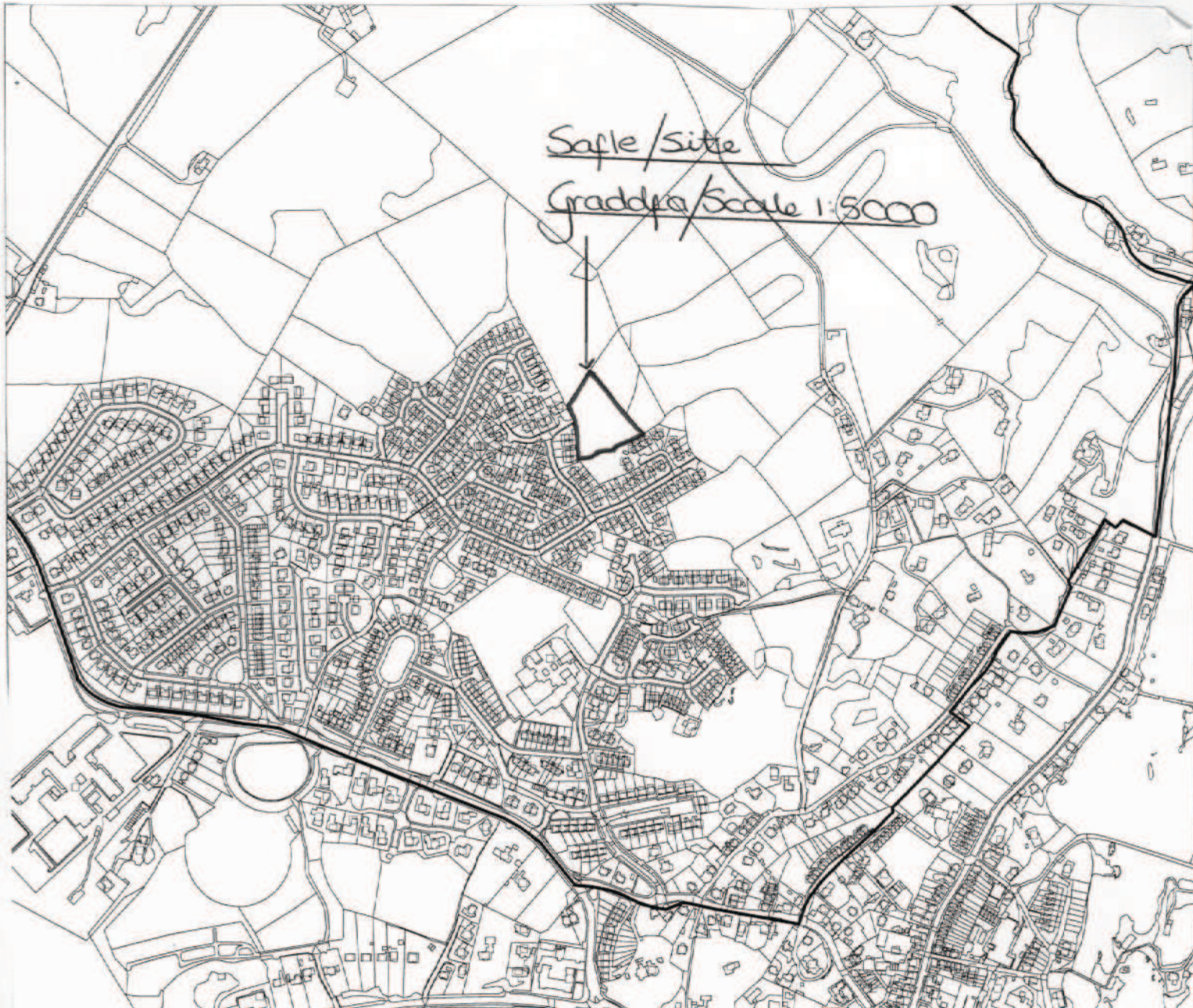
Ymgeisydd Applicant

**Bennett Homes
c/o J S Allan RIBA
Gerallt
3 Stâd Castellor
Cemaes
Ynys Môn
LL67 0NP**

Cais llawn ar gyfer codi 17 o dai ar dir yn

Full application for the erection of 17 dwellings on land at

Lon Gamfa, Menai Bridge



Planning Committee: 03/04/2013

Report of Head of Planning Service (DPJ)

Recommendation:

Defer

Reason for Reporting to Committee:

Additional/amended information is currently being consulted and advertised on. The application will be reported when the notification period has finished.

1. Recommendation

Defer

7.1

Gweddill y Ceisiadau

Remainder Applications

Rhif y Cais: 19C313A Application Number

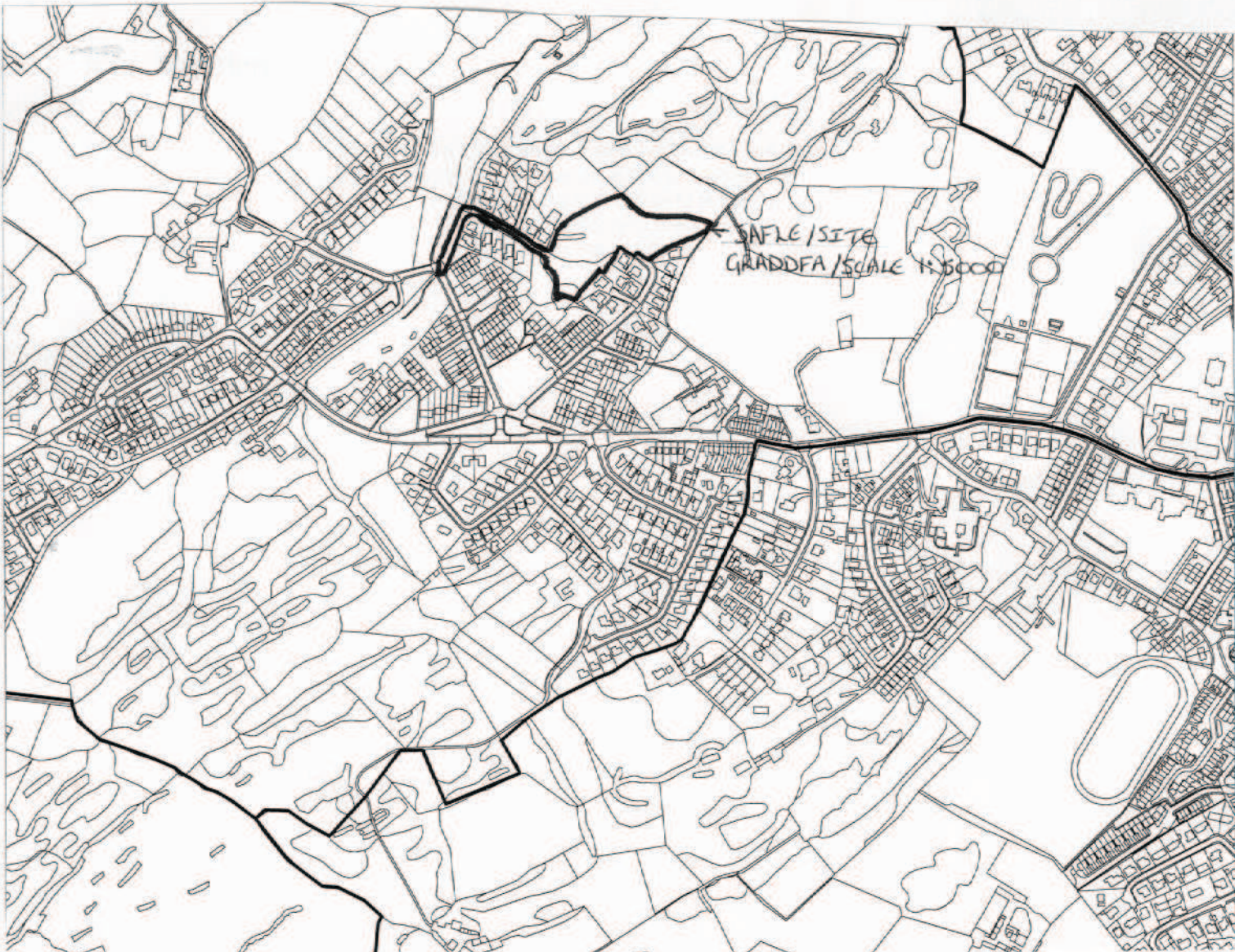
Ymgeisydd Applicant

**Executors of the Estate of Eleanor Bouch Jones Deceased
c/o Jan Tyrer Planning Consultant
Awelfryn
Allt Cichle
Llandegfan
Menai Bridge
Ynys Mon
LL59 5TD**

Cais amlinellol ar gyfer codi 22 annedd ynghyd a
chreu mynedfa newydd ar dir rhwng

Outline application for the erection of 22 dwellings
together with the construction of a new access on
land between

Pentrefelin and Waenfawr Estate, Holyhead



Planning Committee: 03/04/2013

Report of Head of Planning Service(NJ)

Recommendation:

Permit

Reason for Reporting to Committee:

At its meeting held on 9th January 2012 the Members resolved to accept the officer recommendation that a site visit should take place prior to determining the application. The site visit took place on 23rd January and the Members will be familiar with the site and its setting. At its meetings held on 6th February and 6th March the application was deferred to allow submission of a Welsh Language statement and to resolve technical issues.

1. Proposal and Site

The application is made in outline with all matters reserved. The proposal is for a residential estate of 22 units, providing a mix of single and two storey dwellings. As originally submitted, the two storey dwellings (4 no.) would at maximum have reached 8.5m to ridge and 10x13.5m on plan – the footprint has now been amended to between 9.6mx9.2m and 9.6mx9.8m; affordable housing units (7 no.) will at maximum reach 8.5m to ridge and 5x9.5m on plan as individual units – the footprint has now been amended to between 4.7mx9.2m and 5 x9.5m; bungalows (11 no.) will at maximum reach 5.5m to ridge and 12x16m on plan – the footprint has now been amended to between 11m x12.2m up to 11mx12.5m. Access and drainage are proposed through the existing Pentrefelin estate.

The application is supported by an Ecological Report and as part of the proposals a landscape buffer zone and green corridor are proposed. A Welsh Language Statement has also been submitted.

2. Key Issue(s)

Compliance with relevant development plan policies; highway safety and drainage; ecological issues.

3. Main Policies

Gwynedd Structure Plan

Policy A2: Housing land

Policy A3: Scale and phasing

Policy A9: Affordable Housing

Policy D4: Location, siting and design

Policy D9: Environmentally sensitive areas

Policy D10: Flora and fauna

Policy D20: Sewage disposal

Policy D32: Landscaping

Ynys Mon Local Plan

Policy 1: General Policy

Policy 28: Tidal inundation and river flooding

Policy 32: Landscape

Policy 35: Nature conservation

Policy 48: Housing development criteria

Policy 49: Defined settlements
Policy 51: Large sites
Allocation T8

Stopped Unitary Development Plan

Policy GP1: Development control guidance
Policy GP2: Design
Policy EN4: Biodiversity
Policy HP2: Housing Density
Policy HP3: New housing development
Policy HP7: Affordable housing
Policy SG2: Development and flooding
Policy SG4: Foul sewage disposal
Policy SG6: Surface Water run-off

Planning Policy Wales Edition 5 (November 2012)

TAN 5: Nature, Conservation and Planning

TAN 12: Design

TAN 15: Development and Flood Risk (July 2004)

TAN 20: The Welsh Language – Unitary Development Plans and Planning Control

SPG : Affordable Housing

SPG : Design Guide

4. Response to Consultation and Publicity

Local Member – requests that the matter be determined by the Planning and Orders Committee due to flood risk

Town Council – objection due to increase in traffic that would occur in accessing and leaving the site from the proposed housing development which would then join the existing flow of traffic onto South Stack Road

Joint Planning Policy Unit – no objection on policy grounds. It is not considered that the scale of the proposed development would be likely to result in a significant increase in the local population which would negatively affect the Welsh language.

Environment Agency – low environmental risk – standard advice applies

Drainage Section – drainage details are satisfactory in principle. Detailed designs should be submitted with any full planning application.

Highways Section – Suggested conditions

Dwr Cymru-Welsh Water – Standard conditions

Countryside Council for Wales – no objection. Satisfied with survey methodology and mitigation proposals. Satisfied that amended plans will adequately safeguard badgers in the area.

Ecological Advisor – comments on ecological report and concerns raised by objectors. Condition proposed.

Public response to notification: 16 letters of objection have been received (including 3 from Albert Owen MP) together with a 59 name petition. Objections are raised in relation to:

The proposal will lead to unacceptable heavy traffic;
the extra traffic will cause safety problems, parking problems and delays;
danger of traffic conflict with children's play area;
in the sale of the land in 2002, access was to be off Waenfawr Estate;
Concerns regarding issue of ransom strip at Waenfawr preventing access through this estate;
Use of Waenfawr for access is the most appropriate route;
views will be blocked;
disruption during construction;
concerns regarding the ecological assessment and presence of slow worms;
Concerns about adherence to Highway Act in relation to ecology;
Properties at the lower end of Pentrefelin already suffer waterlogged gardens and the fire service has been called to deal with blockages in the watercourse – the problems will be exacerbated with additional discharges. Rainfall is currently absorbed into the site – if built upon and water is channelled through pipes to the watercourse, it could lead to flooding downstream;
The optimum fall for drainage cannot be achieved;
Cannot find evidence of trial pits on site and unclear whether soakaway tests carried out properly.

The Highway Authority has assessed the scheme and no objection is raised subject to conditions.. The historic association with the Waenfawr Estate does not preclude an application for planning permission for an alternative development which must be considered on its individual planning merits. The presence of a ransom strip and any negotiations are private matters between the developer and landowner. It is understood that the Council as owner of the relevant piece of land is unopposed in principle to the use of the Waenfawr access route but this does not form a part of the application to be determined. Access for vehicular traffic via Waenfawr is not proposed as part of the application and the application as submitted must be determined on its own merits. Concerns regarding loss of views are insufficient in themselves to influence the recommendation made. It is accepted that there will be some disturbance and inconvenience during the construction phase but this is true of any development and is relatively short-lived and again, is insufficient to influence the recommendation. The ecological reports and drainage details have been assessed by relevant consultees and are considered acceptable. Surface water run-off is currently unrestricted whereas the proposal entails draining the site, with attenuation, into the public drainage system which discharges into the nearby watercourse. The soakaway tests submitted indicated poor porosity such that an alternative method of discharge has been proposed. Ecological aspects of the application are considered to comply with the requirements of the Highway Act.

5. Relevant Planning History

H117s – historical files relating to parts of the site and development of the current Waenfawr and Pentrefelin Estates.

19C313 – Erection of 12 bungalows and private garages on Phase 1, Pentrefelin Estate, Holyhead – approved 20/07/90

6. Main Planning Considerations

Principle of the Development: The site is located within the development boundary of Holyhead in the Ynys Mon Local Plan and is allocated specifically for housing development under allocation T8. The remaining land in the applicant's ownership, and which will be used to create a landscape buffer and habitat area, is located outside the development boundary.

The site is located amongst existing residential development and the Joint Planning Policy Unit has confirmed that the principle of residential development is acceptable.

Affordable housing units are proposed as part of the scheme in accordance with policy requirements.

Highways and Drainage: Concerns have been expressed regarding the fact that vehicular access will be taken solely through Pentrefelin and not through the Waenfawr Estate. In particular, concern has been expressed regarding a 'ransom strip' at the access to the Waenfawr Estate which has prevented vehicular access to the proposed development site from this direction. Any discussion between the developer and the landowner are private issues outside the planning process and the application must be considered on its individual planning merits in accordance with the details as submitted.

It is understood at the time of writing that the Council as owner of the 'ransom strip' is unopposed in principle to the use of a Waenfawr access route to the land. However, this access route does not form part of the application and it is stressed that a decision can only be made in relation to the application which has been presented on its own planning merits. Concern has been expressed, for example by Albert Owen MP on behalf of local residents, that considerable development is proposed in the area in general (the Tyddyn Bach site which has permission for over 100 units, as well as this application and the suspected potential for other land to be released). Land in the applicant's ownership not forming part of this application is located outside the development boundary. Publication of Local Development Plan policies on housing is not anticipated at this stage and it would be premature to make any decision on this application based on speculation as to what additional land might be included for development purposes under that document. On its merits, the Highway Authority has no objection to the application subject to conditions. It did however indicate that it was unlikely to adopt the estate road as a parcel of land forming part of a proposed footway and thought initially to be a part of the public highway was in fact in private ownership. This parcel was excluded from the application whilst investigations into ownership were undertaken. Its exclusion meant that the width of the proposed highway at this point was deficient such that the Highway Authority would not be willing to adopt the estate road. The agent has now been able to establish that the land is in the applicant's ownership and it has been included as part of the application, thus resolving the issue.

The Highway Authority suggests that the developer should contribute £5000 for footway improvements or traffic calming measures which may be identified as arising from the development following its monitoring for 12 months following full occupation. Such a requirement is considered ultra vires in planning terms and it is not proposed to be included as part of the recommendation for approval.

In relation to drainage, concerns have been expressed regarding periodic flooding of gardens at Pentrefelin and the likelihood of issues being exacerbated if the development proceeds. The proposal includes sustainable drainage solutions such as rainwater harvesting to each dwelling together with surface water attenuation in the estate road in order to control the flow of surface water discharge. Dwr Cymru-Welsh Water has suggested conditions including that no development should commence on the site until a comprehensive and integrated drainage scheme has been approved. The application is made in outline with all matters reserved. The scheme is considered acceptable in principle by consultees.

The Environment Agency raises no concerns and recommends its standard construction phase advice rather than any specific condition.

Landscape and Habitat: Concerns have been expressed regarding the loss of habitat at the site, for example, the potential effects on wildlife including slow worms and their habitat. The application is supported by Ecological Reports and supplementary information on the survey work. These have been assessed by the Countryside Council for Wales and the Council's Ecological Advisor and are considered acceptable. An objection letter raising concerns regarding effects on slow worms at the site has been specifically considered by the consultees. The application proposes a landscape and habitat buffer zone between existing dwellings at Pentrefelin and the application site and further proposes an additional landscape buffer to the northern boundary of the site on land in the applicant's ownership to both provide a natural transition between the built form of the development and open land to the north but also to provide suitable habitat for wildlife species

including badgers and slow worms.

Design and Privacy Issues: The application is made in outline with all matters reserved. Under Article 3 of Part 2 to the Town and Country Planning (Development Management Procedure) (Wales) Order 2012, where layout is a reserved matter, the application must state the approximate location of buildings, routes and open spaces included in the development; where scale is a reserved matter, the application must state the upper and lower limits for the height, width and length of each building included in the proposal and where access is a reserved matter, the application must state the area or areas where access points to the development as proposed will be situated. A revised layout plan has been provided giving an indication of a possible layout for the site, giving the approximate location of buildings and the estate road and the access to the site. A revised schedule of upper and lower limits for the buildings has been provided. These address concerns raised in relation to the original submission that if developed to the maximum parameters as originally proposed, several of the plots would be overdeveloped resulting in a cramped site. Proximity distances are respected in accordance with SPG advice. The site is undulating in form and is dotted with rock outcrops. Some engineering works will be required to achieve suitable levels. The principle of the proposal is however acceptable. Detailed design issues can be considered at the detailed application stage.

Welsh Language: In accordance with policy requirements a Welsh language Statement has been submitted in support of the application. This has now been assessed and it is not considered that the scale of the proposed development would be likely to result in a significant increase in the local population which would negatively affect the Welsh language. It should be noted that the scheme will provide an element of affordable housing for local needs which will assist with keeping local connections with the site.

7. Conclusion

The development of the site for housing is acceptable in principle as the site is allocated specifically for housing development within the Ynys Mon Local Plan. The traffic implications of the development are considered acceptable and landscape and wildlife implications can be adequately controlled through conditions. Consultees are satisfied in principle with the drainage details.

8. Recommendation

To **permit** the application subject to conditions and a S106 agreement on affordable housing

(01) The approval of the Council shall be obtained before any development is commenced to the following reserved matters viz. the layout, scale, appearance of the building, means of access thereto and the landscaping of the site.

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

(02) Application for approval of the reserved matters hereinbefore referred to shall be made not later than the expiration of three years beginning with the date of this permission.

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

(03) The development to which this permission relates shall be begun not later than whichever is the later of the following dates namely:- (a) the expiration of five years from the date of this permission or (b) the expiration of two years from the final approval of the said reserved matters or in the case of approval on different dates the final approval of the last such matter to be approved.

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

(04) No development shall take place until samples 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 of the development

(05) Full details of all fencing, walling or other means of enclosure or demarcation shall be submitted to and approved in writing by the local planning authority before their installation.

Reason: In the interests of amenity.

(06) The reserved matters application shall include full levels details and cross sections, as existing and as proposed, to datum point., together with finished floor levels for the plots.

Reason: To ensure the satisfactory appearance of the development

(07) No development shall commence until the developer has prepared a scheme for the comprehensive and integrated drainage of the site showing how foul water, surface water and land drainage will be dealt with and this has been approved in writing by the local planning authority. The development shall proceed in accordance with the approved details unless the local planning authority gives its prior written consent to any variation. No occupation of the dwellings hereby approved shall take place until the drainage systems for the site have been completed and are operational.

Reason: In the interests of residential amenity and to ensure that the site is adequately drained.

(08) No site clearance works shall take place during the bird breeding season(1st March to 31st August inclusive) unless the site has been checked by a suitably qualified ecologist and the results of any such survey are confirmed in writing by the local planning authority.

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

(09) No site clearance works shall take place until the site has been surveyed for the presence of slow worms by a suitably qualified and experienced ecologist. The results of the survey shall be submitted to and agreed in writing by the local planning authority and shall include detailed mitigation and proposals for the long term maintenance of any alternative habitat to be provided, where slow worms are found to be present on the development site. The development shall thereafter proceed in accordance with the details as may be agreed in writing by the local planning authority.

Reason: to safeguard any wildlife species which may be present on the site.

(10) The development shall proceed in accordance with the recommendations set out in the Ecological Scoping Survey Report (Alison Johnson 2010) and Updated Information on Badgers Report (Alison Johnson 2012) submitted on 9/11/2012 under planning reference 19C313A unless the local planning authority gives its prior consent to any variation. Full details of the proposed planting of the green corridor and the off-site landscape buffer area, details of the badger tunnel area and its planting, together with full details of their future maintenance, shall be submitted to and approved in writing by the local planning authority. The development shall thereafter proceed in accordance with the details as may be agreed.

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

(11) 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). 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.

(12) 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).

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

(13) 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).

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

(14) No development shall commence until the details and specifications for the construction of a traffic island on the junction of Lon Newydd with Llainfain have been submitted to and agreed in writing with the local planning authority. No occupation of the dwellings hereby approved shall take place until the traffic island has been constructed in accordance with the approved details.

Reason in the interests of highway safety

(15) The vehicle driveways shall be constructed with its gradient not exceeding 1 in 20 for the first 5 metres back from the nearside edge of the adjoining footway.

Reason in the interests of amenity

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

Reason: To enable vehicles to draw off clear of the highway for the safety and convenience of the highway user.

(17) The estate road(s) and its access shall be constructed in accordance with 'Technical Requirements for Estate Roads In Anglesey'

Reason To ensure a satisfactory means of development

(18) The estate road(s) shall be completed to a base course finish with the surface water drainage

**system complete operational before any work is commenced on the dwellings which it serves.
'complete and operational'**

Reason in the interests of amenity

(19) The estate road shall be kerbed and the carriageway and footways surfaced and lit before the last dwelling is occupied or within 2 years of the commencement of development whichever is the sooner.

Reason In the interests of amenity

(20) No development shall commence until a scheme for the drainage of the site has been submitted to and approved in writing by the local planning authority. The approved scheme shall be completed before any of the dwellings hereby approved are occupied.

Reason to ensure that the site is satisfactorily drained

(21) No dwelling hereby approved shall be occupied until a management plan to secure the future maintenance of the access and estate road hereby approved has been submitted to and approved in writing by the local planning authority. The plan shall detail the management responsibilities and maintenance schedules for the safety of existing residents and to ensure no detriment to the environment. The site shall thereafter be managed and maintained in accordance with the agreed details.

Reason in the interests of amenity and to ensure a satisfactory form of development

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10.1

Ceisiadau'n Tynnu'n Groes

Departure Applications

Rhif y Cais: 38C180D Application Number

Ymgeisydd Applicant

Mr Thomas Andrew Roberts
c/o Mr Harry Jones
Swn Y Mor
56 Llanelilian Road
Amlech
LL68 9HU

Cais amlinellol ar gyfer codi annedd ynghyd a creu mynedfa newydd ar dir ger

Outline application for the erection of a dwelling together with the creation of a new vehicular access on land at

Gilfach Glyd, Llanfechell



Planning Committee 03/04/2013

Report of Head of Planning Service (DPJ)

Recommendation:

Permit

Reason for Reporting to Committee:

The application comprises a departure that officers are minded to approve.

1. Proposal and Site

The application site adjoins the north western boundary of Mynydd Mechell at Gilfach Glyd.

This is an outline planning permission with matters reserved for future consideration.

2. Key Issue(s)

- Having regard to the provisions of section 38(6) of the Planning and Compulsory Purchase Act 2004 it is necessary for determination to be in accord with the development plan unless material considerations indicate otherwise.
- Whether the development comprises an acceptable rounding off of the settlement.

3. Main Policies

Gwynedd Structure Plan

A6 (New Dwellings in the Countryside)

Ynys Mon Local Plan

53 (Housing in the Countryside)

Stopped Anglesey Unitary Development Plan

HP5 (Countryside Hamlets & Clusters)

4. Response to Consultation and Publicity

Local Member - No observations received at the time of writing.

Community Council – No observations received at the time of writing.

Highways – No observations received at the time of writing.

Drainage – Technical Consideration listed.

Welsh Water – No observations received at the time of writing.

One letter received objecting on the following grounds:

- An application was recently refused on the land, due to issues with the main drainage and water company restrictions.
- A new vehicular access would be dangerous on this narrow point of the road near a brow of a hill and a bend.

- A previous application was refused due to the lack of visibility from the proposed access.
- If this application is successful the writer states that they will appeal the previous refusal.
- There is no local need for the dwelling and there is already planning for a dwelling in the same field which has been for sale for a number of years.
- The application site has not been submitted as a candidate site register to the council.
- Application site not identified in the development plan framework and as such should not be approved.

5. Relevant Planning History

38C180 - Erection of a new workshop with offices together with the installation of a septic tank and formation of a new vehicular access Refused 11.09.01.

38C180A Erection of a store, construction of and access and associated landscaping. Refused 01.05.02, Appeal dismissed 11.10.02.

38C180B - Outline application for the erection of a dwelling Refused 06/01/11.

38C180C - Outline application for the erection of a dwelling together with the creation of a new access Approved 03.06.11.

6. Main Planning Considerations

Planning History & Principle of Residential

There is an extant outline planning application with all details reserved on part of the application site, but the red line area shown on the application subject to this report is larger and the illustrative position of the dwelling is different.

Having regard to the provisions of section 38(6) of the 2004 and act, if regard is to be had to the development plan for the purposes of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise. The development plan for Anglesey comprises the approved Gwynedd Structure Plan (approved November 1993) and the adopted Ynys Mon Local Plan (adopted December 1996).

The application site is located in the countryside under the provisions of the adopted Ynys Mon Local Plan (December 1996), and has thus been advertised as a departure from the development plan. This is due to Mynydd Mechell not being listed under the provisions of policy 50 (Listed settlements) of this plan, which permits single dwellings within or on the edge of the listed villages and hamlets subject to the listed criteria being satisfied.

Mynydd Mechell is included as a settlement under the provisions of policy HP5 of the Stopped Anglesey Unitary Development Plan. This policy permits single dwellings on infill and other acceptable sites subject to the listed criteria. The application site is also located within the indicative frame. In view of the advanced stage reached in the preparation of the Stopped Anglesey Unitary Development weight can be attributed to its provisions such as to outweigh the provisions of the development plan in this instance. There is also an extant planning permission on the application site. The principle of the development is thus acceptable subject to detailed planning considerations.

The larger area of the application site is considered acceptable and in compliance with the provisions of policy HP5.

7. Conclusion

The advanced stage reached in the preparation of the Stopped Anglesey Unitary Development Plan means that in this instance weight can be attributed such as to outweigh the provisions of the development plan,

such that the principle of the development is acceptable. The larger area of the application site is considered acceptable and in compliance with the provisions of policy HP5.

8. Recommendation

That planning permission is **permitted** subject to the following conditions:

(01) The development hereby permitted shall be begun not later than whichever is the later of the following dates:

- i) The expiration of five years from the date of this permission.**
- ii) The expiration of two years from the date of approval of the last of the reserved matters to be approved.**

Reason: To prevent the accumulation of planning permissions: to enable the Council to review the suitability of the development in the light of altered circumstances and to comply with the provisions of Section 92(2) of the Town and Country Planning Act 1990.

(02) Application for approval of reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.

Reason: To prevent the accumulation of planning permissions: to enable the Council to review the suitability of the development in the light of altered circumstances and to comply with the provisions of Section 92(2) of the Town and Country Planning Act 1990.

(03) Approval of the details of the appearance *to include floor plans, layout; scale, access thereto and the landscaping of the site (hereafter called 'the reserved matters')* shall be obtained in writing from the Local Planning Authority before the development is commenced.

Reason: The application is for outline planning permission.

(04) 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.

(05) The details to be submitted for the approval in writing of the Local Planning Authority in accordance with Condition 3 above shall include a scheme for parking, garaging and manoeuvring and the loading and unloading of vehicles in accordance with the Local Planning Authority's "Car Parking Standards" 2008 (or any subsequent amendments). The approved scheme shall be implemented and made available for use before the development hereby permitted is occupied and that area shall not thereafter be used for any other purpose.

Reason To enable vehicles to draw off, park, and turn clear of the highway to minimise danger, obstruction and inconvenience to users of the adjoining highway.

(06) The details to be submitted under the provisions of condition 3 shall trade descriptions of all materials proposed to be used on the external surfaces of the development. The approved materials shall be used in the implementation of the development.

Reason To ensure a satisfactory appearance of the development.

(07) The details to be submitted for approval in writing by the Local Planning Authority in accordance with Condition (1) above shall include 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. The building(s) shall be constructed with slabs at levels that have been approved in writing by the Local Planning Authority.

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

(08) Details to be submitted in accordance with Condition 1 above shall include means of disposal of foul and surface water from the development.

Reason: In order to ensure that the development is adequately drained.

(09) The dwelling hereby permitted shall be constructed to achieve a minimum Code for Sustainable Homes Level 3 and achieve a minimum of 6 credits under category Ene 1 - 'Dwelling Emission Rate' in accordance with the requirements of the Code for Sustainable Homes: Technical Guide 11 November 2010. (or any subsequent equivalent and/or standard or as may be approved in writing with the Local Planning Authority). 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 predicted future climate changes.

(10) 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 6 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 11 November 2010 (or any subsequent equivalent and/or standard or as may be approved in writing with the Local Planning Authority).

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

(11) Prior to the occupation of the dwelling hereby permitted, a Code for Sustainable Homes 'Final Certificate' shall be submitted to an approved in writing by the Local Planning Authority certifying that a minimum Code for Sustainable Homes Level 3 and a minimum of 6 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 11 November 2010 (or any subsequent equivalent and/or standard or as may be approved in writing with the Local Planning Authority).

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

9. Other Relevant Policies

Gwynedd Structure Plan

A2 (Housing Land) D3 (Landscape Conservation Area)
D28 Natural Mineral Slate (Sewage)
D29 (Design)
FF11 (Traffic) FF12 (Parking Standards)
FF15 (Pedestrian Requirements)

Ynys Mon Local Plan

1 (General Policy)
26 (Parking)
31 (Landscape)
42 (Design)

48 Housing Development Criteria

Stopped Anglesey Unitary Development Plan

GP1 (Development Control Guidance)

GP2 (Design)

TR10 (Parking Standards)

EN1 (Landscape Character)

SG5 (Private Sewage Treatment Facilities).

Planning Policy Wales

Technical Advice 22 Sustainable Buildings

Isle of Anglesey Parking Standards (2008)

11.1

Gweddill y Ceisiadau

Remainder Applications

Rhif y Cais: 36C323 Application Number

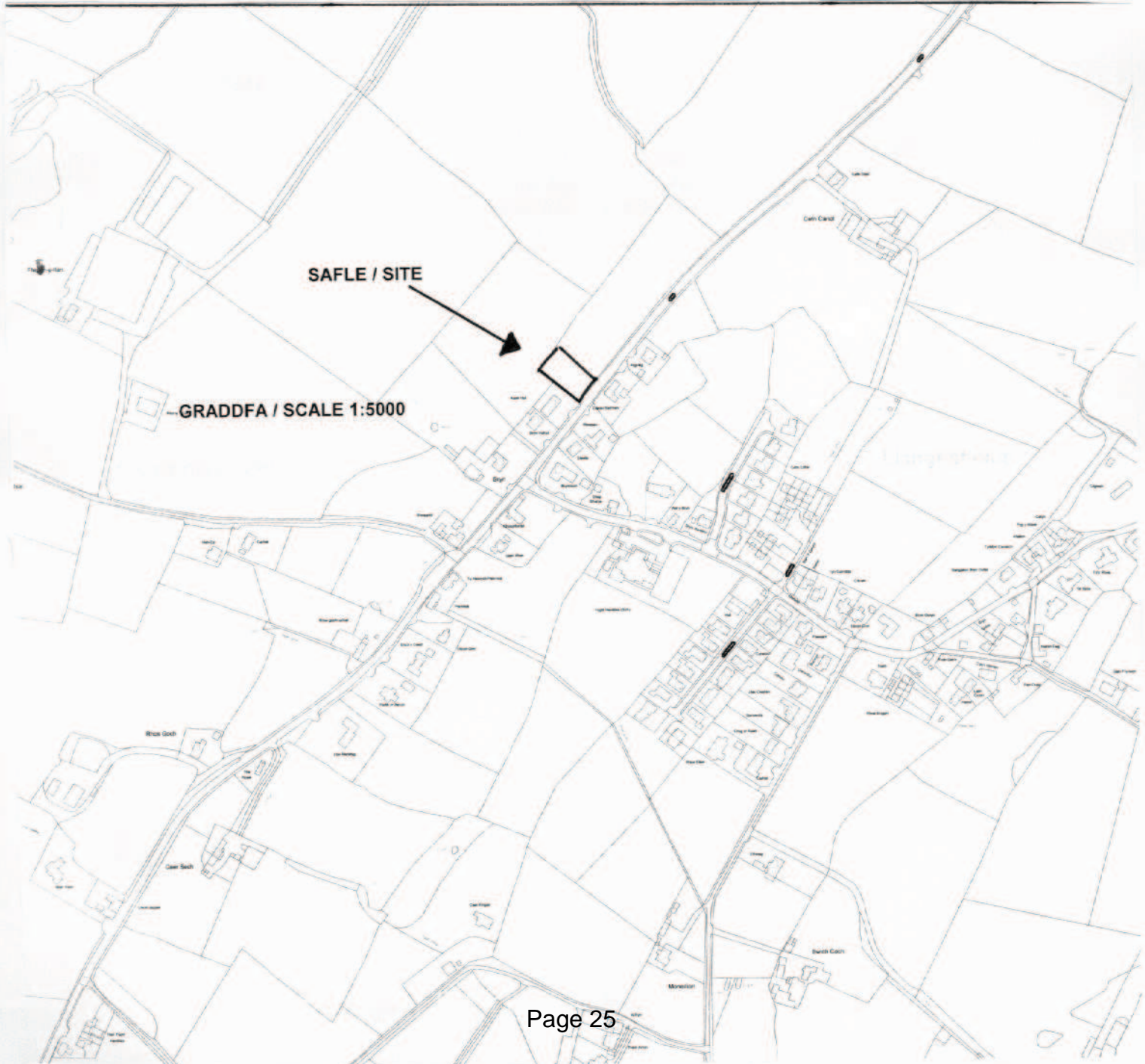
Ymgeisydd Applicant

Mr. Robert Hughes
Eryri Consulting & Construction Ltd
Cefn Farm
Llangristiolus
Bodorgan
Ynys Môn
LL62 5DW

Cais amlinellol i godi annedd ynghyd a chreu mynefda i gerbydau ar dir ger

Outline application for the erection of a dwelling together with the construction of a vehicular access on land adjacent to

Awel Haf, Llangristiolus



Planning Committee: 03/04/2013

Report of Head of Planning Service (SCR)

Recommendation:

Permit

Reason for Reporting to Committee:

The applicant is related to a Local Member

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 in outline form for the erection of a single storey dwelling together with the construction of a new vehicular access. The access is to be considered as part of the current application with all other matters reserved for further consideration.

The site lies next to the dwelling known as Awel Haf, Llangristiolus and is afforded access off the B4422. The site comprises a corner plot of a large agricultural field which is within the applicants' family's ownership.

2. Key Issue(s)

The applications main issues are whether the proposal complies with current policies.

3. Main Policies

Ynys Môn Local Plan

Policy 1 – General Policy

Policy 31 – Landscape

Policy 42 – Design

Policy 48 – Housing Development Criteria

Policy 50 – Listed Settlement

Gwynedd Structure Plan

Policy A2 – Housing

Policy A3 - Housing

Policy D4 – Location, siting and design

Stopped Unitary Development Plan

Policy GP1 – Development Control Guidance

Policy GP2 – Design

Policy HP4 – Villages

Policy EN1 – Landscape Character

Planning Policy Wales – 5th Edition, November 2012

Technical Advice Note 12: Design

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

4. Response to Consultation and Publicity

Local Member (Cllr. W I Hughes) – No objection

Community Council – No response to date

Highways – Recommended conditional approval

Drainage – Standard comments

Welsh Water – Recommended conditional approval

The application was afforded two means of publicity; these were by the posting of a notice near the site and the serving of personal notifications on the owners of neighbouring properties. The latest date for the receipt of representations was 1st April, 2013 and at the time of writing this report no letters of representation had been received at the department.

5. Relevant Planning History

No previous site history

6. Main Planning Considerations

Policy – Llangristiolus is defined as a Listed Settlement under Policy 50 of the Ynys Môn Local Plan and as a village under Policy HP4 of the stopped Unitary Development Plan.

Single plot applications on the edge of a settlement are considered acceptable under Policy 50 of the Ynys Môn Local Plan. The application currently under consideration does not comply with Policy 50 by virtue of the fact that it would extend the built form further into the countryside thus creating an undesirable intrusion into the landscape which would harm the character and amenities of the locality. Whilst Policy 50 of the Ynys Môn Local Plan allows for infill developments on the edge of settlements it is considered that the residential development of this site would result in the loss of an open rural field. This field contributes significantly to the character of the locality. The erection of a dwelling on this site could possibly result in future development within the field.

Policy HP4 of the stopped Unitary Development Plan states that residential development within the village boundary will be permitted subject to the listed criteria. The application site lies outside the development boundary of Llangristiolus as defined under Policy HP4 of the stopped Unitary Development Plan.

Paragraph 9.3.1 of Planning Policy Wales (5th Edition, 2012) states new housing developments should be well integrated with and connected to the existing pattern of settlements. The expansion of towns and villages should avoid creating ribbon developments, coalescence of settlements or a fragmented development pattern.

7. Conclusion

Whilst the application site can be considered as being on the edge of the settlement of Llangristiolus the residential development of the corner plot would constitute a harmful visual intrusion into the landscape which is designated as a Special Character Area under policy 31 of the Ynys Môn Local Plan and policy EN1 of the stopped Unitary Development Plan. The erection of a dwelling on this site would encourage further

development of the field. The proposal would result in the extension of the built form into the countryside and is contrary to both Local and Structure Plan Policy and the advice contained in Planning Policy Wales.

8. Recommendation

Refuse

(01) The local planning authority considers that the proposal would result in ribbon development, bringing about the unacceptable erosion of an attractive rural field in this Special Landscape Area. The proposal is therefore contrary to Policy A2, A3, and D4 of the Gwynedd Structure Plan, Policies 1, 31, 42, 48 and 50 of the Ynys Môn Local Plan, Policies GP1, GP2, EN1 and HP4 of the stopped Unitary Development Plan and the provisions of Planning Policy Wales (5th Edition, 2012).

(02) The proposals in this form would prejudice the implementation of Policy 50 of the Ynys Môn Local Plan by creating a set of circumstances which would make it difficult to resist further development on this field which could purport to be a logical extension of the settlement.

Rhif y Cais: 48C182 Application Number

Ymgeisydd Applicant

**Miss Llio Angharad Thomas
c/o Penseiri Russell-Hughes Architects
56 Bridge Street,
Llangefni,
Ynys Môn.
LL77 7HH.**

Cais amlinellol ar gyfer codi annedd afforddiadwy, creu mynedfa i gerbydau ynghyd a gosod sistem trin carthion ar dir ger

Outline application for the erection of an affordable dwelling, construction of a vehicular access together with the installation of a treatment plant on land adjacent to

Bryn Twrog, Gwalchmai

GRADDFA / SCALE 1:5000

SAFLE / SITE



Planning Committee : 03/04/2013

Report of Head of Planning Service (NJ)

Recommendation:

Refuse

Reason for Reporting to Committee :

The applicant is related to a relevant officer and the file has been reviewed by the Monitoring Officer.

1. Proposal and Site

The site is situated some 350m to the north of and outside the development boundary of the village of Gwalchmai as defined in both the Ynys Môn Local Plan and the Stopped Unitary Development Plan. Access to the site is afforded off a minor road along which there are dotted dwellings outside the village.

The application is submitted in outline with all matters reserved apart from the access to the site. The application forms describe the proposal as an application for a 3 bedroom house as an affordable dwelling. The Design and Access Statement indicates that the building will range between 6-10m x 6-12m on plan and with a ridge height of between 7 to 9m.

The application is supported by evidence of affordable housing need.

2. Key Issue(s)

Compliance with exception site policies and landscape impacts

3. Main Policies

Ynys Môn Local Plan

Policy 1 – General Policy

Policy 26 – Parking Standards

Policy 42 – Design

Policy 48 – Housing Development Criteria

Policy 49 – Defined Settlement

Policy 52 – Exception Sites

Gwynedd Structure Plan

Policy A8 – Affordable Housing

Policy D4 – Location, Siting and Design

Policy D29 - Design

Stopped Unitary Development Plan

Policy GP1 – Development Control Guidance

Policy GP2 – Design

Policy HP3 – Main and Secondary Centres

Policy HP7 – Affordable Housing

Planning Policy Wales (Edition 5)

TAN 2 Planning and Affordable Housing
TAN 6 Planning for Sustainable Rural Communities

4. Response to Consultation and Publicity

Consultations were issued to the following but no replies had been received at the time of writing:

Local Member
Community Council
Dwr Cymru-Welsh Water
Highway Authority
Drainage Section
Scottish Power
Drainage Section

A response has been received from the Housing section indicating that the applicant's personal circumstances put her in housing need.

Response to Publicity

The application has been publicised in accordance with statutory requirements. The expiry date for the receipt of representations is 5th April. Should any representations be received before the expiry date which materially affect the recommendation, the application will be submitted to the subsequent meeting of the Planning and Orders Committee in order that such representations may be fully taken into account.

5. Relevant Planning History

None

6. Main Planning Considerations

Principle of the Development- Planning policies including Policy 52 of the Local Plan allow the release of additional land for the purpose of affordable housing in addition to land available to meet general housing demand. Such sites are released where local people are unable to compete in the open market and their need for affordable housing cannot be met by other means.

Policy 52 however specifies that 'as an addition to land available to meet the general housing demand the Council will consider granting planning permission for affordable housing for local people, unable to compete in the open market, on appropriate sites **within or immediately adjoining existing settlements**'.

Policy A8 of the Gwynedd Structure Plan and Policy HP7 of the stopped UDP have similar locational restrictions. The site as proposed does not lie within and does not lie immediately adjoining the development boundary and is therefore located in a countryside location where strict policies apply and justification for new housing development must be demonstrated. Exceptions to those in housing need do not apply under such policies.

Paragraph 9.2.23 of Planning Policy Wales states that :

'Policies should make clear that the release of small housing sites within or adjoining existing settlements for the provision of affordable housing to meet local needs which would not otherwise be allocated in the development plan, is an exception to the policies for general housing provision. Such policies must be fully justified, setting out the type of need and the kind of development which would fall within their terms. The

affordable housing provided on exception sites should meet the needs of local people in perpetuity. Sites must meet all the other criteria against which a housing development would be judged’.

The applicant has submitted supporting evidence which has been reviewed by the Council’s Housing Service. The information confirms that the applicant is in housing need. No details of the actual dwelling are provided as part of the application and due to the non-compliance of the location with relevant policies, have not been requested so as not to put the applicant to unnecessary expense. Albeit the personal circumstances of the applicant put her in housing need, no assessment has been made of whether any dwelling proposed for the site would in actual fact be affordable. Other than affordability, no other justification is offered in support of the application which could be considered under relevant housing in the countryside policies. Paragraph 4.2.4 of TAN 6 states that ‘planning authorities must ensure that properties constructed are affordable to the community as a whole, not only the initial occupier’ as supported by TAN 2 advice.

Affect on the locality – The site is located in a prominent countryside location where the development of a new dwelling would have a detrimental impact on the landscape character. The site is located on a ridge. The village of Gwalchmai is situated below the ridge and is not visible from the application site. Although a pair of semi-detached cottages are located near the application site, they are single storey and small in scale. The dwelling as proposed would present a prominent and incongruous development on this site and would be read as a new dwelling in a countryside location rather than as a natural extension to the developed part of the village from which it is physically and visually completely removed. Planning policies and policy advice indicate that in relation to exception sites, the site itself should be suitable for development and should be judged against all criteria relevant to housing development in general. The site does not meet policy requirements due to its prominent location.

7. Conclusion

The application is a departure from housing policies which seek to strictly control new development in countryside locations to those which are necessary and justified. The development does not comply locationally with exception site policies and its approval would set a precedent for other similar schemes leading to the erosion of the credibility of housing policies as well as the character and appearance of the countryside which they seek to protect.

8. Recommendation

Refuse

(01) The site is located well outside the development boundary of Gwalchmai and is not an exception site within the meaning of Policy A8 of the Gwynedd Structure Plan, Policy 52 of the Ynys Mon Local Plan, Policy HP7 of the Stopped Unitary Development Plan and the advice contained within paragraph 9.2.23 of Planning Policy Wales (Edition 5). The development of a dwelling on the site would consequently be unjustified, contrary to the requirements of Policy A6 of the Gwynedd Structure Plan; Policy 53 of the Ynys Mon Local Plan; Policy HP6 of the Stopped Unitary Development Plan and the advice contained within Planning Policy Wales (Edition 5) and Technical Advice Note 6.

(02) The proposal would constitute sporadic development unrelated to any village nucleus and as such would detrimentally affect the amenities and character of the area and would thus be contrary to Policy D4 of the Gwynedd Structure Plan; Policies 1 and 31 of the Ynys Mon Local Plan and Policies GP1 and EN1 of the Stopped Ynys Mon Unitary Development Plan and the advice contained within Planning Policy Wales (Edition 5).

9. Other Relevant Policies

Gwynedd Structure Plan

Policy A6

Ynys Mon Local Plan

Policy 53

Stopped Unitary Development Plan

Policy HP6

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12.1

Gweddill y Ceisiadau

Remainder Applications

Rhif y Cais: 12C266H Application Number

Ymgeisydd Applicant

Mr Dafydd Jones
c/o Watkin Jones Construction
21 Llandegai Industrial Estate
Bangor
Gwynedd
LL57 4YH

Cais i ddiwygio amodau (04) a (06) ar ganiatâd cynllunio rhif 12C266G i ganiatâu cyflwyno manylion lefelau slabiau arfaethiedig yr adeilad(au) a chynllun ar gyfer darparu a gweithredu system draenio dwr wyneb ar ôl cychwyn gwaith ar y safle yn

Application for the variation of conditions (04) and (06) on planning permission reference 12C266G to allow for the details of the proposed slab levels of the building(s) and a scheme for the provision and implementation of surface water drainage to be submitted following commencement of works on site at

A.B.C Power Marine, Gallows Point, Beaumaris



Planning Committee: 03/04/2013

Report of Head of Planning Service (DPJ)

Recommendation:

Permit

Reason for Reporting to Committee:

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

1. Proposal and Site

Gallows Point area is located along the principle southern approach to Beaumaris adjacent to the A545.

Planning permission 12C266G was granted for the demolition and four existing units and the redevelopment of units 6a, 6b and 7-10, these units are now completed.

The application seeks to regularise the position as regards condition (04) slab levels and (06) surface water drainage and the details accompany this application for a variation of condition. Foul drainage is to be disposed of via a treatment plant which thereafter discharges to a soak away. Surface water from the development discharges into two soak-aways.

Plans are also submitted as part of this planning application which changing the door design, reducing the height of unit 10 and removing windows from the ground level at the rear of the development with a request that they are dealt with as a minor amendment.

2. Key Issue(s)

- Acceptability of the Slab Levels.
- Acceptability of the Foul & Surface Water Details.

3. Main Policies

Gwynedd Structure

D20 (Pollution)

D29 (Design)

Ynys Mon Local Plan

1 (General Policy)

5 (Design)

42 (Design)

Stopped Ynys Mon Unitary Development Plan

GP1 (Development Control Guidance)

GP2 (Design)

SG5 (Private Sewage Treatment Facilities)

SG6 (Surface Water Run Off)

Planning Policy Wales

Technical Advice Note 5 Nature Conservation and Planning

Technical Advise Note 12 (Wales): Design

Tan 15 Development & Flood Risk

4. Response to Consultation and Publicity

Local Member No observations received.

Community Council Comments awaited at the time of writing.

Drainage Drainage proposals appear satisfactory in principle but has requested porosity test details for the foul soak-away.

Building Control The proposals including drainage details have been subject to the building regulations approval.

Environment Agency Comments awaited at the time of writing.

Welsh Water Have no comments as the applicant intends utilising a private system, both on the foul and surface water.
We would advise that the applicant seeks the appropriate advice from the Building Regulations.

5. Relevant Planning History

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

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

12C266A Variation of condition (01) of planning permission 12C266 to allow a further 2 years to commence development. In abeyance, the applicant has indicated that they are updating the Environmental Statement.

12C266B Variation of condition (01) of planning permission 12C66 to allow a further 3 years to commence development. In abeyance, the applicant has indicated that they are updating the Environmental Statement.

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

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

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

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

12C266G Demolition of units 7 to 10 and erection of 4 sheds in place, alterations to existing building together with the construction of an amenity block Conditionally approved 01.08.12.

12C266J Application for variation of conditions (02), (06), (07), (08), (10), and (12) of planning permission
12C266D Withdrawn 18.03.13.

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

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

6. Main Planning Considerations

Finished Floor Levels

The Finished Floor levels are indicated on the submitted plans and are the levels are acceptable in visual terms in relation to that of the surrounding area.

Foul and Surface Water Details

The final comments of the council's Drainage Officer and those of the Environment Agency are awaited at the time of writing but it is understood that the foul and surface water details are acceptable in principle and have been subject to the Building Regulations.

Minor Amendment

The amendments to the elevations of the previously approved scheme are very minor as described in the introduction of this report. The proposed changes accord with the policies in relation to design listed above and the scheme and result in a high quality scheme.

7. Conclusion

The finished floor levels of the development are considered acceptable. The foul and surface water details are acceptable in principle but comments are awaited from the council's Drainage Officer and the Environment Agency.

The changes to the elevations are considered acceptable it is recommended that they are dealt with as a minor amendment to planning application 12C266G.

8. Recommendation

Recommendation 1

Subject to the comments of the council's Drainage Officer and the Environment Agency that planning permission is **approved** subject to the following conditions:

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

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

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

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

Recommendation 2

The drawing number 4063 – 04 Rev C3 “Proposed Plan & Elevations” is dealt with as a minor amendment of planning application 12C266G.

Rhif y Cais: 40C48E/EIA Application Number

Ymgeisydd Applicant

**Mr Peter Guscott
c/o Mr Aaron Parry
Opus International (UK) Ltd
Modulus House
Salternes Lane
Fareham
Hampshire
PO16 0QS**

Dymchwel yr adeilad bad achub a llithrfa
presennol ynghyd a chodi adeilad bad achub a
llithrfa newydd yn

Demolition of the existing life boat house and
slipway together with the construction of a new life
boat house and slipway at

Lifeboat Station, Moelfre



Planning Committee: 03/04/2013

Report of Head of Planning Service (MTD)

Recommendation:

Permit

Reason for Reporting to Committee:

The application is presented to the Planning Committee as it is the subject of an EIA

1. Proposal and Site

The application site is located in a prominent location on the coastline and within the area of outstanding natural Beauty.

The application is made to redevelop the existing RNLI lifeboat station with a more substantial building. The development would accommodate a larger "Tamar" class offshore lifeboat.

The existing RNLI building is of a traditional pitched slated roof design. The proposal subject this application entails developing a building of a more modern design with curved roof structure.

It is proposed to utilize the Seawatch centre for material deliveries and these will be transferred to the site in smaller vehicles additional materials will arrive at the site via sea access.

The application is accompanied by an Environmental Statement which has been prepared in accordance with the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 1999 as amended. Sections set out in the statement include;

Coastal processes
Water and sediment quality
Marine and coastal ecology
Marine mammals
Terrestrial ecology
Commercial fisheries
Landscape and visual setting
Archaeology and heritage
Traffic and transportation
Noise and vibration
Recreation, tourism and public access

The Environmental Statement along with the Development Plan has provided the foundation upon which this application has been determined and has been the subject of consultation to various parties who have commented on the scheme.

2. Key Issue(s)

- Consideration of matters raised in the Environmental Statement
- Appropriateness of the scale, massing, design and external materials in this prominent location in the Area of Outstanding Natural Beauty.
- Access to the development

3. Main Policies

Gwynedd Structure Plan

D1 Area of Outstanding Natural Beauty

D4 Siting and Design
D5 Coastal Development
D28 Natural Mineral Slate
D29 High Standard of Design
FF11 Traffic Generation
FF15 (Pedestrian Requirements)

Ynys Mon Local Plan

1 General Policy
30 Area of Outstanding Natural Beauty
33 Nature Conservation
35 Nature Conservation
42 - Design

Stopped Ynys Mon Unitary Development Plan

GP1 Development Control Guidance
GP2 Design
EN1 Landscape Character
EN2 Area of Outstanding Natural Beauty
EN4 Biodiversity
EN5 International Sites

Planning Policy Wales (2012)

Technical Advice Note 5 (Wales) Nature Conservation and Planning (2009)

Technical Advice Note 12 (Wales) Design (2009)

Technical Advice Note (Wales) 14 Coastal Planning (1998)

Technical Advice Note 18 (Wales) Transport (2007)

Technical Advice Note (Wales) 22 Sustainable Buildings (2009)

4. Response to Consultation and Publicity

Local Member: No comments

Highways: Conditions and comments regarding the public foot path. This matter is currently being discussed.

Drainage: The proposal is to connect foul drainage from the development to the existing public sewer system and confirm that this is acceptable in principle.

Environmental Services: No observations

Built Environment: Following the previous applications consideration and the recommendation of refusal on design/impact grounds the proposals have been the subject of negotiations. The scheme the subject of this application has now been amended taking into account original concerns and as such is now considered acceptable and appropriate.

Environment Agency: No objection and comments

Environmental Adviser: No objection recommendations should be followed.

Welsh Waste: Conditions

Countryside Council for Wales

In previous correspondence which CCW have again referred to they state;

“CCW” does not object to the proposal, however we do have the following advice to avoid any adverse impacts on protected species:

It is understood that the Construction Method Statement (CMS) and Environmental Management Plan (EMP) are to be produced following planning consent being granted and if this is to be conditioned “CCW” should be consulted.

The Isle of Anglesey Council must consider the proposal under Regulation 61 of the Conservation of Habitats and Species Regulations 2010 and should undertake a test of likely significant effects as required under regulation 61. However, they are of the opinion that as long as the measures specified in the Environmental Statement and in the additional information are adhered to then significant effects on the SAC/SPA are unlikely.

Noted that a bio security risk assessment and the inclusion of appropriate prevention measures to avoid bringing invasive alien species to the site will be fully covered in the EMP, but state that all barges should be thoroughly washed before entering the SAC.

The development is sited within the Anglesey Area of Outstanding Natural Beauty (AONB) where the primary objective is the conservation and enhancement of natural beauty. In view of this the council is remind of its duty under section 85 of the Countryside and Rights of Way Act 2000 which requires local authorities to have regard to the purposes of conserving and enhancing the natural beauty of the AONB.

The following comments are made by CCW’s landscape architect:

The visual mass and architectural style may be an issue in relation to the proposal having regard to the character of the coastal village. A building in this location will be prominent (a local land mark on the coastal path) and surrounding landscape and visual receptors will be sensitive.

In its non-technical summary, the LIVA says:

“The effects would be adverse ranging from negligible to major depending on receptor location. Upon completion the effect of the proposal would be to make the narrow undeveloped coastal strip feel more developed. The reaction to the architecture and style of the building would be subjective with the adverse effect generally ranging from none to minor depending on the receptor location”.

And later (page 99) the LVIA states:

“The use of a contemporary maritime style rather than traditional masonry vernacular (on account of the reasons cited above) would not strengthen historic character but would nevertheless be sympathetic to and potentially strengthen maritime character”.

The proposed new building would appear “top heavy” on its plinth, and as such would appear as a clumsy imposition. The design, whilst not unappealing in itself, is characteristic of many new buildings today (sports halls, schools and small industrial units etc) and as such could be perceived as over standardised and not responding sufficiently on the intrinsic historic or natural characteristics of the rural coastal village within which it would be set.

This does not rule out a contemporary design.

Proposals for mitigation are welcomed but:

1. they are limited to the car park and setting.
2. are dependent on agreement with a land owner; and
3. are expressed as suggestions rather than firm commitments (“Could” rather than “would”).

Part of the development area is within the Coedydd Nant y Perfedd and Traeth Lligwyd Wildlife Site and the council should consult their Environmental Adviser.

In their latest response to the current application it is stated that CCW wish to be consulted on the Construction Method Statement and Environmental Management Plan which should be conditioned.

Furthermore, they do not object to the proposal on the grounds of landscape and visual impacts.

Ministry of Defence No objections

5. Relevant Planning History

40C48 Installation of underground fuel oil pipelines and modifications to boat house and slipway Conditionally approved 07.07.1986.

40C48A Alterations and Extensions Conditionally approved 26.09.91

48C48B/SCR Screening opinion for the erection of a new lifeboat station EIA Required 09.05.08.

48C48D/EIA Erection of a new lifeboat station withdrawn

6. Main Planning Considerations

Principle of Development

Section 38(6) of The Planning & Compulsory Purchase Act 2004 states “Where, making any determination under the planning Acts, regard is to be had to the development plan, the determination shall be made in accordance with the plan unless material considerations indicate otherwise. The development plan for Anglesey comprises the approved Gwynedd Structure Plan (approved November 1993) and the adopted Anglesey Local Plan (adopted December 1996).

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.

The application site is located outside the settlement boundary of Moelfre in both the Môn Local Plan (December 1996) & the Stopped Ynys Môn Unitary Development Plan (December 2005). It is also located within an Area of Outstanding Natural Beauty which is considered further in the next section of this report.

The application site comprises an existing developed site with lawful use as a lifeboat station. In this regard the principle of the development is considered acceptable.

Objections received have queried the need for a larger lifeboat station and the type of offshore lifeboat which would be housed in the development. Other objectors also queried why such a larger a boat could not be accommodated in Amlwch or Beaumaris. In response the RNLI have explained that the introduction of this

class of offshore boat is fundamental to their strategic plan and that the Moelfre Station covers the important shipping route to and from Liverpool.

The Environmental Impact Assessment undertaken to investigate the potential environmental effects of the proposed development has also been considered at length, the main points of which have been highlighted earlier in this report. With the findings in mind along with consultation responses received it is not considered that such harm will be caused as to warrant the refusal of the proposals.

Area of Outstanding Natural Beauty

The application site is located within the Anglesey Area of Outstanding Natural Beauty where the primary objective is the conservation and enhancement of their natural beauty.

The coastal footpath leads directly passed the lifeboat station.

Whilst the building is of a modern design having regard to the existing built form and the landscape it is considered that a building of this type could be accommodated here.

Following the changes made to the scheme the proposals are now considered acceptable and meet the strict controls and requirements for development in such sensitive locations.

Access to the development and consequent impacts on occupants of adjacent residences

The road leading to the application is severely narrow and bounded by residential properties. Objections have been received as regards the impacts on the amenities of occupants of these properties and the potential for damage and vibration

It is proposed to use land at the Seawatch Centre to receive delivery of materials and then transport them to the site by smaller vehicles. This matter has been assessed in the Environment Statement and the Highways Authority do not object. A condition regarding traffic management will be attached to any Decision Notice to ensure that any traffic impacts are kept to a minimum. At the time of writing this report the applicants agents are discussing the implications regarding footpaths including the Coastal Path. Any matters relating to this will be reported verbally as necessary.

7. Conclusion

The previous application for a new Boathouse identified the design of the building as being a reason to refuse that application. As explained elsewhere in this report negotiations have taken place and a revised scheme is now presented which is considered acceptable in this location.

In addition to the acceptance of the physical built form of the building all material considerations have been taken into account in the determination of this application and the formulation of a recommendation.

8. Recommendation

Permit

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

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

(02) Prior to the commencement of works a Construction Method Statement and Environmental Management Plan shall be submitted to the LPA for its written approval

Reason: To ensure an satisfactory form of development

(03) No development shall be permitted until the written approval of the LPA has been obtained in relation to the site compound location, traffic management scheme, vehicle washing facilities (if appropriate) hours and days of operation and the management and operation of construction vehicles, the works shall be carried out strictly in accordance with the approved details

Reason: In the interests of amenity.

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

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

(05) No surface water shall be allowed to connect either directly or indirectly to the public sewerage system unless otherwise approved in writing by the local planning authority.

Reason: To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no detriment to the environment.

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

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

(07) Trade samples of all external materials to be used shall be submitted to the LPA prior to works for its written approval

Reason: In the interests of amenity.

9. Other Relevant Policies

Gwynedd Structure Plan
FF12 (Parking Standards)

Ynys Môn Local Plan
26 (Parking)

Stopped Anglesey Unitary Development Plan
TR10 (Parking Standards)

Isle of Anglesey Design Guide (2008)

Technical Advice Note 11 (Wales) Noise (1997)

Technical Advice Note 15 Development and Flood Risk (July 2004)

10. Other Non-Material Issues Raised

15 letters of support and 10 objection have been received points raised include;

Could there be further delay after planning permission granted

If access is made between seawatch and the site it can hardly be temporary if for 2 years

What arrangements for local residents parking

The Welsh Water project small in scale has caused significant disruption

Other projects have taken 2 years not 18 months as the RNLI state

Letters sent in do not represent the opinions of other residents

It looks like a nissen hut/cowshed and in an AONB
It is out of character
The seaward side of the building is too low
There is an alternative boat which could be used and in the existing building
Why is such a large building needed
Next they will need to widen the roads as all the crew live outside the area
It can be dangerous with call outs with cars speeding to the boathouse
The building is too high
Which other locations did they look at and who advised them
The building will be completely out of character features do nothing to blend in or suit the local area or properties
Access on south elevation is extremely exposed and will be dangerous may cause injury to public
Is incorrect that the station is manned by crew from local community and incorrect that there can be 2 lifeboats out at a time
Shannon class boat more appropriate
Little effort by RNLI to reduce the development or work with the local community
There will be danger to visitors what provision is there for the disabled
The new boat should be moored afloat at Amlwch and cost savings would be made
In the 18 month period when the existing boathouse will be demolished it will be dangerous to use the swinging mooring proposed
There will be major disruption to local and damage to properties
The coastal path will be closed and this will put people off visiting the village
Local builders will not benefit
RNLI have already ordered the boat placing pressure on the planning dept

Rhif y Cais: 46LPA972/CC Application Number

Ymgeisydd Applicant

**Head of Service (Waste Management)
c/o Mr Dafydd Edwards
Architectural Services Department
Property Department
Isle of Anglesey County Council
Llangefni
LL77 7TW**

Cais llawn ar gyfer newid defnydd yr hen gyfleusterau cyhoeddus i annedd yn

Full application for the conversion of the former public convenience into a dwelling at

South Stack Public Convenience, South Stack, Holyhead, LL65 1YH



Planning Committee: 03/04/2013

Report of Head of Planning Service (SCR)

Recommendation:

Permit

Reason for Reporting to Committee:

The application is made by the Council on Council owned land.

1. Proposal and Site

The application is a full application for the change of use of the former public convenience into a residential dwelling together with alterations and extensions thereto.

The site lies within the designated Area of Outstanding Natural Beauty and is situated between Holyhead and Trearddur Bay. The building lies fronting South Stack Road. The land to the rear and sides of the application site are designated as a Site of Special Scientific Interest and Special Area of Conservation.

The building has been closed to the public since May 2011 as part of a savings scheme by the local authority. There is an RSPB café nearby which has toilet facilities for visitors.

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 Unitary Development Plan, will the proposal affect the surrounding landscape which is designated as an Area of Outstanding Natural Beauty and whether the proposal will affect the amenities of the occupants of the surrounding properties.

3. Main Policies

Ynys Môn Local Plan

Policy 1 – General Policy

Policy 30 – Landscape

Policy 33 – Nature Conservation

Policy 42 - Design

Policy 55 - Conversions

Gwynedd Structure Plan

Policy D1 – Area of Outstanding Natural Beauty

Policy D4 – Location, siting and design

Policy D10 – Nature Conservation

Policy D28 – Design

Policy D29 – Design

Stopped Unitary Development Plan

Policy GP1 – Development Control Guidance

Policy GP2 – Design

Policy HP8 – Rural Conversions

Policy EN2 – Area of Outstanding Natural Beauty

EN5 – International Sites
EN6 – National Sites

Technical Advice Note 5: Nature Conservation

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 response to date

Community Council – No objection

Welsh Water – No response to date

Highways – No response to date

Drainage – Requested further information.

Countryside Council for Wales – Standard comments

RSPB – No response to date

The application was afforded three means of publicity. These were by the posting of a notice near the site, the serving of personal notifications on neighbouring properties and the publication of a notice in the local press. The latest date for the receipt of representations was the 11th March, 2013. At the time of writing this report no letters of representation had been received at the department.

5. Relevant Planning History

None

6. Main Planning Considerations

Policy Context – Policy 55 of the Ynys Mon Local Plan and Policy 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 a residential unit without the need for any demolition or strengthening works except where new openings are proposed.

The proposal involves the erection of a small extension at the rear of the existing building in order to provide bathroom and utility facilities.

Due to the above the building is considered suitable for its conversion into a residential dwelling and complies with current policies and guidelines.

Affect on surrounding landscape - The application site is located within an Area of Outstanding Natural

Beauty (AONB). It is a statutory designation that recognizes its importance in landscape quality and nature conservation terms.

The primary objective for an AONB designation is the conservation and enhancement of their natural beauty. Local authorities have a statutory duty to have regard to AONB purposes and development control decisions affecting AONB's should in the first instance favour conservation of natural beauty.

The ground level of the land immediately to the rear and sides of the application site are higher than the floor level and curtilage of the proposed dwelling which will reduce the impact of the dwelling on the surrounding area. The re-use of the building as a residential dwelling will ensure that the existing building is maintained and does not fall into a state of disrepair.

Affect of proposal on amenities of neighbouring properties – The proposed dwelling is situated more than 30 metres away from the immediate neighbouring property. Due to these distances the proposal will not affect the amenities currently enjoyed by the occupants of the dwelling.

7. Conclusion

The proposal complies with current local and national policies and will not have a detrimental impact on the surrounding landscape or on the amenities of the occupants of the neighbouring properties.

8. Recommendation

Permit

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

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

(02) The provisions of Schedule 2, Part 1, Classes A, B, D 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 amenity of the designated landscape.

(03) No development shall commence until full details of the means of site enclosure together with details of all hard and soft landscape proposed have been submitted to and approved in writing by the local planning authority. The scheme shall be implemented during the first planting season following the occupation of the building or the completion of the development, whichever is the sooner.

Reason: In the interests of the amenity of the designated landscape.

(04) The highway boundary wall/hedge/fence or any new boundary erected fronting the highway shall at no time be higher than 1 metre above the level of the adjoining county road carriageway along the whole length of the site's boundary with the adjoining highway and nothing exceeding this height erected within 2m. of the said wall.

Reason: To 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 access shall be completed with 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.

(07) 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.

(08) The carriageway edge fronting the access shall be strengthened by means of 125 x 150mm bullnosed kerbs laid in accordance with the 'Technical Requirements'.

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 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) The development permitted by this consent shall be carried out strictly in accordance with the plan(s) submitted on the 07:02:13 and 22:02:13 under planning application reference 46LPA972/CC.

Reason: For the avoidance of doubt.

13.1

Materion Eraill

Other Matters

Rhif y Cais: 11C591A/TPO Application Number

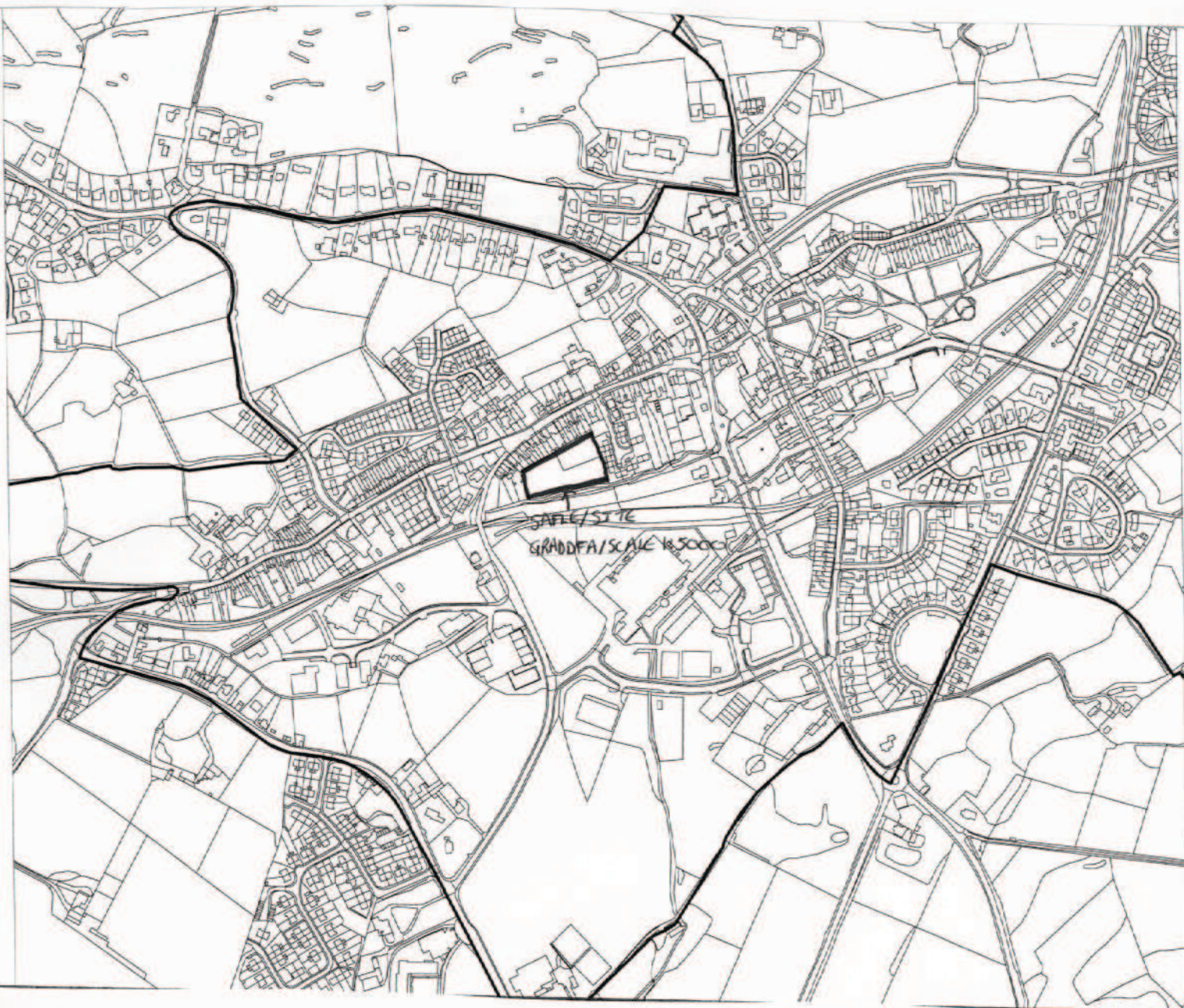
Ymgeisydd Applicant

**Amlwch Town Council
c/o Stephen Laddiman
Roundwood Tree Technology
Fron Goch
Talwrn
Anglesey**

Cais i barbro a thocio 6 o goed sydd wedi eu diogelu gan Orchymyn Diogelu Coed ynghyd a thorri un goeden sydd wedi ei diogelu gan Orchymyn Diogelu Coed yn

Application for the topping and lopping of 6 trees which are protected by a Tree Preservation Order together with the felling of one tree protected by a Tree Preservation Order at

16 - 21 Bor Trehirion, Amlwch



Planning Committee: 03/04/2013

Report of Head of Planning Service (DO)

The application is on Council owned land.

It was determined that the application should be approved subject to a condition requiring that works are done to British Standard 3998:2010 Tree Work.

The matter is therefore reported for information purposes only.