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

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Managing Director

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| <b>RHYBUDD O GYFARFOD</b>                                  | <b>NOTICE OF MEETING</b>                               |
|--|--|
| <b>PWYLLGOR CYNLLUNIO A<br/>GORCHMYNION</b>                | <b>PLANNING AND ORDERS<br/>COMMITTEE</b>               |
| <b>DYDD MERCHER, 24 EBRILL,<br/>2013<br/>➔ 1.00 pm ←</b>   | <b>WEDNESDAY, 24 APRIL 2013<br/>➔ 1.00 pm ←</b>        |
| <b>SIAMBR Y CYNGOR, SWYDDFEYDD Y<br/>CYNGOR, LLANGEFNI</b> | <b>COUNCIL CHAMBER, COUNCIL<br/>OFFICES, LLANGEFNI</b> |
| Swyddog Pwyllgor   | <b>Mrs. Mairwen Hughes</b><br>Committee Officer        |

## **AELODAU / MEMBERS**

Cynghorwyr / Councillors:

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

# **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.

## **Index**

### **1 APOLOGIES**

### **2 DECLARATION OF INTEREST**

### **3 MINUTES\_(Pages 1 - 10)**

To submit, for confirmation and signature, the minutes of the Planning and Orders Committee held on 3 April, 2013.

### **4 SITE VISITS**

None to be considered by this meeting.

### **5 PUBLIC SPEAKING**

### **6 APPLICATIONS THAT WILL BE DEFERRED\_(Pages 11 - 12)**

6.1 39C285D – Lon Gamfa, Menai Bridge.

### **7 APPLICATIONS ARISING\_(Pages 13 - 24)**

7.1 19C313A – Pentrefelin & Waenfawr Estate, Holyhead

7.2 48C182 – Bryn Twrog, Gwalchmai

### **8 ECONOMIC APPLICATIONS**

None to be considered by this meeting.

### **9 AFFORDABLE HOUSING APPLICATIONS**

None to be considered by this meeting.

### **10 DEPARTURE APPLICATIONS**

None to be considered by this meeting.

**11 DEVELOPMENT PROPOSALS SUBMITTED BY COUNCILLORS AND OFFICERS\_**(Pages 25 - 42)

- 11.1 16C194 – Tan Rallt, Bryngwran
- 11.2 36C206E – Cefn Canol, Llangristiolus
- 11.3 40C133C – Graianog, Dulas
- 11.4 43C188A – Pwll Preban, Rhoscolyn

**12 REMAINDER OF APPLICATIONS\_**(Pages 43 - 56)

- 12.1 19C792F – Breakwater Country Park Lake, Porth Namerch, Holyhead
- 12.2 20C289 – Foreshore adjacent to the Harbour, Cemaes
- 12.3 42C61G – The Caravan, Ty'r Ardd, Pentraeth
- 12.4 47LPA602A/CC – Tremoelgoch Fawr, Llanfigael

**13 OTHER MATTERS\_**(Pages 57 - 58)

- 13.1 43C188 – Pwll Preban, Rhoscolyn

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## PLANNING AND ORDERS COMMITTEE

### Minutes of the meeting held on 3 April 2013

- PRESENT:** Councillor J Arwel Roberts (Chair)
- Councillors W J Chorlton, E G Davies, R Dew, Jim Evans, K P Hughes, Vaughan Hughes, R L Owen and Eric Roberts
- IN ATTENDANCE:** Planning Development Manager (DFJ)  
Planning Assistants  
Senior Engineer – Development Control (EDJ)  
Legal Services Manager (RJ)  
Committee Officer (ATH)
- APOLOGIES:** Councillors Lewis Davies, W.T.Hughes
- ALSO PRESENT:** Local Members : Councillor Thomas Jones (application 10.1); Councillor R.G.Parry, OBE (application 11.2); Councillor Derlwyn Hughes (application 12.2)
- 

#### 1 APOLOGIES

Apologies for absence were submitted as noted above.

#### 2 DECLARATION OF INTEREST

No declaration of interest was received.

#### 3 MINUTES 6TH MARCH, 2013 MEETING

The minutes of the previous meeting of the Planning and Orders Committee held on 6<sup>th</sup> March, 2013 were confirmed as correct.

#### 4 SITE VISITS

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

#### 5 PUBLIC SPEAKING

The Chair announced that there were public speakers present in respect of applications 7.1, 11.1 and 12.2.

#### 6 APPLICATIONS THAT WILL BE DEFERRED

##### 6.1 39C285D – Full Application for the erection of 17 dwellings on land at Lôn Gamfa Menai Bridge.

The Planning Development Manager informed the Committee that additional/amended information in respect of the application in relation to the site access and ground levels is currently being consulted upon and that the application will be the subject of a report once the notification period has ended. For that reason the recommendation is to defer consideration of the application.

**It was resolved to defer consideration of the application in accordance with the Officer's recommendation.**

## **7 APPLICATIONS ARISING**

### **7.1 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**

*(Councillors R.L.Owen and Jim Evans let it be known that they had not been present on the site visit in relation to this application and would not be voting on the matter).*

The Planning Development Manager informed the Committee that since the agenda was published, correspondence has been received from the applicant's agent stating that a meeting has been arranged on 17<sup>th</sup> April with the Highways Department to discuss the matter of the site access. The Officer said that he was therefore requesting the Committee to defer consideration of the application at today's meeting in order to allow this meeting to take place. The substance of the discussions and outcome of that meeting may possibly influence the application, so under the circumstances, Officers are prepared to defer consideration of the application.

Councillor W.J.Chorlton expressed certain reservations regarding a further delay given the time in which the application had been in the offing, and he suggested that the matter of the access might be addressed via the imposition of a condition stipulating that an agreement must be reached as to the access to the site.

Councillor Kenneth Hughes said that the access issue is material and needs to be discussed and that he was therefore proposing that consideration of the application be deferred. His proposal was seconded by Councillor Eric Roberts.

**It was resolved to defer consideration of the application for the reason outlined.**

## **8 ECONOMIC APPLICATIONS**

None were considered at this meeting of the Planning and Orders Committee.

## **9 AFFORDABLE HOUSING APPLICATIONS**

None were considered at this meeting of the Planning and Orders Committee.

## **10 DEPARTURE APPLICATIONS**

### **10.1 38C180D - Outline Application for the erection of a dwelling together with the creation of a new vehicular access on land at Gilfach Glyd, Llanfechell**

The application was presented to the Committee as it comprises a departure that Officers are minded to approve.

The Planning Development Manager drew the Committee's attention to the fact that an outline application for the erection of a dwelling and creation of a new access was approved in June, 2011 albeit for a smaller sized plot; however the application under consideration is larger and the illustrative position of the dwelling is different hence the need for its resubmission and reapproval.

Councillor Thomas Jones as the Local Member stated that whilst he did not object to the application in principle he wished to highlight the existence on site of a sewerage pipe and the need subsequently to allow for a leeway of 12 metres between the pipe and any proposed building which had necessitated the repositioning of the proposed development. He also wished to note that the development site is situated at the edge of the indicative boundary of Mynydd Mechell and that because of the need to locate the building at a distance from the sewerage pipe, the proposed dwelling will now stand alone and will appear more conspicuous. Councillor Jones said that although he was comfortable with the application as such, other similar applications have been refused and he believed that this application was at the limit of the interpretation of policy.

There were queries from a Member of the Committee regarding the approach in such cases particularly in terms of consistency and given that the proposed development above will now be more obvious being situated towards the centre of the field in which it is to be sited.

The Planning Development Manager advised that each application must be assessed and determined on its own merits based on the material considerations and information to hand. The Chair reiterated that there is already planning consent for part of the site.

Councillor Kenneth Hughes proposed that the application be approved; Councillor R.L.Owen seconded the proposal.

**It was resolved to approve the application in accordance with the Officer's recommendation subject to the conditions contained within the written report.**

## **11 DEVELOPMENT PROPOSALS SUBMITTED BY COUNCILLORS AND OFFICERS**

### **11.1 36C323 - Outline application for the erection of a dwelling together with the construction of a vehicular access on land adjacent to Awel Haf, Llangristiolus**

The application was reported to the Committee as 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.

The Chair invited Mr Rob Hughes to address the Committee in support of the application.

Mr Hughes spoke to the Committee on the following points –

- The application clearly falls within Policy 50 of the Ynys Môn Local Plan and Policy HP4 of the Stopped Unitary Development Plan. The applicant deems it to be a reasonable minor extension of the defined settlement of Llangristiolus.
- Single plot applications on the edge of a settlement are considered acceptable under Policy 50. It is considered that the application complies with Policy 50 in that it is situated within the already defined, natural and logical boundary of the settlement. There are 3 dwellings that extend beyond the proposed application on the other side of the B4422 and within the established 40mph zone.
- Although it is accepted that the plot is in an open agricultural field, the applicant does not consider it to significantly contribute to the character of the locality. The Officer's evidential view on this point would be appreciated.
- The fact that the application could result in future development of this agricultural land cannot be a material consideration as all applications must be determined on their own merits. Future land usage should not be a deciding factor.
- The Officer's opinion as cited in the report is that the application would extend the build form further into the countryside, thus creating an undesirable intrusion into the landscape which would harm the character and amenity of the locality. However the applicant would compare this application to other nearby sites e.g. Capel Mawr – defined as a cluster not a settlement, which has seen five similar developments permitted in the past few years.
- Planning Policy Wales 5<sup>th</sup> edition cites that new developments should be well integrated and connected to existing patterns of settlement. It is the applicant's opinion that this complies with the PPW in that the existing boundary extend far being that proposed under this application. Ribbon development cannot therefore be a material consideration in this case.
- The applicant further considers that coalescence should not be considered in this application due to the fact that the already defined boundary of the settlement is established and extends considerably further than that proposed under this application.
- The applicant would query how this application would prejudice the implementation of Policy 50 since each application should be considered on its own merits.
- Llangristiolus is a popular well situated village with excellent services. The proposal fits with scaling, mass and design of the locality. In addition there is a call for quality housing within this area. This development can only enhance the entrance to the village through the use of high quality materials and a highway gain due to the realignment of the perceived Highway boundary by extension of the existing footway.

- There have been no public objections to this application and both the Community Council and the Local Member, Councillor W.I.Hughes support the application.

The Chair drew attention to a correction to page 23 of the Officer's written report where the recommendation in the English version should read "Refuse" and not "Permit".

The Planning Development Manager updated the Committee on representations received since the publication of the agenda in the form of 2 letters objecting to the proposal on the basis of drainage problems; the coming and going of vehicles to and from the development and the possibility that planning consent would lead to further development of the site. In terms of the material planning considerations, the Officer's viewpoint is that residential development of the site would constitute an intrusion into the countryside beyond the logical boundary. Policy 50 of the Ynys Môn Local Plan does allow for single plot applications as long as they do not have a harmful effect on the landscape. Moreover the application site lies outside the development boundary of Llangristiolus as defined under Policy HP4 of the stopped Unitary Development Plan. In the Officer's opinion the hedgerow forms a clear and definite boundary to the village and that extending further than this boundary would create an undesirable intrusion into the countryside. Contrary to what was stated by the applicant and supporter, the Planning Authority can consider whether or not the application constitutes a precedent in terms of creating a set of circumstances which would make it difficult to resist further development of the field.

Councillor W.J.Chorlton said that he found determining this application to be a difficult task since the plot and application seemed to him to be reasonable. He pointed out that there is also pressure on the Council to keep the countryside and rural communities viable and if applications such as this are rejected then he wondered where people are to go. His view was that the crossroads represents a more logical boundary than the hedgerow. Councillor E.G. Davies shared Councillor Chorlton's sentiments and was similarly uncertain as to how to determine the application. Councillor R.LOwen queried whether the issue of potential ribbon development might be overcome by imposing a condition to the effect that no further development can take place on the site. The Planning Development Manager responded by saying that the application has to be dealt with on its own merits and the attachment of a condition as suggested does not address the policy issues arising in this case.

Councillor Kenneth Hughes took the Officer's stance on the matter in accepting the hedgerow as a definite boundary and in thinking that the erection of 1 dwelling could create problems in terms of ribbon development. He therefore proposed that the application be refused and he was seconded by Councillor Jim Evans.

**It was resolved to refuse the application in accordance with the Officer's recommendation.**

### **11.2 48C182 – Outline application for the erection of an affordable dwelling, construction of a vehicular access together with the installation of a treatment plant on land at Bryn Twrog, Gwalchmai**

The application was presented for determination by the Committee as the applicant is related to a relevant officer. The file has been reviewed by the Monitoring Officer.

Councillor R.G.Parry, OBE addressing the Committee in his capacity as Local Member drew the Members' attention to the site map and illustration in order to highlight the fact that there are houses along the road from the clock to Gwalchmai and that planning permission has been given for a bungalow as well as an application to convert into a dwelling a building situated at the end of the road. The applicant in this case is a young girl from Gwalchmai who has just completed her college course and is seeking an affordable home within her locality. He asked Members to consider that there is a need to help young people to remain within their communities to keep those communities alive, and he emphasised the lack of affordable homes within Gwalchmai and its environs. This application is an opportunity for a young local girl to remain within her community.

The Planning Development Manager confirmed that the Highways Authority is satisfied with the application with conditions; the Drainage Section has also indicated that the application is acceptable and a response has been received from the Housing Department indicating that the



applicant's personal circumstances put her in housing need. The Officer also drew Members' attention to the fact that the expiry date for the receipt of representations regarding the application runs until 10<sup>th</sup> April and not 5<sup>th</sup> April as specified in the report. In terms of the material planning considerations, the Officer referred Members to page 28 of the written report which sets out the relevant points. He confirmed that there are planning policies which allow for the release of additional land for the purpose of affordable housing in addition to land available to meet general housing demand in circumstances where local people are unable to compete in the open market and their need for affordable housing cannot be met by other means. However such applications must apply to appropriate sites within or immediately adjoining existing settlements. The Officer's report clearly states that the application site as proposed does not lie within nor does it immediately adjoin the development boundary of Gwalchmai and is instead 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. No details of the actual dwelling have been provided nor requested given that the application falls at the first hurdle due to the non-compliance of the site with relevant policies. In conclusion therefore, the application site does not meet policy requirements and the recommendation is one of refusal.

The majority view within the Committee was that the application is a reasonable and deserving one. Members pointed out that the Council has a responsibility to preserve and promote rural communities and that supporting and assisting young people in their endeavour to remain on the Island within their communities forms part of that responsibility. Bearing in mind the lack of available affordable housing in Gwalchmai and the existence of other dwellings on the road leading to and within the area of the application site, the predominant feeling was that the application should be permitted. Councillor Eric Roberts proposed that the application be approved contrary to the Officer's recommendation and his proposal was seconded by Councillor Richard Dew.

Councillor Jim Evans took the Officer's view on the matter and he proposed that the application be refused. Councillor J.Arwel Roberts seconded the proposal.

The Planning Development Manager reminded the Committee that the application is a departure from the Council's housing policies.

Councillors Jim Evans and J.Arwel Roberts voted to refuse the application in accordance with the Officer's recommendation.

Councillors Richard Dew, Kenneth Hughes, R.LOwen, E.G.Davies, Vaughan Hughes and Eric Roberts voted to approve the application contrary to the Officer's recommendation.

Councillor W.J.Chorlton abstained.

The reason cited for approving the application was that it provided an affordable housing opportunity for a young person wishing to stay within her community.

**It was resolved to approve the application contrary to the Officer's recommendation. In accordance with the Council's Constitution, the application was automatically deferred to the next meeting to enable officers to prepare a report on the reason for approving the application.**

## **12 REMAINDER OF APPLICATIONS**

**12.1 12C266H – Application for the variation of conditions (04) and (06) on planning permission reference 12C266G to allow for the details of 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 ABC Power Marine, Gallows Point, Beaumaris**

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

The Planning Development Manager informed the Committee that both the Drainage Officer and the Environment Agency have confirmed that the application is acceptable.

Councillor Kenneth Hughes proposed that the application be approved and he was seconded by Councillor Jim Evans.

**It was resolved to approve the application in accordance with the Officer's recommendation subject to the conditions contained within the written report. (Councillor R.L.Owen as the Local Member did not vote on the matter)**

## **12.2 40C48E/EIA – 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**

The application is submitted to the Committee as it is the subject of an EIA.

The Chair invited Mr Elfed Jones, an objector to the application to address the Committee.

Mr Jones said that he was speaking from the heart on this matter as a former member of the Moelfre Lifeboat for 36 years and that he was present on behalf of a number of the village's residents who also object to the application - not because they do not want a new lifeboat but because the proposed building that will house the boat which will be situated in an Area of Outstanding Natural Beauty is almost twice as large as the present building. If anyone wanted to build a house or wind turbine on the coast in Moelfre, they would not be given consent. Whilst the matter of the lifeboat is a very sentimental issue – and that is understandable - it is also a fact that the building will be there for a 100 years. The applicants want to close the coastal path for 2 years and build a road – Mr Jones pointed out that the way down to the boathouse is extremely dangerous and cars come down it like "lunatics" when the boat is requisitioned. The feeling is that the RNLI has gone about things in the wrong way and has bought the furniture before building the house. Shouldn't the Institute have asked for permission to build the house first before bringing in the furniture? Mr Jones said that he believed the Institution had treated the residents of Moelfre disgracefully and that he himself was from Moelfre as was his family. He emphasised that the residents were not against the lifeboat but do not see why Moelfre needs a lifeboat house on the scale proposed. If the Institution had wanted a lifeboat of this standard in the area then it should have been located elsewhere in Amlwch Port. He asked the Committee's Members in determining the application, to think about the residents of Moelfre who have to live with the proposed building for the next 100 years and that it represents a horror story. He asked the Members to consider the application very carefully.

There were no questions to Mr Jones from the Committee's Members.

The Chair then invited Mr Mathew Croft to speak in support of the application.

Mr Croft introduced himself as Divisional Operations Manager for the RNLI and he explained that he was present on behalf of the advertised speaker, Mr Howard Richings.

Mr Croft said that he was extremely sympathetic to the views of the community in Moelfre and that he thought it was very clear that the RNLI has listened to those views and has modified the plans for the future boathouse after listening to the concerns of people. When the current lifeboat station was bought in 1988 it was a state of the art boat at that time. However, things have moved on and the RNLI has moved on to a newer class of lifeboat – a Tamar Class lifeboat which the Institution believes will secure the future of the search and rescue service at Moelfre for the next 25 years. It is a major sheltering port and it is thought essential that there is search and rescue asset in the shipping corridors that it covers. In the time the lifeboat station has been stationed at Moelfre it has saved 1,441 lives and since 1970 the all-weather lifeboat has launched 532 times. There is therefore clearly a need for the station. The Tamar lifeboat as the replacement for the Time Class lifeboat is safer, more efficient and will provide better safety for the crew to ensure they are able to go out and rescue people in distress. It is for that reason that the Tamar has been chosen. The RNLI as a charity has looked at other options including Amlwch but Tamar constitutes the best option for this station. There will be no change as regards how the boat is operated – the lifeboat will still return to sea with crew as it always has done from the community of Moelfre and no changes are envisaged as regards how that will operate in future. The RNLI is also making a significant investment in the area and it is considered important that the Institution demonstrates that that investment is done so on the basis of need – because it is needed to save lives at sea. A small section of the coastal path

will have to be closed for a very limited period and that is on account of the safety of persons walking along the path underneath the arm of the crane. The impact to the community will be minimised as much as possible and every effort will be made to obtain the support of the community to ensure that the Institution works with it for this essential service. Mr Croft went on to say that he had been a life boatman for 20 years and that he was often asked how many times had he rescued people. His reply was 5 because 5 is the number of people he had not been able to save and the new lifeboat will represent the opportunity to change a position of 90% to 97% in terms of getting to rescues faster and more efficiently. Whilst it might not appear to be very high 7% is nevertheless a lifesaving percentage.

There were questions put to Mr Croft by the Committee's Members in relation to the anticipated duration of the closure of the coastal path; the modification made to the original plans for the lifeboat station to address the community's concerns and its size.

Mr Croft by way of reply explained that the coastal path will be closed for the least time it takes to ensure that people are safe. The build project is projected to last a maximum of 2 years. The current build at Porth Dinllaen for example is on schedule to be between a 12 and 18 month period and the Institution will seek to work with its contractors to ensure that any disruption and closure will be minimised as much as possible. As regards the design of the proposed development, the initial design included additional space which made the original proposed boathouse larger. It became clear in consultation with the local community that that was unacceptable; the planning application was subsequently withdrawn in order to review the plans and the Institution was able to work in conjunction with the Council to develop extra resources at the Seawatch Centre. That has allowed the Institution to minimise the footprint of the building down to essential space only for part of the boathouse and the crew facilities required. So the footprint has been reduced significantly from the original plans and the plan in its entirety is to house the boat safely and efficiently. The Institution will look to utilising the Seawatch Centre for the activities it would like to undertake to add to the community in Moelfre. Mr Croft confirmed that in his opinion the proposed boathouse is no bigger than it needs to be to provide a safe and efficient operation for the lifeboat to continue for the next period.

Councillor Derlwyn Hughes spoke as the Local Member for Moelfre. He said that there were some valid points raised in the letters of representation which required attention and that his address would refer to those points and the concerns that have added to the delay in determining the application. Councillor Hughes explained that the application is not a sudden one and has been two years in the making and that he hoped it would be determined at today's meeting. The EIA has been a basis for further consultation with the Environment Agency, Welsh Water and the Countryside Council. The concerns raised were considered and the relevant agencies were satisfied. He believed that the Planning Service had been thorough in its approach - the plans were modified following observations received in several discussions with designers and architects prior to the submission of the definitive plan. Councillor Hughes said that he had not responded individually as he was present at a meeting of the Community Council on 26 September, 2012 when the application was discussed. Having been present at the Community Council meeting then he understood that the usual arrangement is that the Council responds to applications. The support was unanimous. One of the letters of representation objecting to the proposal notes erroneously the link between the local committee and its membership. Two members of the crew serve on the Community Council. Councillor Hughes proceeded to read an extract from the minutes of the meeting illustrating the Community Council's strong support for the proposal on the basis of the need to retain the lifeboat asset in order to save lives; its integral role as part of the history and tradition of the village; wide recognition for the crew; the valuable skills which young people and volunteers gain from working with this resource; revenue for the village and full time work for 2 persons. It is inevitable that some of the crew and friends of the RNLI serve on various committees within the village and area - that is what makes a community - individuals playing a part and contributing positively for the welfare of its residents. Councillor Hughes said that he was surprised by the reference to locating the lifeboat elsewhere and to using Amlwch Port as a permanent anchorage - the tradition and history of the boat's establishment is in Moelfre and he hoped that that is where it will continue. The RNLI is an important part of the local community and Moelfre has nailed its proud maritime history on the achievements of the various crews. Whilst the introduction of a new lifeboat is a dramatic event, progress and development are part of the RNLI as everything else. Councillor Hughes asked the Committee to approve the application so as to be able to look forward to an exciting new period in

the history of the lifeboat in Moelfre – it is what the area and village expect and hope for following today's meeting.

The Planning Development Manager informed the Committee that since the report was drafted further letters of representation have been received both for and against the application meaning that there are now in total 13 letters of objection to the proposal and 43 letters of support. The closing date for the receipt of observations is 4th April and should the department receive any further information/ representations following today's meeting that are materially different then the application will be brought back to Committee at its next meeting. The Highways Service has confirmed that it is satisfied with the development subject to the attachment of conditions requiring prior agreement regarding the method of operation on site. The Officer also highlighted a proposed amendment to Condition (2) within the report to include specific dates for the submission and agreement of the plans referred to under that condition. The Officer went on to say that he gathered from the observations made that those within the local community who oppose the proposal are not against the development in principle but object to the size and design of the proposed boathouse. There have been constructive discussions between the applicant and planning officers regarding the submission of an acceptable design which was the principal factor for Officers in their considerations. The Officer showed the modifications made by reference to an illustration which showed both the original and amended proposals. The original application which was larger was withdrawn as the Officers found it unacceptable. There has been compromise and the amended plan as submitted is acceptable in terms of land usage and the development's impact on the surrounding landscape. Consequently, the recommendation is one of approval. With regard to the coastal path the Officer clarified that the path will be re-routed around the compound as the building progresses and will not close in its entirety.

The Committee's Members sought clarification of the dimensions of the amended proposal relative to the original as well as the materials to be used for the roof. Whilst they acknowledged the concerns of some members of the community regarding the size and design of the proposed new boathouse, there was consensus that the proposal should be approved based on the need for it and the improvement in safety and efficiency which the new lifeboat would bring to the search and rescue service at Moelfre. The Planning Development Manager confirmed that the proposed life boathouse stands approximately 1 metre higher than the current building and that its roof will be made of natural copper.

Councillor Kenneth Hughes proposed that the application be approved and Councillor W.J.Chorlton seconded the proposal.

**It was resolved to approve the application in accordance with the Officer's recommendation subject to the conditions contained within the written report and with the described amendment to condition (2).**

### **12.3 46LPA972/CC – Full application for the conversion of the former public convenience into a dwelling at South Stack Public Convenience, South Stack, Holyhead**

The application is reported to the Committee as it is made by the Council on Council owned land.

Councillor Richard Dew proposed that the application be approved and he was seconded by Councillor E.G.Davies.

**It was resolved to approve the application in accordance with the Officer's recommendation subject to the conditions contained within the written report. (Councillor Eric Roberts as the Local Member did not vote on the matter)**

## **13 OTHER MATTERS**

**13.1 11C591A/TPO – 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 Bro Trehirion, Amlwch**

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.

**It was resolved to note the information as presented.**

**Councillor J.Arwel Roberts  
Chair**

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6.1

Gweddill y Ceisiadau

Remainder Applications

Rhif y Cais: 39C285D Application Number

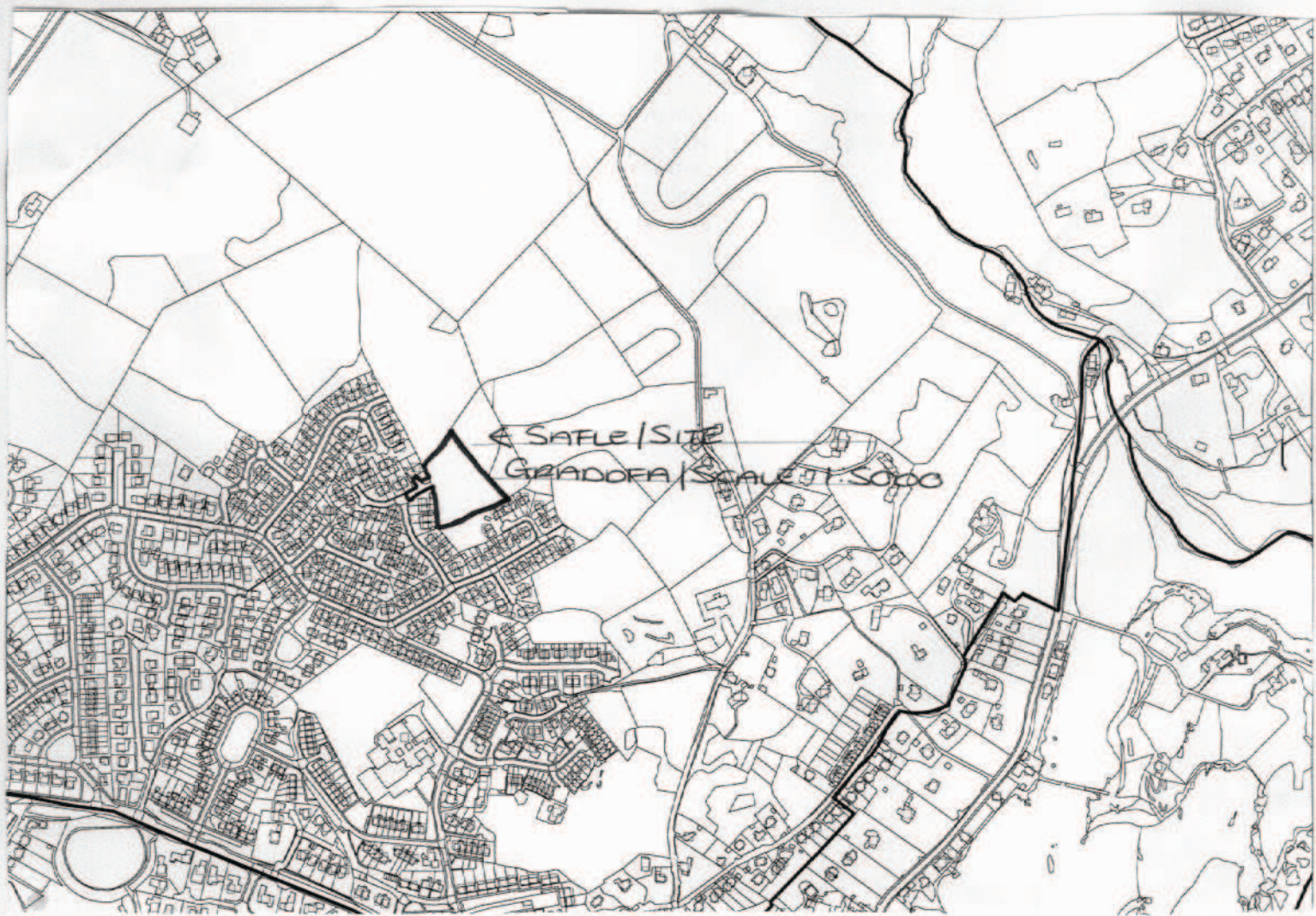
Ymgeisydd Applicant

**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: 24/04/2013**

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

**Recommendation:**

Defer

**Reason for Reporting to Committee:**

The agent has requested that consideration of the application is deferred so that they can address a drainage issue arising from amended plans.

**1. Recommendation**

**Defer**



7.1

Gweddill y Ceisiadau

Remainder Applications

Rhif y Cais: 19C313A Application Number

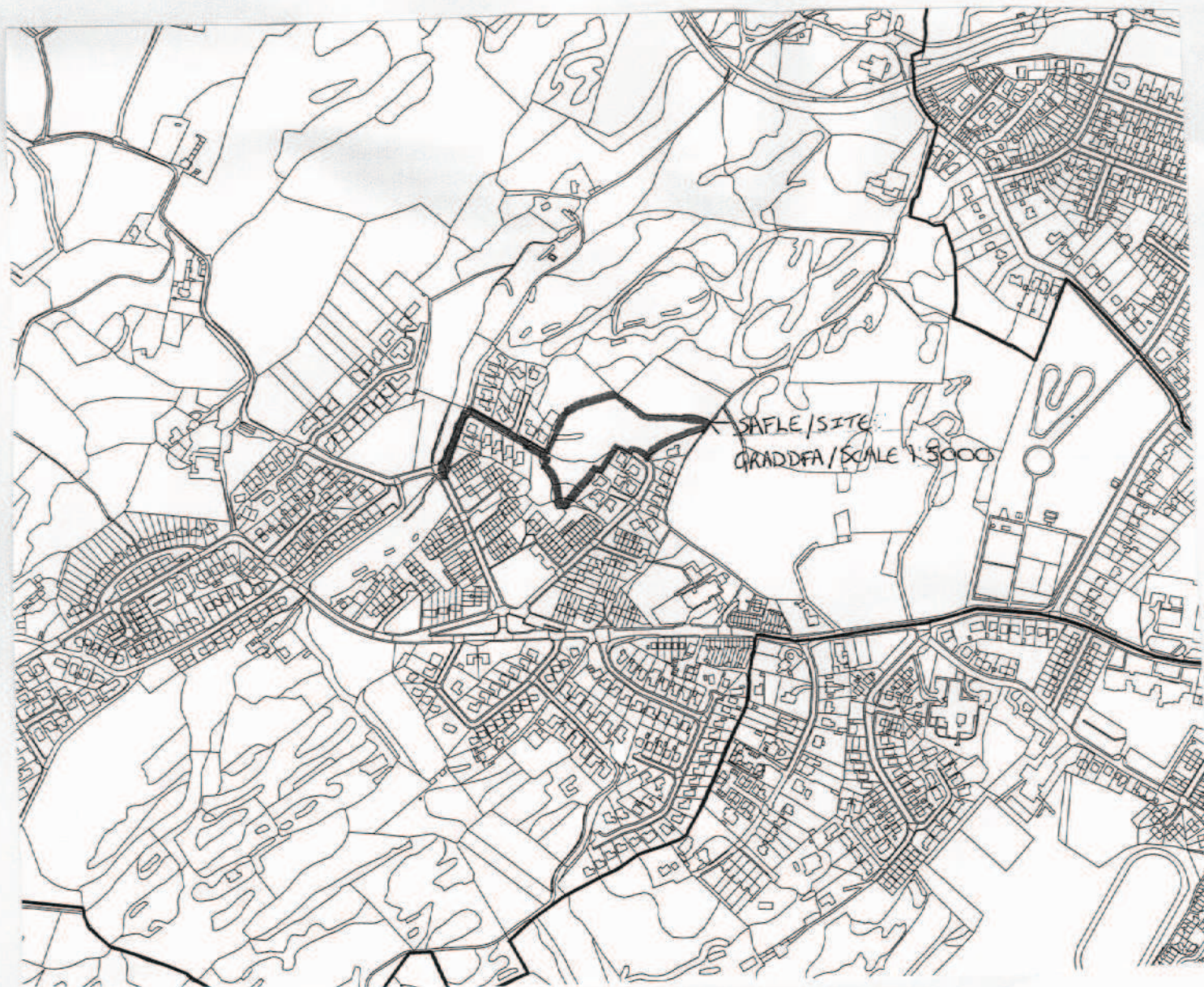
Ymgeisydd Applicant

**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: 24/04/2013**

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

#### **Recommendation:**

Permit

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

At its meeting held on 9<sup>th</sup> January 2013 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 23<sup>rd</sup> January and the Members will be familiar with the site and its setting. At its meetings held on 6<sup>th</sup> February and 6<sup>th</sup> March the application was deferred to allow submission of a Welsh Language statement and to resolve technical issues. At its meeting held on 3<sup>rd</sup> April 2013 the Committee resolved to defer consideration of the application as a meeting between the applicants and their agent and representatives of both the Highway Authority and Council's Property Section to discuss an alternative route to the proposed development site through the Waenfawr Estate was due to take place on 17<sup>th</sup> April. The results of that meeting will be reported verbally to the Members. Irrespective of any agreement reached on an alternative access route, should this application progress as submitted, the recommendation remains one of approval.

#### **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(1<sup>st</sup> March to 31<sup>st</sup> 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 maybe present on the site.

**(10) The development shall proceed in accordance with the recommendations set out in the Ecological Scoping Survey Report (Alison Johnson 2012) 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 11<sup>th</sup> 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 11<sup>th</sup> 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 11<sup>th</sup> 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.

**7.2**

**Ceisiadau'n Tynnu'n Groes**

**Departure Applications**

Rhif y Cais: **48C182** Application Number

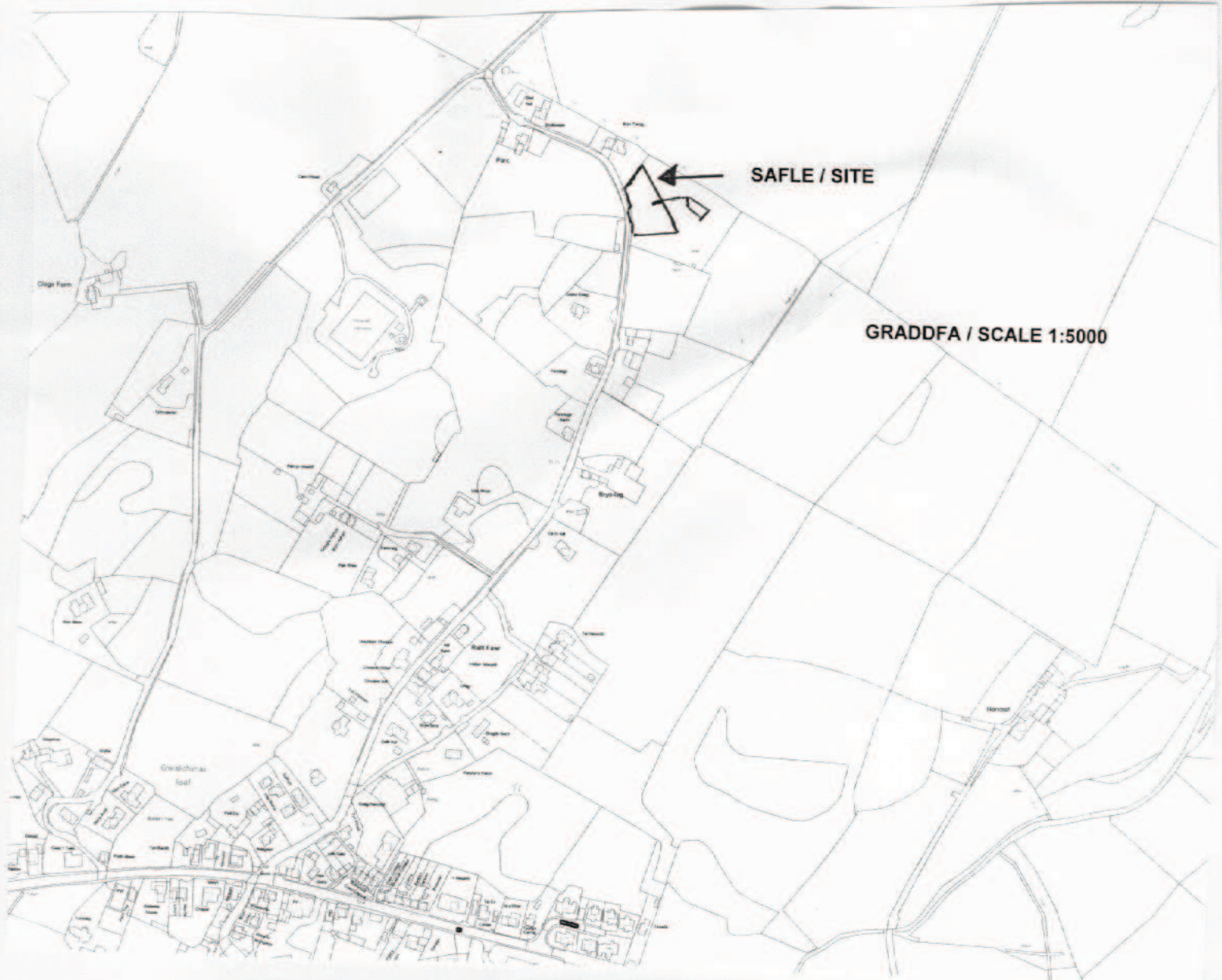
Ymgeisydd Applicant

**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 system 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



**Planning Committee: 24/04/2013**

**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. At its meeting held on 3<sup>rd</sup> April the Committee resolved to approve the application as it supports the development of affordable housing for local people.

This report is submitted in response to the resolution made, which was contrary to officer recommendation.

**1. Response to Members Reason for Approving**

**Affordable Housing Policies:** The Council has policies which support the provision of affordable dwellings for local needs both within and on the edge of existing settlements. The exceptions site policies allow the release of appropriate land within 'or immediately adjoining' existing settlements. Paragraph 10.13 of Technical Advice Note 2 Planning and Affordable Housing (June 2006) similarly states that 'rural exception sites should be small (as locally defined in the development plan), solely for affordable housing and on land within or adjoining existing rural settlements'.

The application site is neither located within nor adjoining the settlement of Gwalchmai. Should permission be granted for a dwelling it will constitute a departure from the development plan rather than an exception site. It would not be possible to impose a valid restriction on its future occupancy for affordable housing needs.

**Affordability:** The applicant has provided evidence to demonstrate that she is in housing need. As the scheme constitutes a departure from the development plan and is contrary to Welsh Government policy guidance, the applicant was not initially put to unnecessary expense in preparing detailed drawings and costs to support the application. However, since the Committee resolved to approve the proposal as an affordable dwelling, it is necessary to establish, notwithstanding the policy conflict highlighted above, that the dwelling as proposed is in fact affordable for the applicant as the proposed initial occupier and that it would remain affordable in perpetuity.

The applicant has provided information to demonstrate that the dwelling can be built for around £100K, which is affordable to her as the initial occupier. The Housing Service has indicated that, based on local income levels, a property between £95 and £100K would be considered affordable in the locality.

**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

## **2. 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.

## **3. 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 he advice contained within Planning Policy Wales (Edition 5).

11.1

Gweddill y Ceisiadau

Remainder Applications

Rhif y Cais: 16C194 Application Number

Ymgeisydd Applicant

**Mr Howell John Owens**  
Tan Rallt  
Lôn Ty Hen  
Bryngwran  
Holyhead  
Ynys Môn  
LL65 3PU

Cais llawn ar gyfer cadw'r ardal llawr caled a 2 twnel poluthen ynghyd a chodi 1 twnel polythen, sied potio ac estyniad i'r adeilad allannol yn

Full application for the retention of the hardstanding area and 2 polytunnels together with the erection of 1 polytunnel, potting shed and an extension to the outbuilding at

Tan Rallt, Bryngwran



**Planning Committee: 24/04/2013**

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

**Recommendation:**

Permit

**Reason for Reporting to Committee:**

A member of staff has declared an interest in the application.

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

**1. Proposal and Site**

The site is situated within the village of Bryngwran at the rear of the dwelling known as Tan Rallt. Access is afforded to the site from Lon Ty Hen in Bryngwran.

The proposal entails the retention of the hardstanding area and 2 polytunnels together with the erection of 1 polytunnel, potting shed and an extension to the outbuilding at the rear of Tan Rallt, Bryngwran.

**2. Key Issue(s)**

The key issues to consider are the effect on amenities of the neighbouring properties and the surrounding area.

**3. Main Policies**

**Ynys Môn Local Plan**

Policy 1 – General Policy

Policy 42 - Design

**Gwynedd Structure Plan**

Policy D4 – Siting

Policy D29 – Design

**Stopped Unitary Development Plan**

Policy GP1 – General Control Guidance

Policy GP2 – Design

**Planning Policy Wales, Edition 5, November 2013**

**Technical Advice Note 9:** Enforcement of Planning Control

**4. Response to Consultation and Publicity**

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

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

Welsh Water – No response received at time of writing the report.

Highways – No response received at time of writing the report.

Public Consultation – The proposal was advertised through two means of publicity; the placing of a site notice near the site and the distribution of personal letters of notification to the owners / occupiers of properties in the immediate locality. The latest date for representations was the 22<sup>nd</sup> April 2013. At the time of writing this report 1 letter of representation had been received at the department. The issues raised can be summarised as follows:

- i) The proposal would result in additional surface water problems.
- ii) The proposal can be seen from the neighbouring properties.
- iii) General disturbance by way of noise from the polytunnels during severe weather, noise from generators, light pollution and glare from the polytunnels into the neighbouring properties.
- iv) Disturbance during construction.
- v) Potential for the site to be further developed in the future to allow public access and used for commercial use would have a detrimental effect on the enjoyment of the occupiers of the neighbouring properties.
- vi) The proposal might set a precedent for the future should the applicant wish to build houses on the site.

In response to the issues raised:

- i) It is not considered that the proposal would result in additional surface water problems to that of the existing situation as any rainfall that may fall on the polytunnels will run-off into the ground.
- ii) A condition will be imposed on the permission requesting that screening shall be provided along the boundary of the site to obscure the development from the neighbouring properties.
- iii) It is not considered that the proposed development will result in unacceptable levels of noise. The proposed development does not entail the installation of generators and it is not considered that the polytunnels will during severe weather result in unacceptable levels of noise. Also conditions will be imposed on the permission requesting screening of the site and details of lighting. Therefore, it is not considered that the development will result in light pollution and glare disturbance.
- iv) It is expected that there will be some disruption whilst the proposal is under construction, but this is considered to be short term, and not unreasonable.
- v) The site will not be open to the public and a condition will be imposed on the permission stating that no retail or wholesale shall be carried out at the premises. Any possible further development of the site would require planning permission.
- vi) Consideration can only be taken for the current development seeking planning permission. Any possible further development of the site would require planning permission.

## **5. Relevant Planning History**

None

## 6. Main Planning Considerations

**Effect on the surrounding area** – The proposal entails the retention of the hardstanding area and 2 polytunnels together with the erection of 1 polytunnel, potting shed and an extension to the existing outbuilding. The dimensions of each polytunnel are 12.2m in length, 3.1m in width and 2.2m in height and are made from polythene. The proposed potting shed consists of corrugated metal sheeted walls and roof, perspex windows and wooden doors. The proposed extension to the existing outbuilding consists of box profile sheeted walls and roof to match the sheeted roof of the existing outbuilding, The proposed materials used are considered to be acceptable and fit for purpose. The proposal will be used for seasonal horticulture and will enable the applicant to grow fruit, vegetables and summer bedding plants. The site will not be open to the public and the produce grown on the site will be shown in agricultural and horticultural shows. It is not considered that the proposal will affect the character of the surrounding area to such an extent it should warrant refusing the application.

**Effect on the amenities of neighbouring properties** – I do not consider that the proposal will unacceptably affect the residential amenities of adjacent properties to such an extent it should warrant refusing the application. As stated above, The proposal will be used for seasonal horticulture and will enable the applicant to grow fruit, vegetables and summer bedding plants. The site will not be open to the public. A condition will be imposed on the permission requesting that screening shall be provided along the boundary of the site to obscure the development from the neighbouring properties. Also a condition will be imposed on the permission requesting details of any proposed lighting shall be submitted to and approved in writing by the local planning authority prior to their instalment to overcome any issues that may arise in terms of light disturbance. Planning Policy Wales indicates that the planning system does not operate to protect the private interests of an individual against the activities of another.

## 7. Conclusion

Having considered the above and all other material consideration it is my recommendation that the application be approved subject to conditions.

## 8. Recommendation

### Permit

**(01) Screening shall be provided, along the boundary of the site. Within two months of the date of this permission, details of the proposed screening together with a schedule for its implementation shall be submitted to and approved in writing by the local planning authority. The screening works shall be carried out in full accordance with the approved details or as otherwise agreed in writing by the local planning authority.**

Reason: In the interest of residential and visual amenity.

**(02) Full details of any proposed lighting shall be submitted to and approved in writing by the local planning authority prior to their instalment. The scheme shall thereafter be implemented in accordance with the agreed details.**

Reason: In the interest of residential amenity.

**(03) No retail or wholesale shall be carried out at the site.**

Reason: In the interest of residential amenity.



**(04) The development permitted by this consent shall be carried out strictly in accordance with the plan(s) submitted on the 26/03/2013 under planning application reference 16C914 unless otherwise approved in writing by the local planning authority or included within any provision of the conditions of this planning permission**

Reason: For the avoidance of doubt.

Rhif y Cais: 36C206E Application Number

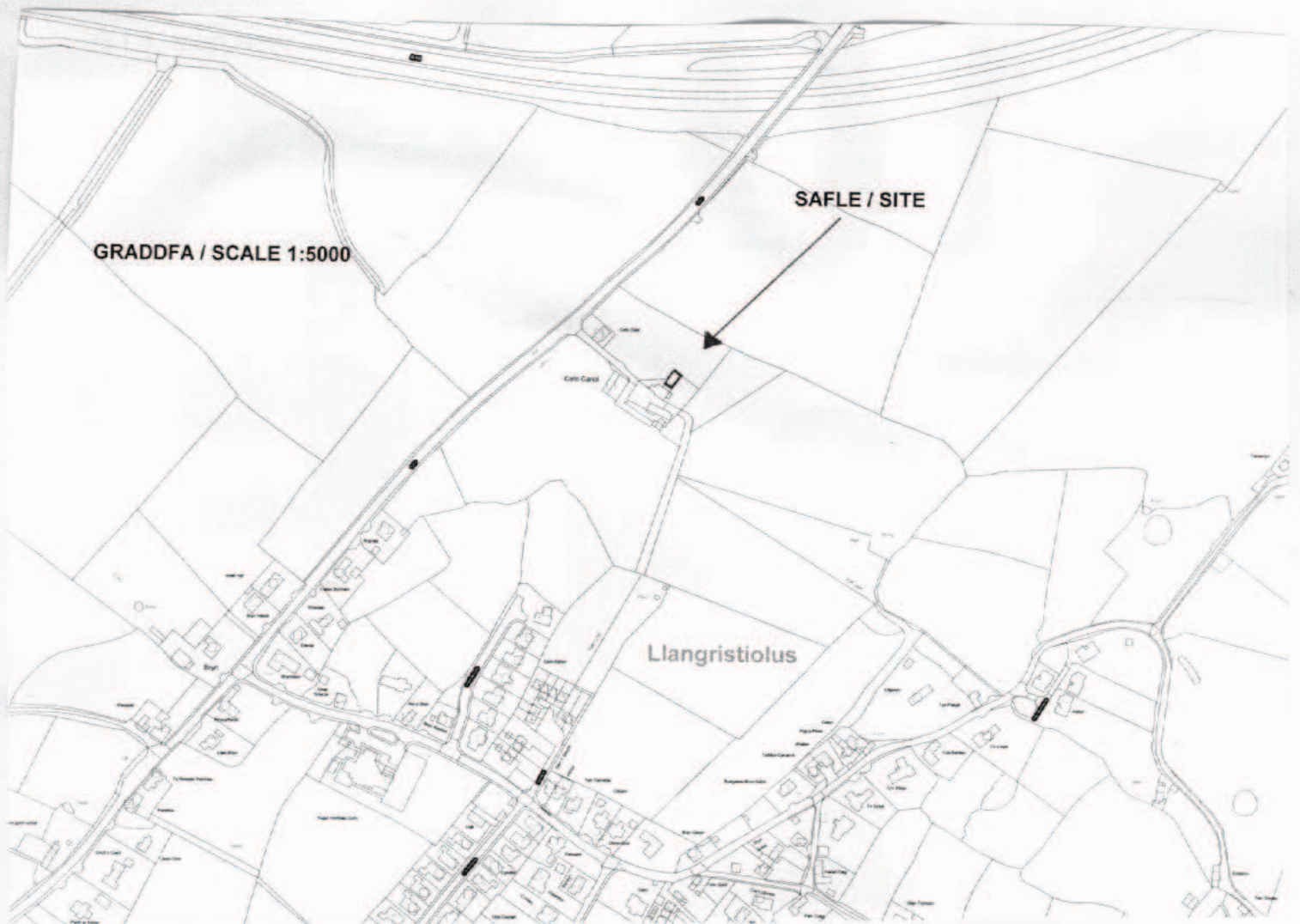
Ymgeisydd Applicant

**Mr. Robert Hughes  
Cefn Canol  
Llangristiolus  
Bodorgan  
LL62 5PW**

Cais llawn i godi modurdy arwahan yn

Full application for the erection of a detached garage at

Cefn Canol, Llangristiolus



**Planning Committee: 24/04/2013**

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

**Recommendation:**

Permit

**Reason for Reporting to Committee:**

The applicant is related to a Councillor.

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

**1. Proposal and Site**

The site is located to the north of the settlement of Llangristiolus. Access to the site is afforded via a private track off the B4422.

The proposal entails the erection of a detached garage at Cefn Canol, Llangristiolus.

**2. Key Issue(s)**

The applications key issues are the design of the proposed development and the affect of the proposal on occupiers of neighbouring properties.

**3. Main Policies**

**Ynys Môn Local Plan**

Policy 1 – General

Policy 42 – Design

Policy 58 – Extensions

**Gwynedd Structure Plan**

Policy D4 – Location, Siting and Design

Policy D29 – Standard of Design

**Stopped Unitary Development Plan**

Policy GP1 – Development Control Guidance

Policy GP2 – Design

**Planning Policy Wales, Edition 5, November 2013**

**Technical Advice Note 12:** Design

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

**4. Response to Consultation and Publicity**

Local Member – Supportive.

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

Highways – No recommendation.

Drainage – Comments.

Ministry of Defence – No response received at time of writing the report.

Public Consultation – The proposal was advertised through two means of publicity; the placing of a site notice near the site and the distribution of personal letters of notification to the owners / occupiers of properties in the immediate locality. The latest date for representations was the 22<sup>nd</sup> April 2013. At the time of writing this report no representations had been received at the department.

## **5. Relevant Planning History**

36C206 - Agricultural development determination form for the part-demolition of the existing agricultural building together with its extension at Cefn Canol, Llangristiolus – Permission required 05.12.2001

36C206A - Part-demolition of the existing agricultural building together with extensions thereto at Cefn Canol, Llangristiolus – Approved 11.01.2002

36C206B - Construction of a new agricultural access on part of O.S enclosure no. 2800 near Cefn Canol, Llangristiolus – Approved 05.10.2006

36C206C - Alterations and extensions at Cefn Canol, Llangristiolus – Approved 22.05.2008

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 – Approved 09.11.2012

## **6. Main Planning Considerations**

**Design** – The proposal entails the erection of a detached pitched roof double garage with storage space above. The proposed garage dimensions are 6.6 meters (wide) x 9 meters (length) x 5.6 metres (height to the ridge). The proposal appears satisfactory in terms of siting, design and materials. Whilst it is acknowledged that the garage is of a large scale there is ample space within the site to accommodate the building without resulting in the overdevelopment of the site.

**Affect of the proposal on the amenities of the occupiers of neighbouring properties** – The proposal is considered to be acceptable and will not have an undue effect on neighbouring occupiers. The proposal complies with guidance provided within the Council's Supplementary Planning Guidance the Design Guide for the Urban and Rural Environment. There is ample separation distance between the building and the boundaries of the site.

## **7. Conclusion**

The proposal is considered acceptable in its setting and is not considered an overdevelopment of the site for the stated use.

## **8. Recommendation**

### **Permit**

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

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

**(02) The development permitted by this consent shall be carried out strictly in accordance with the plan(s) submitted on the 26/03/2013 and 11/03/2013 under planning application reference 36C206E.**

Reason: For the avoidance of doubt.

Rhif y Cais: 40C133C Application Number

Ymgeisydd Applicant

Mr Neil Hayward  
Graianog  
Dulas  
Ynys Mon  
LL70 9EJ

Cais i ddileu amod (04) ynghyd ag addasu i greu ffenestri gromen yn

Application for the deletion of condition (04) and alterations to form dormer windows at

Graianog, Dulas



**Planning Committee: 24/04/2013**

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

**Recommendation:**

Permit

**Reason for Reporting to Committee:**

The applicant is related to a member of a staff.

In accordance with the requirements of paragraph 4.6.10.4 of the Constitution the matter must therefore be reported to the Planning and Orders Committee for consideration.

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

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

The application is to delete condition (04) from planning application 40C133 together with the alteration and extension to form a dormer window at Graianog, Dulas.

The site is located in west Dulas along a road which leads to Capel Parc. Access to the site is afforded via A5025 from Benllech then turn left towards Capel Parc and the dwelling is situated on the right.

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

The application key issue are whether or not the proposal is acceptable in policy terms, design and the effect on the neighbouring properties.

### **3. Main Policies**

#### **Ynys Môn Local Plan**

Policy 1 – General

Policy 42 – Design

Policy 58 – Extension

#### **Gwynedd Structure Plan**

Policy D4 – Location, Siting and Design

Policy D29 – Standard of Design

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

GP1 – Development Control Guidance

GP2 – Design

**Planning Policy Wales, Edition 5, November 2012**

**Technical Advice Note 12: Design**

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

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

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

Welsh Water - No response received at time of writing this report.

Public Consultation – The proposal was advertised through two means of publicity; the placing of a site notice near the site and the distribution of personal letters of notification to the owners / occupiers of properties in the immediate locality. The latest date for representations is 25/04/2013. At the time of writing this report, no representations had been received at the department.

#### **5. Relevant Planning History**

40C133 – Erection of a bungalow on part of OS 120 opposite Pen y Bryn, City Dulas – Approved 10/01/1994

40C133A/DA – Detailed plans for the erection of a bungalow on part O.S. 8047 opposite Pen y Bryn, City Dulas - Approved, 13/12/1994

40C133B – Deletion of Section 106 Agreement (Local Person) from planning permission ref 40C133 on OS 9047 opposite Pen y Bryn. City Dulas, Approved 24/12/2003

#### **6. Main Planning Considerations**

**Policy:** The proposed dormer windows are considered acceptable in policy terms from Ynys Môn Local Plan as the proposed extension/dormer window will not have a detrimental effect on the area nor the neighbouring properties. The design are considered acceptable in policy terms.

**Design:** The proposal entails the deletion of condition (04) from approved application 40C133 together with the erection of a dormer window. The changes are considered.

**Effect of the proposal on occupiers of neighbouring properties** – The proposed dormer window will not have a detrimental effect on any neighbouring properties as the windows point towards an open field, therefore I do not consider that the proposed development will have an adverse effect on neighbouring properties.

#### **7. Conclusion**

The proposal is considered acceptable subject to conditions, and subject to no representations being received within the deadline date which raises issues which has not already been covered in the report.

#### **8. Recommendation**

##### **Permit**

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

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

**(02) The development permitted by this consent shall be carried out strictly in accordance with the plan(s) submitted on the 27/03/13 under planning application reference 40C133C.**



Reason: For the avoidance of doubt.

Rhif y Cais: 43C188A Application Number

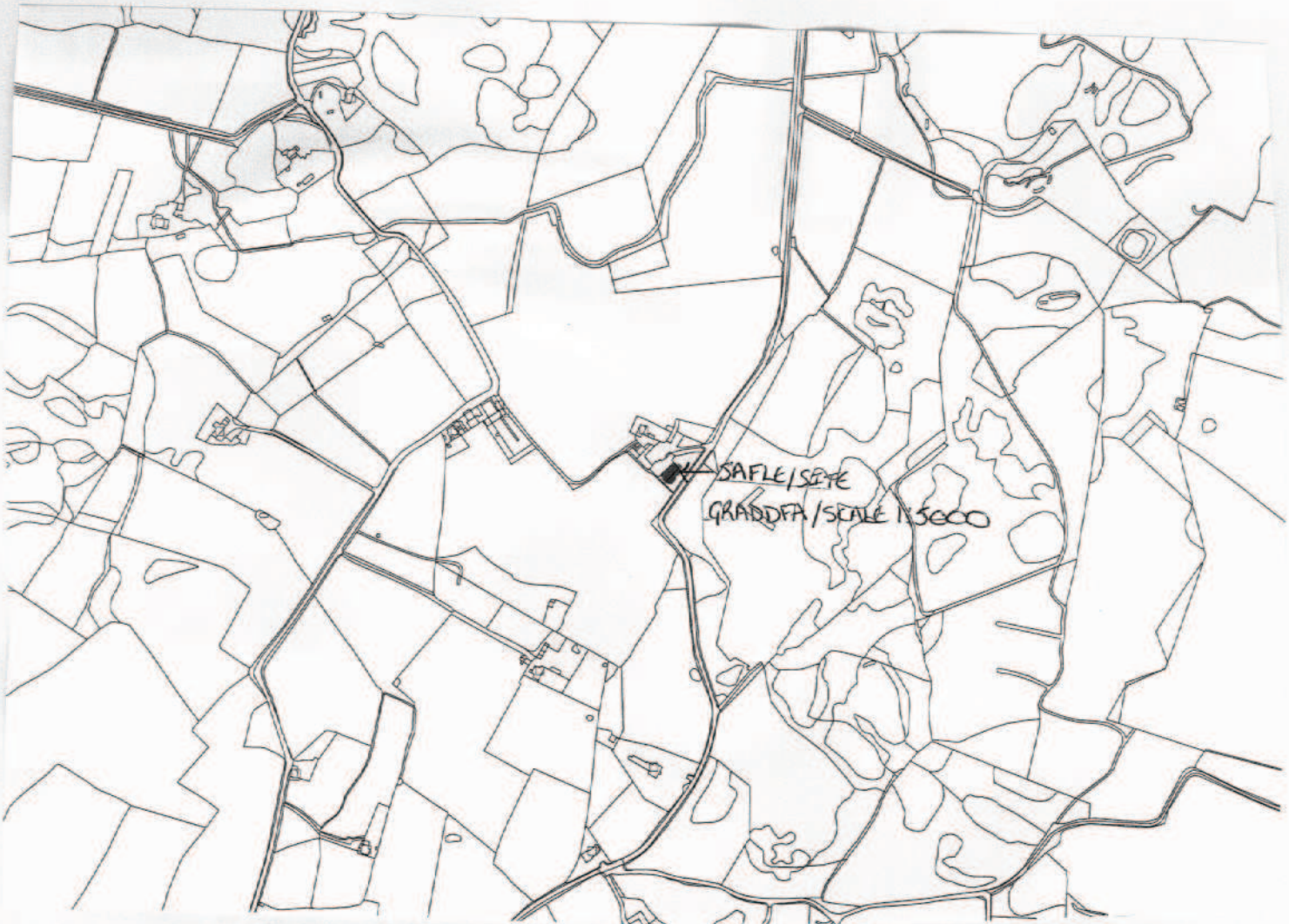
Ymgeisydd Applicant

**Mr Arwyn Hughes  
c/o Mr Gerwyn Williams  
Bryn Clyd  
Caergeiliog  
Caerdybi  
Ynys Môn  
LL65 3YG**

Cais llawn ar gyfer codi sied amaethyddol ar dir yn

Full application for the erection of a new agricultural shed on land at

Pwll Preban, Rhoscolyn



**Planning Committee: 24/04/2013**

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

**Recommendation:**

Permit

**Reason for Reporting to Committee:**

The applicant is related to a Councillor.

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

**1. Proposal and Site**

The site lies within the parish of Rhoscolyn and is located along the road leading from Four Mile Bridge to St Llanwenfaen Church in Rhoscolyn within an Area of Outstanding Natural Beauty. The site is part of an existing agricultural holding.

The proposal entails the erection of a new agricultural shed on land at Pwll Preban, Rhoscolyn.

**2. Key Issue(s)**

The key issues to consider are the impact on the landscape and the effect on amenities of the neighbouring properties.

**3. Main Policies**

**Ynys Môn Local Plan**

Policy 1 – General Policy

Policy 30 - Landscape

Policy 42 - Design

**Gwynedd Structure Plan**

Policy D4 – Siting

Policy D29 – Design

**Stopped Unitary Development Plan**

Policy GP1 – General Control Guidance

Policy GP2 – Design

Policy EN2 – Area of Outstanding Natural Beauty

**Planning Policy Wales, Edition 5, November 2013**

**Technical Advice Note 6:** Planning for Sustainable Rural Communities

**4. Response to Consultation and Publicity**

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

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

Welsh Water – No response received at time of writing the report.

Highways – No response received at time of writing the report.

Public Consultation – The proposal was advertised through two means of publicity; the placing of a site notice near the site and the distribution of personal letters of notification to the owners / occupiers of properties in the immediate locality. The latest date for representations is the 3<sup>rd</sup> May 2013. At the time of writing this report no representations had been received at the department.

## **5. Relevant Planning History**

None

## **6. Main Planning Considerations**

**Design** – The proposed shed is a portal steel frame building consisting of green powder coated steel box profile walls and roof and galvanised sheeted doors. The design of the proposed shed is similar to other agricultural buildings in the vicinity. The proposed shed will be used to store farm machinery and implements.

**Landscape** - Although the site is located within a designated area of outstanding natural beauty, it is not considered that in this instance the designation is not one of the main issues due to the context of the site. The proposal is situated within a working farm complex comprising of 45 acres of land used for sheep grazing and haylage. Therefore I do not consider that the proposal will have an additional detrimental effect on the surrounding landscape.

**Effect on the amenities of neighbouring properties** –I do not consider that the proposal will unacceptably affect the residential amenities of adjacent properties. As stated above, the proposal is situated within a working farm complex where general activities associated with farming takes place. There is an approximate distance of over 170 metres between the proposal and the nearest residential property.

## **7. Conclusion**

The principle of development for agricultural purposes is accepted within local and national planning policies. The proposal under consideration will not create unacceptable changes to the landscape or have an unacceptable affect on the residential amenities of the neighbouring properties. The proposed development is considered acceptable to the Local Planning Authority. Consequently, it is my opinion that the proposal should be permitted subject to conditions.

## **8. Recommendation**

**Permit** subject to no additional adverse comments received following publicity.

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

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

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

**use whatsoever.**

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

**(03) The development permitted by this consent shall be carried out strictly in accordance with the plan(s) submitted on the 02/04/2013 under planning application reference 43C188A.**

Reason: For the avoidance of doubt.

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12.1

Gweddill y Ceisiadau

Remainder Applications

Rhif y Cais: 19C792F Application Number

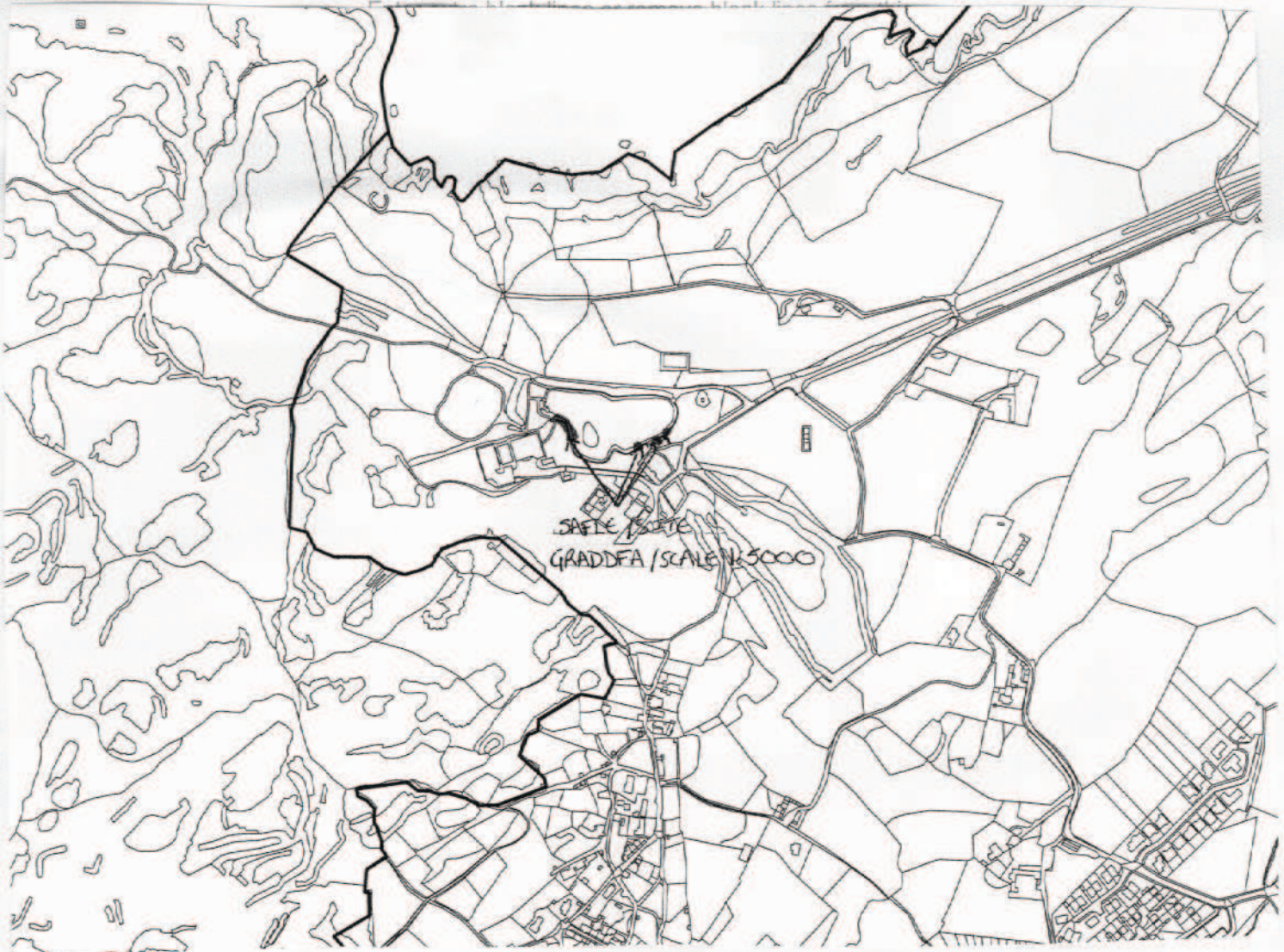
Ymgeisydd Applicant

**Ynys Môn Angling Association  
c/o Mr Kenneth Parry  
Ynys Môn Angling Association  
Dolhelyg  
Lon Capel  
Dwyran  
Llanfairpwll  
Ynys Môn  
LL61 6AU**

Cais llawn ar gyfer amnewid tri llwyfan pysgota gyda ardal dec llawr caled ddiogel ynghyd ac addasu ac ehangu tri llwyfan bysgota ar dir yn

Full application for the replacement of three angling platforms with a hard surface safe deck area together with the alterations and extension to three angling platforms on land at

Breakwater Country Park Lake, Porth Namerch, Holyhead



**Planning Committee: 24/04/2013**

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

**Recommendation:**

Permit

**Reason for Reporting to Committee:**

The application is made on Council owned land.

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

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

The application is for the replacement of three angling platforms with a hard surface safe deck area together with the alterations and extension to three angling platforms on land at Breakwater Country Park Lake, Porth Namerch, Holyhead.

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

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

### **3. Main Policies**

#### **Ynys Môn Local Plan**

Policy 1 – General Policy

Policy 37 – Public Access

Policy 42 - Design

#### **Gwynedd Structure Plan**

Policy CH10 – Development of Visitor Attractions and Countryside Recreation Facilities

Policy D4 – Location, Siting and Design

Policy D29 – Standard of Design

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

Policy GP1 – Development Control Guidance

Policy GP2 – Design

Policy TO10 – Recreational Routes

**Planning Policy Wales, Edition 5, November 2012**

**Technical Advice Note 12: Design**

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

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



Town Council – No objection.

Countryside Council for Wales – Does not object.

Public Consultation – The application was afforded two means of publicity. These were by the posting of a site notice near the site and publication of a notice in the local press. The latest date for the receipt of representations is the 11<sup>th</sup> April 2013. At the time of writing this report no representations had been received at the department.

## **5. Relevant Planning History**

19C792 - Conversion of existing buildings into 24 bed self catering youth hostel at Ex Rangers Accommodation Breakwater Country Park, Holyhead – Approved 20.03.2003

19C792A - Amended detailed plans for the conversion of the existing building into 24 bed self catering youth hostel at Ex Rangers Accommodation Breakwater Country Park, Holyhead – Withdrawn 15.01.2007

19C792B - Full application for the change of use of the existing warden's accommodation into a cafe with offices and storage above together with alterations and extensions thereto at Warden's Accommodation, Holyhead Breakwater Country Park, Holyhead – Approved 08.03.2012

19C792C - Full application for the siting of a storage container as a hub to the Cybi bikes project on land at Breakwater Country Park, Holyhead – Approved 07.09.2012

19C792D - Full application for the change of use of the existing warden's accommodation into a cafe with offices and storage above together with alterations and extensions thereto at Warden's Accommodation, Holyhead Breakwater Country Park, Holyhead – Approved 07.09.2012

## **6. Main Planning Considerations**

**Affect on the character of the locality** – The site is located within the Holyhead Breakwater Country Park. The proposal entails the replacement of three angling platforms with a hard surface deck area together with the alterations and extension to three angling platforms. The proposal will be stone faced with a concrete foundation and supporting concrete wall back filled to a level surface to match the existing path levels. The proposal will sympathetically improve public and disabled access to the lake. It is not considered that the proposal will have a detrimental affect on the character of the locality.

## **7. Conclusion**

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

## **8. Recommendation**

**Permit.**

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

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

**(02) The development permitted by this consent shall be carried out strictly in accordance with the plan(s) submitted on the 11/03/2013 under planning application reference 19C792F.**

Reason: For the avoidance of doubt.

Rhif y Cais: 20C289 Application Number

Ymgeisydd Applicant

**Mr Elfed Jones  
c/o Mr Meirion Davies  
6 Stad Castellor  
Cemaes  
Ynys Mon  
LL67 0NP**

Cais llawn i osod 'Cloch Llanw ac Amser' a ffram chefnogi yn

Full application for the installation of a 'Time and Tide Bell' with supporting frame at

Foreshore, Adjacent to the Harbour, Cemaes



**Planning Committee: 24/04/2013**

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

**Recommendation:**

Permit

**Reason for Reporting to Committee:**

The application is on land leased by the Council from the Crown Estates.

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

The proposal is for an installation of a 'Time and Tide Bell' with supporting frame.

The proposed 'Time and Tide Bell' will be located in Cemaes harbour between the car park and the property known as 'Tywyn'.

The site lies within the Area of Outstanding Natural Beauty (AONB).

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

The application key issue are whether or not the proposal is acceptable in policy terms, design, the effect on the neighbouring properties and the effect on the AONB.

### **3. Main Policies**

#### **Ynys Môn Local Plan**

Policy 1 – General

Policy 30 – Landscape (Area of Outstanding Natural Beauty)

Policy 42 – Design

#### **Gwynedd Structure Plan**

Policy D1 – Area of Outstanding Natural Beauty

Policy D4 – Location, Siting and Design

Policy D29 - Design

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

Policy GP1 – Development Control Guidance

Policy GP2 – Design

Policy EN2 – Areas of Outstanding Natural Beauty

**Planning Policy Wales, Edition 5, November 2012**

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

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

Community Council – No response received at the time of writing this report

Environmental Services - No response received at the time of writing this report

Crown Estates – No response received at the time of writing this report

Natural Resources Wales – No response received at the time of writing this report

HSE – No response received at the time of writing this report

The application was afforded two means of publicity. These were by placing of a site notice near the site and serving of personal notifications on the occupants of neighbouring properties. The latest date for receipt of representations is 03/05/2013.

## **5. Relevant Planning History**

None.

## **6. Main Planning Considerations**

**Principle of Development:** The proposed 'Time and Tide Bell' will be intended as a public art. The design of the 'Time and Tide Bell' will be of a high standard. Therefore the 'Time and Tide Bell' development is supported by policies regarding location and design.

**Effect on the Area of Outstanding Natural Beauty:** As the scale of the bell is small, it is not considered that the development will cause unnecessary impact to the AONB.

**Effect of the proposal on occupiers of neighbouring properties:** Given the scale of the 'Time and Tide Bell' it is not considered that the proposed development will have an adverse effect on neighbouring properties.

## **7. Conclusion**

The proposal is considered acceptable subject to conditions, and subject to no representations being received within the deadline date which raises issues which have not already been covered in the report.

## **8. Recommendation**

### **Permit**

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

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

**(02) The development permitted by this consent shall be carried out strictly in accordance with the plan(s) submitted on the 04/04/2013 under planning application reference 20C289.**

Reason: For the avoidance of doubt.

## **9. Other Relevant Policies**

**Technical Advice Note 12 – Design**

Rhif y Cais: 42C61G Application Number

Ymgeisydd Applicant

**Mr T W Thomas  
c/o CDN Planning  
1 Connaught House  
Riverside Business Park  
Benarth Road  
Conwy  
LL32 8UB**

Tynnu carafán preswyl bresennol a chodi annedd  
2 lawr o fewn y cwrtil preswyl yn

Removal of existing residential caravan and erection  
of a 2 storey dwelling within the residential curtilage  
at

The Caravan, Ty'r Ardd, Pentraeth



**Planning Committee: 24/04/2013**

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

**Recommendation:**

Refuse

**Reason for Reporting to Committee:**

On request of Councillor Brian Owen

**1. Proposal**

It is proposed to replace a static caravan located in the countryside with a 2 storey dwelling

**2. Assessment**

Principle of development

Impact on the surrounding area

**3. Main Policies**

**Gwynedd Structure Plan**

D1 protection of the environment

D4 Siting and design

D29 Design

**Ynys Mon Local Plan**

1 General policy

31 AONB

42 Design

48 Housing Development criteria

53 Houses in the Countryside

54 Replacement dwellings

**Ynys Mon Unitary Development Plan**

GP1 Development Control Guidance

GP2 Design

EN2 AONB

HP6 Dwellings in the Open Countryside

HP9 Replacement Dwellings

**4. Response to Consultation and Publicity**

Cllr Brian Owen has referred the application to Committee for "Policy reasons"

Community Council no observations

Welsh Water conditions

Highways Conditions

Drainage Comments

Countryside Council for Wales Object

## **5. Relevant Planning History**

42C61 erection of 3 dwellings refused 3/2/89

42C61A erection of a house refused 1/5/90 Appeal Dismissed

42C61B Erection of a dwelling refused 13/5/91

42C61C erection of a dwelling refused 7/12/06

42C61D certificate of lawfulness for residential caravan granted 9/2/12

42C61E erection of a 2 storey dwelling withdrawn

## **6. Main Planning Considerations**

Whilst a certificate of lawfulness has been granted for a residential caravan this in no way establishes the principle for a house on the site.

Policies in the Local Plan and Unitary Development Plan which deal with replacement dwellings and which are being referred to here specifically exclude structures such as caravans from their remit.

The LPA has consistently taken this approach and has refused several applications on the site for dwellings.

Furthermore with the site being located within the AONB it is considered that the erection of a 2 storey dwelling here will serve to urbanize the location to the detriment of its character and appearance.

## **7. Conclusion**

There is no policy support for the proposal and as such the application should be refused.

## **8. Recommendation**

### **Refuse**

(01) The existing structure which is to be replaced is not considered a permanent dwelling as required and as such the proposal cannot be supported by and would be contrary to policy 54 of the ynys Mon Local Plan and policy HP9 of the Ynys Mon Unitary Development Plan.

(02) The proposal would constitute isolated sporadic development in an open rural area unrelated to any village nucleus and as such would cause serious injury to the character and amenities of this area designated as AONB.



Rhif y Cais: 47LPA602A/CC Application Number

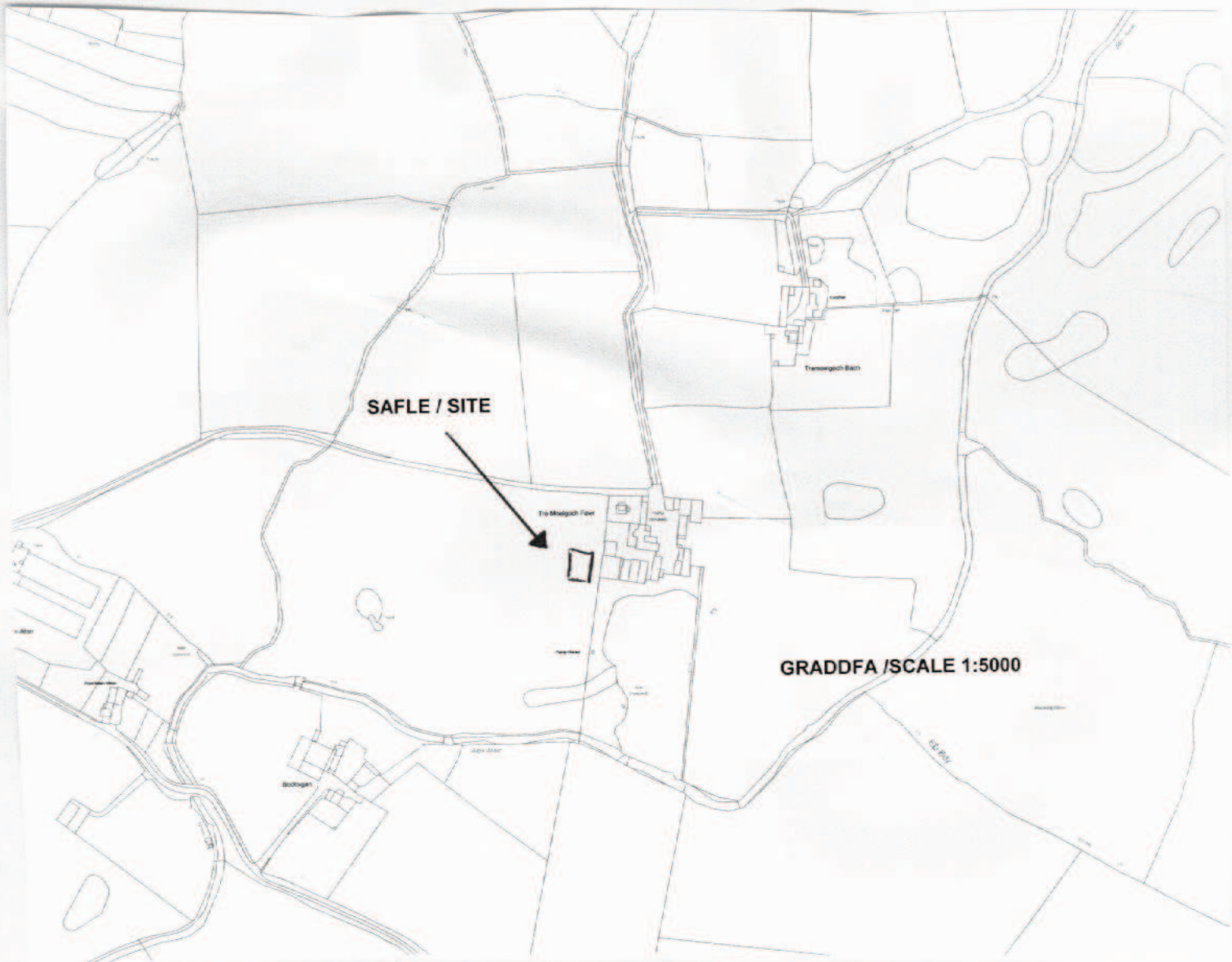
Ymgeisydd Applicant

Head of Services (Property)  
Smallholdings Section  
Cyngor Sir Ynys Môn  
Llangefni  
LL77 7TW

Cais llawn ar gyfer codi sied amaethyddol i gadw  
gwartheg godro yn

Full application for the erection of an agricultural  
shed for the housing of a dairy herd at

Tremoelgoch Fawr, Llanfigael



**Planning Committee: 24/04/2013**

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

**Recommendation:**

Permit

**Reason for Reporting to Committee:**

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

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

The proposal is a full application for the erection of an agricultural shed for the housing of a dairy herd. The proposed shed measures approximately 30m x 15m and is 7m high.

The site is located in the Llanfigael area and the siting of the shed is within the existing farming unit

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

The key issues are whether the design of the proposed shed is acceptable and the effect the proposal may have on neighbouring properties and the landscape.

### **3. Main Policies**

#### **Ynys Môn Local Plan**

Policy 1 – General Policy

Policy 31 – Landscape

Policy 42 – Design

#### **Gwynedd Structure Plan**

Policy D4 – Location, siting and design

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

Policy GP1 – General Control Guidance

Policy GP2 – Design

Policy EN1 – Landscape Character

#### **Technical Advice Note 6: Planning for Sustainable Rural Communities**

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

Local Member – No response to date

Welsh Water – No response to date

Community Council – Council accepts the application

Drainage – Comments

The application was afforded two means of publicity, the placing of a site notice near the proposed

development site together with the serving of personal notifications to the occupants of neighbouring properties. The latest date for receiving representations was the 1<sup>st</sup> April, 2013 and at the time of writing this report none had been received.

## **5. Relevant Planning History**

47LPA602/CC – Erection of an agricultural building adjacent to Tremoelgoch Fawr, Llanfachraeth. Approved – 21.03.91

## **6. Main Planning Considerations**

**Design** – The design of the proposed shed is fit for agricultural purposes and is similar in design to existing agricultural sheds within the farm complex and on nearby farming establishments.

**Effect on surrounding Landscape** – The proposed shed is sited nearby the existing sheds on the site. There is ample distance from the siting of the farming complex to the main roads to negate the necessity of any landscaping to screen the proposed new shed.

**Effect on Neighbouring properties** – The majority of neighbouring properties are farming units and as such I do not consider that the proposed shed will have a significant impact on the amenities of those nearby.

## **7. Conclusion**

The principle of development for agricultural purposes is accepted within local and national planning policies. The proposed shed will assimilate into the surrounding area without causing unacceptable harm to the general landscape character.

## **8. Recommendation**

### **Permit**

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

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

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

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

**(03) The development permitted by this consent shall be carried out strictly in accordance with the plan(s) submitted on the 26/02/13 & 02/04/13 under planning application reference 47LPA602A/CC.**

Reason: For the avoidance of doubt.

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Materion Eraill

Other Matters

Rhif y Cais: 43C188 Application Number

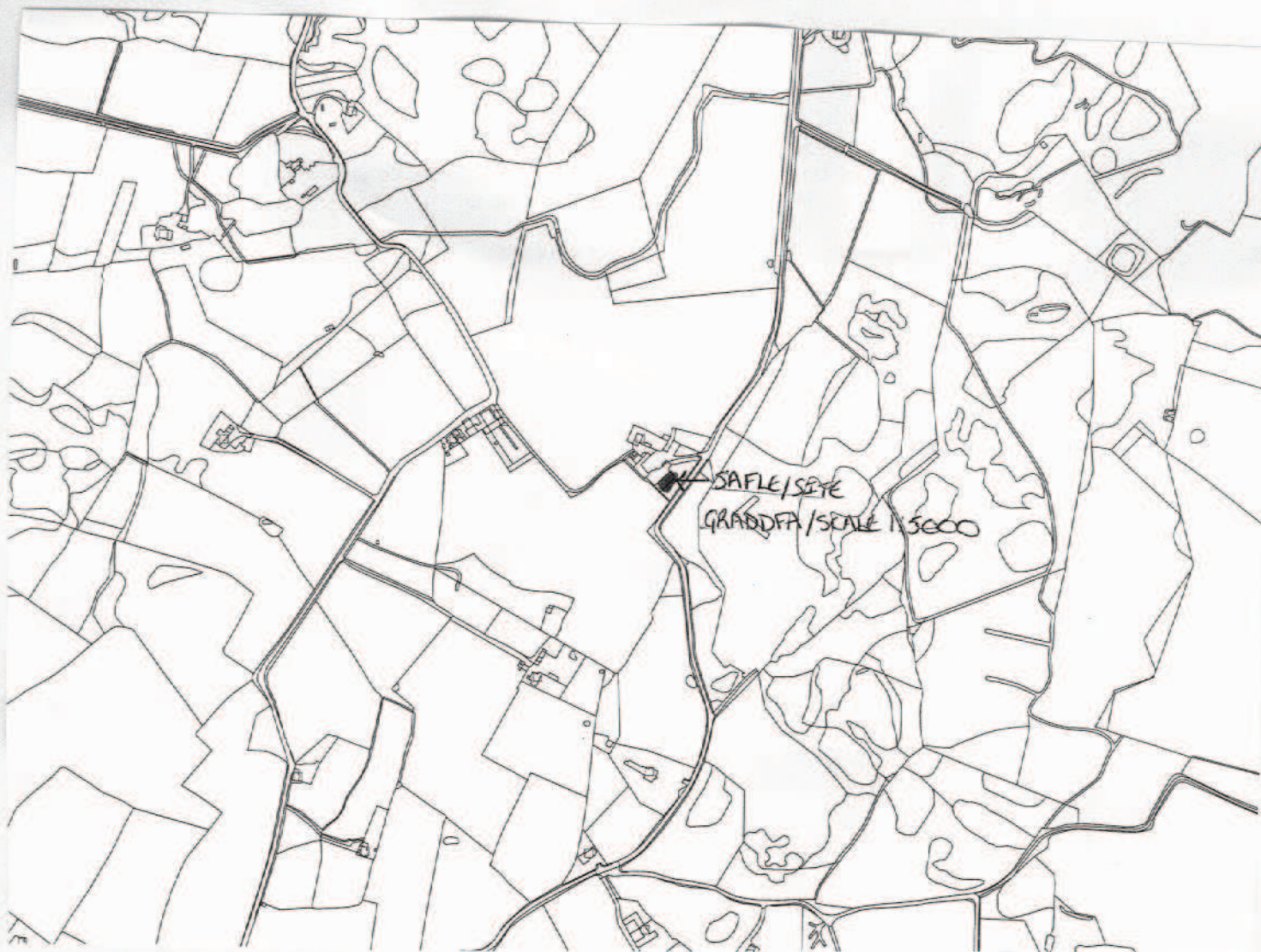
Ymgeisydd Applicant

Mr Arwyn Hughes  
c/o Gerwyn Williams  
Bryn Clyd  
Caergeiliog  
Ynys Mon  
LL65 3YG

Rhybydd o fwriad i ddymchwel sied yn

Prior notification for the demolition of a shed at

Pwll Preban, Rhoscolyn



**Planning Committee: 24/04/2013**

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

The applicant is related to a Councillor.

It was determined that prior approval of the Local Planning Authority was not required for the above development and that it constituted permitted development.

The matter is therefore reported for information purposes only.