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

Mr Richard Parry Jones, MA.  
Prif Weithredwr – Chief Executive

CYNGOR SIR YNYS MÔN  
ISLE OF ANGLESEY COUNTY COUNCIL  
Swyddfeydd y Cyngor - Council Offices  
LLANGFNI  
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<b>RHYBUDD O GYFARFOD</b>	<b>NOTICE OF MEETING</b>
<b>PWYLLGOR CYNLLUNIO A GORCHMYNION</b>	<b>PLANNING AND ORDERS COMMITTEE</b>
<b>DYDD MERCHER, 5 MEHEFIN, 2013 am 2 o'r gloch y prynhawn</b>	<b>WEDNESDAY, 5 JUNE 2013 at 2.00 pm</b>
<b>SIAMBR Y CYNGOR, SWYDDFEYDD Y CYNGOR, LLANGFNI</b>	<b>COUNCIL CHAMBER, COUNCIL OFFICES, LLANGFNI</b>
Swyddog Pwyllgor	<b>Ann Holmes 01248 752518</b> Committee Officer

## **AELODAU / MEMBERS**

Cynghorwyr / Councillors:

**Lewis Davies  
Jeffrey M.Evans  
Ann Griffith (Is-Gadeirydd/Vice-Chair)  
John Griffith  
K P Hughes  
Vaughan Hughes  
Victor Hughes  
W T Hughes (Cadeirydd/Chair)  
Raymond Jones  
Richard Owain Jones  
Nicola Roberts**

# **A g e n d a**

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

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

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

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To submit for confirmation, the minutes of the Planning and Orders Committee held on 24 April, 2013.

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### **7 APPLICATIONS ARISING\_(Pages 9 - 24)**

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## **8 ECONOMIC APPLICATIONS**

None to be considered at this meeting.

## **9 AFFORDABLE HOUSING APPLICATIONS**

None to be considered at this meeting.

## **10 DEPARTURE APPLICATIONS**

None to be considered at this meeting.

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**14 PLANNING & ORDERS COMMITTEE DATES OF MEETINGS 2013/14\_(Pages 93 - 94)**

To submit for information, the dates of the Planning and Orders Committee's meetings for 2013/14.

## PLANNING AND ORDERS COMMITTEE

### Minutes of the meeting held on 24 April 2013

- PRESENT:** Councillor J Arwel Roberts (Chair)
- Councillors W J Chorlton, E G Davies, R Dew, Jim Evans, Vaughan Hughes, C McGregor, R L Owen, Eric Roberts and H W Thomas
- IN ATTENDANCE:** Planning Development Manager (DFJ),  
Planning Assistants.
- Legal Services Manager (RJ),  
Committee Officer (MEH).
- APOLOGIES:** Councillor Lewis Davies, K P Hughes and W T Hughes
- ALSO PRESENT:** Local Members : Councillors J.V. Owen – 7.1: Bob Parry OBE – 7.2
- 

#### 1 APOLOGIES

Apologies for absence were submitted as noted above.

#### 2 DECLARATION OF INTEREST

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

#### 3 MINUTES

The minutes of the meeting of the Planning and Orders Committee held on 3<sup>rd</sup> April, 2013 were confirmed as correct.

#### 4 SITE VISITS

No site visits were held following the 3 April, 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 and 12.3. It was noted that both applications were deferred.

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

The Chair stated that this application has appeared on the Agenda of this Committee for many months and stated that it will be removed until all relevant matters have been resolved.

**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**

At the meeting of the Planning and Orders Committee held on 9<sup>th</sup> January, 2013 the Members resolved to accept the Officer's recommendation that a site visit should take place prior to determining the application. The site visit took place on 23<sup>rd</sup> January, 2013.

The Legal Services Manager stated that it is understood that this application is a controversial application locally due to the access to the site. He stated that he has discussed the matter with the Chief Executive as it was understood that determination of the application before the local government elections on 2<sup>nd</sup> May, 2013 would be contentious and possibly contrary to the Council's guidance on the election period. The Officer stated that the Chief Executive was of the opinion that the application should be deferred to the next meeting of the Planning and Orders Committee to be held June, 2013. He apologised to the representative whom had intended to speak in respect of this application.

The Local Member, Councillor J.V. Owen stated that he would be taking legal advice that the application is to be deferred. He stated that representatives had made an effort to attend the meeting and to be told that discussion on the application would not take place was unacceptable.

**It was RESOLVED to defer consideration of the application on the advice of the Chief Executive as it was understood that a determination of the application ahead of the local elections would be contentious and potentially contrary to the Council's guidance on the election period.**

### **7.2 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**

The application was presented for determination by the Committee as the applicant is related to a relevant officer. The application has been scrutinised by the Monitoring Officer as required under paragraph 4.6.10.4. At the meeting of the Planning and Orders Committee held on 3<sup>rd</sup> April, 2013 the Committee resolved to approve the application contrary to the recommendation of the Officer as it was considered that it supports the development of affordable housing for local persons.

The Local Member, Councillor Bob Parry OBE stated that he did not wish to expand on the application since the last meeting but referred that consultation has undertaken with the Housing Department in respect of affordable housing which is noted within the report. He noted that the dwelling would be a home for local young people who wish to live within their community.

The Planning Development Manager stated that the application site does not comply with Planning Policies within the Development Plan for affordable homes. To comply with these policies the dwelling must be immediately adjoining a village; this proposed dwelling is in a prominent countryside location where the development of a new dwelling would have a detrimental impact on the landscape character. The site is 350m from the boundary of the village. The Officer stressed that this application does not comply at all with housing/planning policies. He strongly urged the Committee that this application should be refused.

The Members were of the opinion that the application is reasonable as there are other dwelling along the lane near the proposed development site. They stated that local communities are suffering with the loss of young people leaving the Island and they deserved to be supported.

The Legal Services Manager stated that it is clear within planning terms that this proposed application is contrary to policies as it is outside the recognised development boundary. He stressed that the only reason this application is before the application is that the applicant is related to a relevant Officer of the Council. If the applicant was not related to a relevant Officer of the Council it would have been dealt with under the delegation scheme to Officers and would have been refused.

Councillor R.L. Owen reaffirmed his proposal that the application be approved contrary to the Officer's recommendation and Councillor R.A. Dew seconded by proposal.

Councillor Jim Evans and J. Arwel Roberts reaffirmed their view that the application should be refused.

The voting was as follows :-

**To reaffirm the decision to approve the application contrary to the Officer's recommendation :** Councillors E.G. Davies, R.A. Dew, Vaughan Hughes, R.L. Owen, Eric Roberts. **TOTAL 5**

**To refuse the application in accordance with the Officer's recommendation :** Councillors Jim Evans and J. A. Roberts **TOTAL 2**

**Abstained from voting :** Councillor W.J. Chorlton **TOTAL 1**

Councillors C. McGregor and H.W. Thomas did not take part in the deliberations or voting in respect of this item as they were not present at the last meeting.

**It was RESOLVED to reaffirm the decision to approve the application, contrary to the Officer's recommendation, subject to a S106 condition 'affordable' housing being imposed on the application.**

## **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**

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

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

### **11.1 16C194 – 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**

The application was brought to the Committee as 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.

The Planning Development Manager stated that the proposal will be used for seasonal horticulture and will enable the applicant to grow fruit, vegetables and summer bedding plants to sell at shows and other horticultural events. He stated that the proposal in the opinion of Officers should not be used as a business and that a planning condition should be placed on the approval that no retail or wholesale use be from the site.

Councillor W.J. Chorlton proposed that the application be approved and Councillor Eric Roberts seconded the proposal.

**RESOLVED to approve the application in accordance with the Officer's recommendation, subject to the conditions contained within the report together with an additional condition that no wholesale or retail use to be from the site.**

**11.2 36C206E – Full application for the erection of a detached garage at Cefn Canol, Llangristiolus**

The application was brought to the Committee as 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.

Councillor W.J. Chorlton proposed that the application be approved and Councillor Eric Roberts seconded the proposal.

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

**11.3 40C133C – Application for the deletion of Condition (04) and alterations to form a dormer window at Graianog, Dulas**

The application was brought to the Committee as the applicant is related to a member of staff. The application has been scrutinised by the Monitoring Officer as required under paragraph 4.6.10.4 of the Constitution.

The Planning Development Manager reported that public consultation period does not come to an end until the 25 April, 2013.

Councillor W.J. Chorlton proposed that the application be approved and Councillor Eric Roberts seconded the proposal.

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

**11.4 43C188A – Full application for the erection of a new agricultural shed on land at Pwll Preban, Rhoscolyn**

*(Councillor Eric Roberts declared an interest in respect of this application and left the meeting during discussion and voting thereon).*

The application was brought to the Committee as 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.

The Planning Development Manager reported that the public consultation does not come to an end until the 3 May, 2013.

Councillor W.J. Chorlton proposed that the application be approved and this was seconded.

**It was RESOLVED to approve the application and to delegate to the Head of Service (Planning & Public Protection) to approve subject to the end of the consultation period.**

**12 REMAINDER OF APPLICATIONS**

**12.1 19C792F – 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**



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

Councillor W.J. Chorlton proposed that the application be approved and Councillor Eric Roberts seconded the proposal.

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

**12.2 20C289 – Full application for the installation of a 'Time and Tide Bell' with supporting frame at foreshore adjacent to the Harbour, Cemaes**

The application was presented to the Committee as the land is leased by the Council from the Crown Estate.

The Planning Development Manager stated that letters of objection have been received in respect of 'noise nuisance' in respect of this application. Consultation has commenced with the Environmental Health Section and it is likely that 'noise nuisance' will be an issue. The Officer requested that the application be deferred for further consultation.

**It was RESOLVED to defer the application to allow consultation in respect of noise levels.**

**12.3 42C61G – Removal of existing residential caravan and erection of a 2 storey dwelling within the residential curtilage at The Caravan, Ty'r Ardd, Pentraeth**

The application was presented to the Committee at the request of a Councillor.

The Planning Development Officer informed the meeting that this application is a departure but unfortunately it has not been advertised as a departure application. The advertisement of the application is essential, therefore the procedure for dealing with the application has not been followed correctly. The Officer requested that the application be deferred.

The Local Member, Councillor H.W. Thomas requested that the site be visited. The Legal Services Manager stated that due to the timetable of the County Council election the membership of the Planning and Orders Committee will not have been finalized and therefore there will be no Committee in May.

**It was RESOLVED to defer the application to allow for public consultation as it is a departure.**

**12.4 47LPA602A/CC – Full application for the erection of an agricultural shed for the housing of a dairy herd at Tremoelgoch Fawr, Llanfigael**

The application was presented to the Committee as the application has been submitted by the Council on Council owned land.

Councillor W.J. Chorlton proposed that the application be approved and Councillor C. McGregor seconded the proposal.

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

**13 OTHER MATTERS**

**13.1 43C188 – Prior notification for the demolition of a shed at Pwll Preban, Rhoscolyn**

*(Councillor Eric Roberts declared an interest in respect of this application and left the meeting during discussion and voting thereon.*

**RESOLVED to note the information as presented.**

**COUNCILLOR J. ARWEL ROBERTS  
CHAIR**

6.1

Gweddill y Ceisiadau

Remainder Applications

Rhif y Cais: **34LPA121Q/CC** Application Number

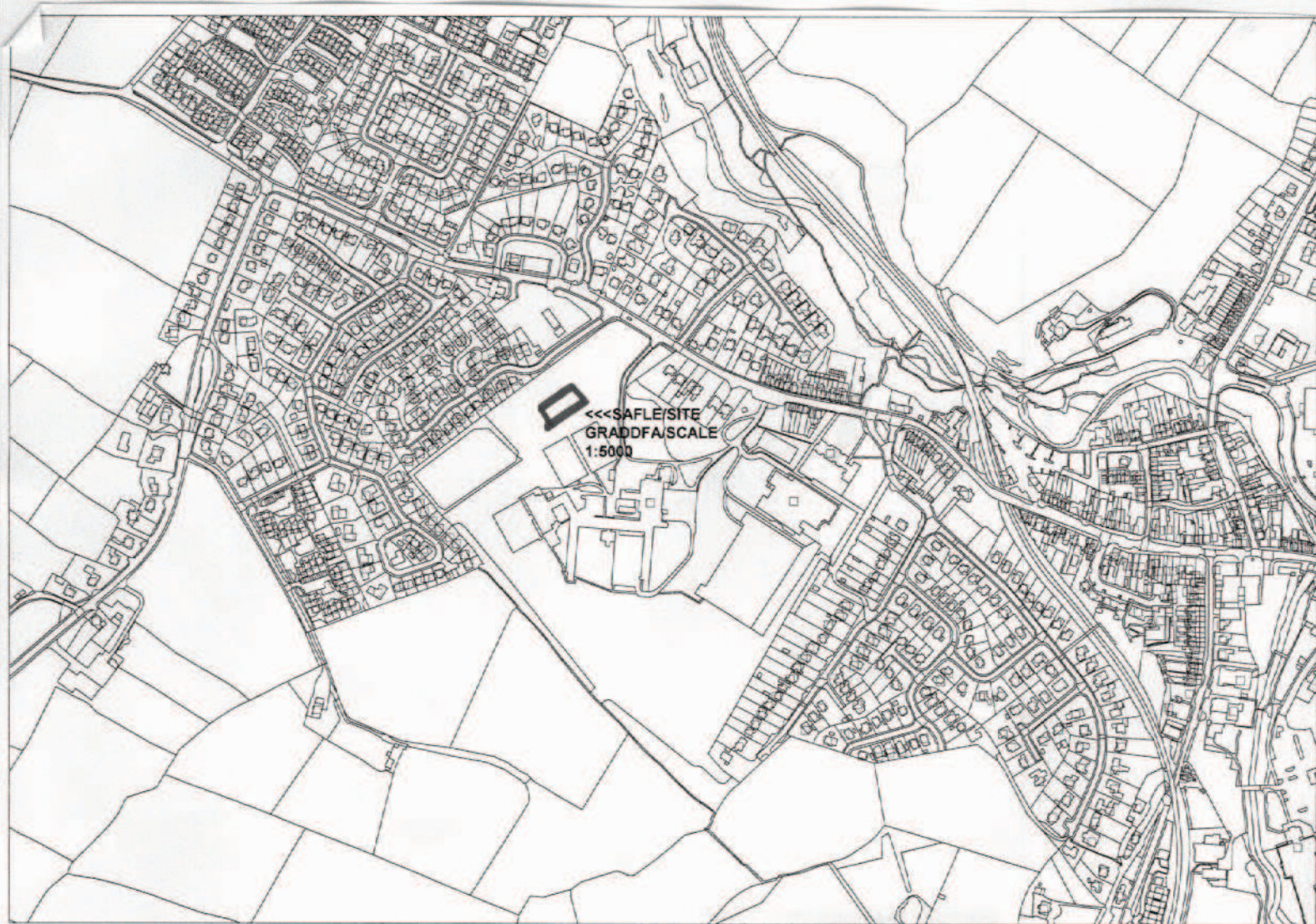
Ymgeisydd Applicant

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

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

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

Ysgol Gyfun Llangefni, Llangefni



**Planning Committee: 05/06/2013**

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

**Recommendation:**

Site Visit

**Reason for Reporting to Committee:**

The application is on Council owned land.

It is considered that it would be of benefit to the members to view the site and its context prior to making any determination.

6.2

Gweddill y Ceisiadau

Remainder Applications

Rhif y Cais: **41C8C** Application Number

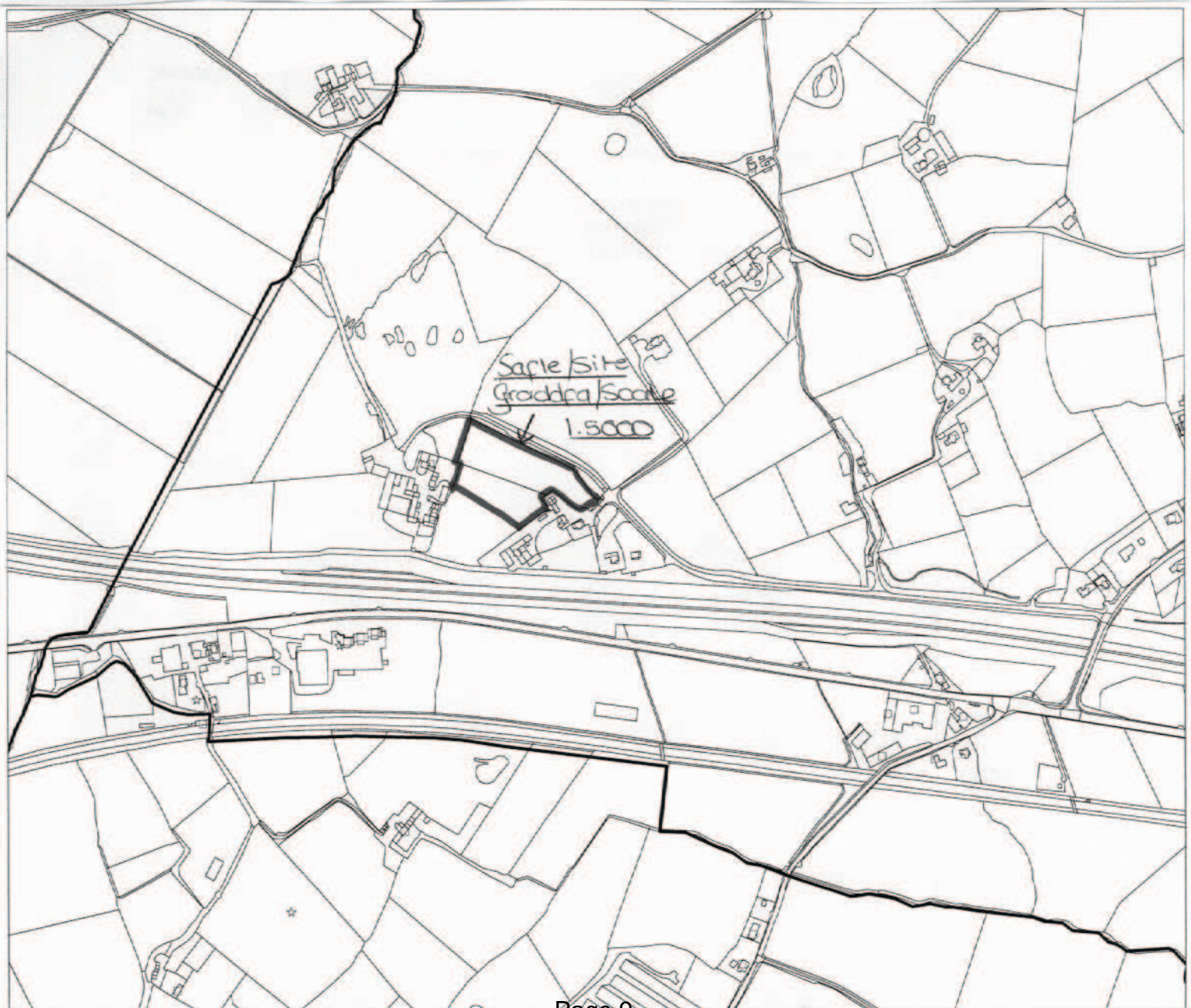
Ymgeisydd Applicant

**Mr. & Mrs. John Owen  
c/o P. D. Rentals Ltd  
FAO: Jason Pritchard  
1 Hen Ysgol Henblas  
Llangristiolus  
Anglesey  
LL62 5DN**

Cais llawn ar gyfer newid defnydd y tir er mwyn lleoli 33 o garafannau symudol, codi bloc toiled, creu mynedfa i gerbydau ynghyd a thirlunio yn

Full application for the change of use of land for the siting of 33 touring caravans, erection of a toilet block, construction of a vehicular access together with landscaping at

Garneidd Ddu, Star



**Planning Committee: 05/06/2013**

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

**Recommendation:**

Site Visit

**Reason for Reporting to Committee:**

The application is made for the change of use of land for the siting of 33 touring caravans and the erection of a toilet block together with a landscaping scheme at Garnedd Ddu, Star.

The previous local member called-in the application for determination by the Planning and Orders Committee.

It is considered that it would be of benefit to the members to view the site and its context prior to making any determination.

**1. Recommendation**

Site visit

Rhif y Cais: **46C427K/TR/EIA/ECON** Application Number

Ymgeisydd Applicant

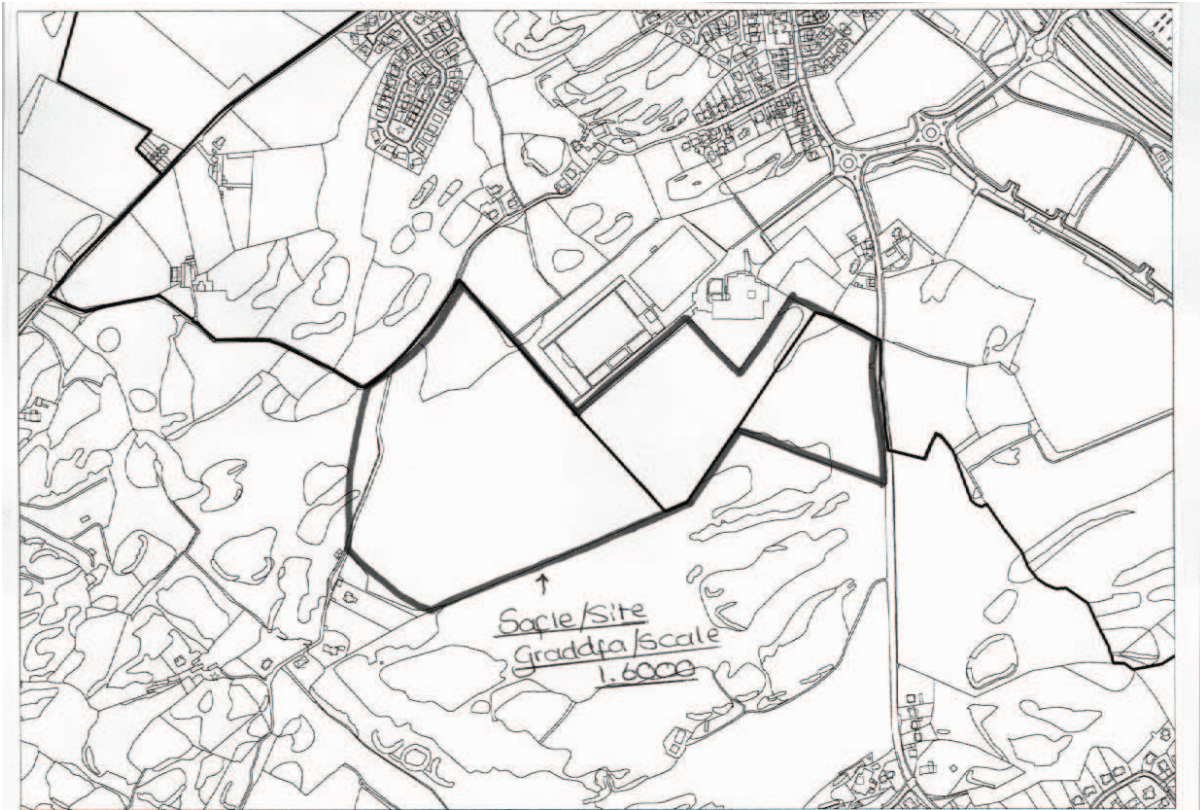
**Land and Lakes (Anglesey) Ltd  
c/o HOW Planning LLP  
40 Peter Street  
Manchester  
M2 5GP**

Cais cynllunio amlinellol, gyda'r holl faterion wedi eu cadw'n ôl ac eithrio ffyrdd o gael mynediad, yn cynnig : Pentref hamdden ym Mharc Arfordirol Penrhos, Ffordd Llundain, Caergybi gyda : Hyd at 500 o unedau hamdden newydd yn cynnwys cabanau newydd, bythynnod ac addasu adeiladau presennol y Stad; Adeilad hwb newydd yn ganolog gyda derbynfa, cyfleusterau hamdden yn cynnwys parc dwr dan do, bowlio deg a neuadd chwaraeon dan do a chaffis, bariau, bwytai a siopau; Ailwampio ac ymestyn adeiladau'r stad i ddarparu Marchnad Ffermwr ganolog, lle chwarae canolog i blant, lle llogi beiciau a chwaraeon, Spa gyda gymnasiwm a chyfleusterau newid, adfeilion y Boathouse ar gyfer caffi newydd a chanolfan chwaraeon dwr, a'r Ty Nofio i ddod yn fwyty Beachside newydd; Darparu a chynnal 29 hectar o fannau fydd ar gael i'r cyhoedd gyda llefydd parcio cyhoeddus a gwneud gwelliannau i'r llwybr arfordirol, yn cynnwys : Llwybrau'n cael eu rheoli o fewn 15 hectar o goedlan, cadw a gwella pwll Grace, Llyn Lilis, llyn y Sgowtiaid a llwyfannau gwyllo, Mynwent Anifeiliaid, y Gofeb, y Ty Pwmpio a'r ardal picnic gyda llefydd bwydo adar a chuddfannau gyda byrddau dehongli addysgol dwyieithog yn y cyfan; Creu llwybr cerflun newydd yn y goedlan a llwybrau byrddiedig a gwell cysylltiad i'r llwybr Arfordirol; Cadw'r fynedfa gyhoeddus i'r traeth ac i'r dyfroedd arfordirol bas a Canolfan Bwer a Gwres Gyfunol. Adeiladu llety pentref hamdden a chyfleusterau y gellid eu defnyddio i ddechrau fel complex llety i weithwyr adeiladu dros dro ar gyfer Wylfa B ar dir yn Cae Glas, Parc Cybi, Caergybi gyda : Hyd at 315 o gabanau i'w his-rannu ar gyfer lletya hyd at 2,000 o weithwyr adeiladu; Adeilad hwb canolog gyda derbynfa a chantin yn ategol i'r llety; Cyfleuster parcio a theithio gyda 700 o lefydd parcio ceir; Gwesty newydd; Hwb ochr y llyn gyda bwyty, caffi, siopau a bar; Cae pêl-droed gwair newydd a llain griced; a Canolfan Gwres a Phwer Gyfunol. I'w haddasu wedi hynny (yn dilyn adeiladu Wylfa

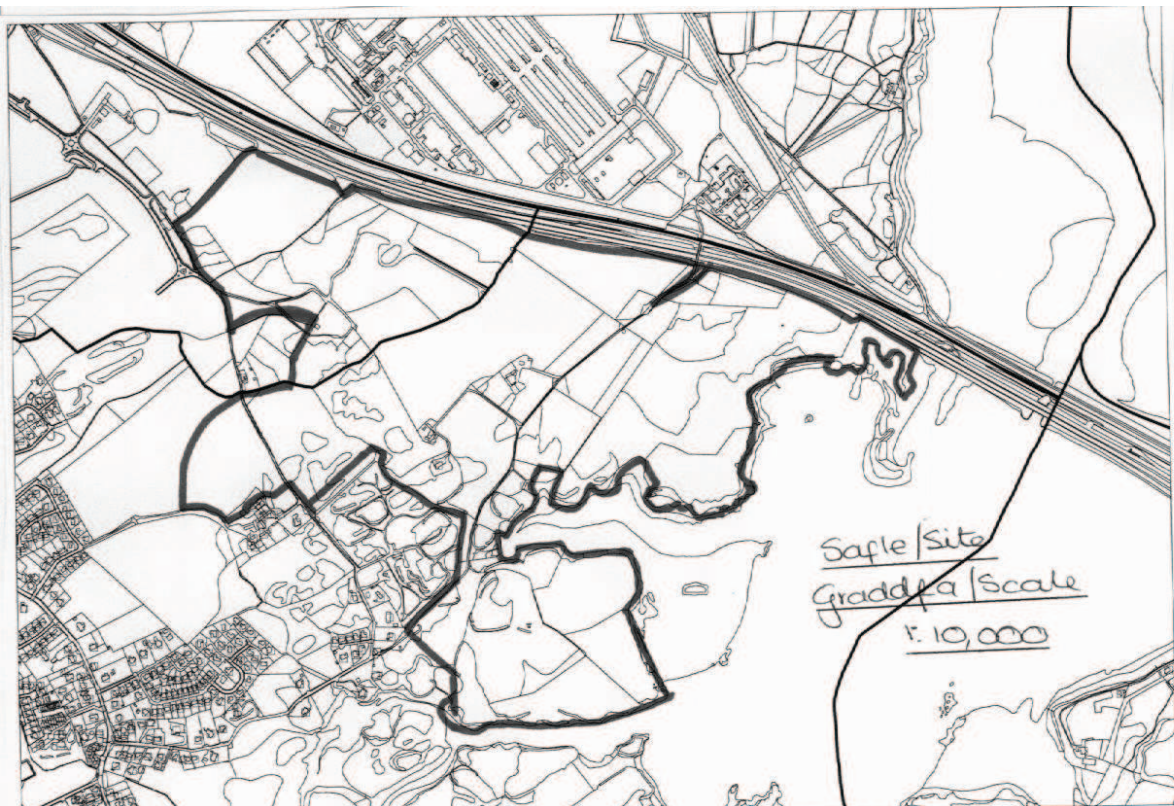
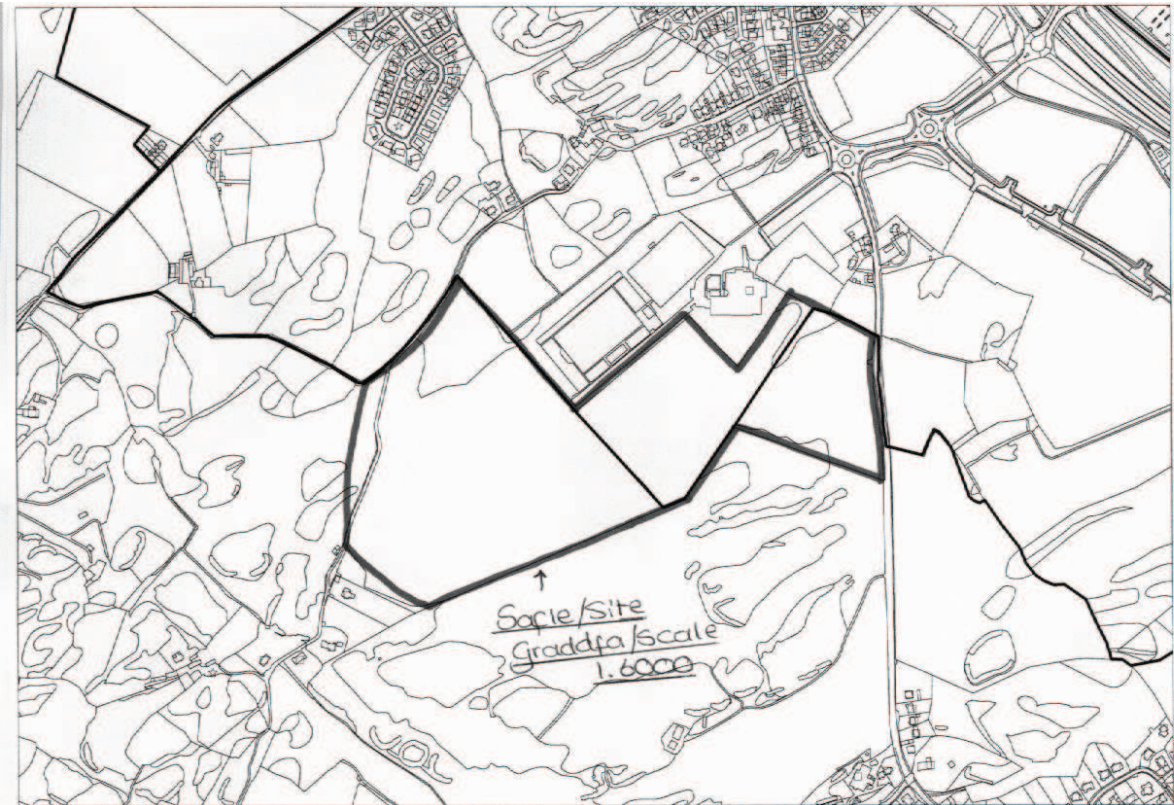
An outline planning application, with all matters reserved except for means of access, proposing: A leisure village at Penrhos Coastal Park, London Road, Holyhead comprising: up to 500 new leisure units including new lodges, cottages and conversion of the existing Estate buildings; Central new hub building comprising Reception, leisure facilities including indoor water park, ten pin bowling and indoor sports hall, and cafes, bars, restaurants and retail; Refurbishment and extension of estate buildings to provide: central Farmer's Market, indoor children's play area, cycle and sports hire centre, Spa with gymnasium and changing facilities, the Boathouse ruins for new café and watersports centre, and the Bathing House to become a new Beachside restaurant; Providing and maintaining 29 hectares of publicly accessible areas with public car parking and enhancements to the Coastal Path, including : Managed walkways within 15 hectares of woodland, the retention and enhancement of Grace's pond, Lily Pond, Scout's pond with viewing platforms, the Pet Cemetery, War Memorial, the Pump House and picnic area with bird feeding stations and hides with educational and bilingual interpretation boards created throughout; Creation of a new woodland sculpture trail and boardwalks and enhanced connection to the Coastal Path; Retention of public access to the beach and shallow coastal waters and a Combined Heat and Power Centre. The erection of leisure village accommodation and facilities which could be used initially as a temporary construction workers accommodation complex for Wylfa B at land at Cae Glas, Parc Cybi, Holyhead comprising: Up to 315 lodges to be initially sub-divided to accommodate up to 2,000 construction workers; Central hub building providing reception and canteen ancillary to accommodation; A Park and Ride facility comprising up to 700 car parking spaces; A new hotel; A lakeside hub comprising restaurant, café, retail and bar; New grass football pitch and cricket pitch; and a Combined Heat and Power Centre. To be subsequently converted (post Wylfa B construction) into a high quality an

B) i greu estyniad i Bentref Hamdden Parc Arfordirol Penrhos gyda : Cabanau wedi eu hailwampio ac adeiladau cyfleuster i greu llety gwyliau (hyd at 315 o gabanau i deuluoedd). Canolfan i Ymwelwyr a Gwarchodfa Natur fydd yn caniatáu ar gyfer mynediad tan reolaeth i'r cyhoedd; a Canolfan Dreftadaeth gyda lle parcio i ymwelwyr. Datblygiad

extension to the Penrhos Coastal Park Leisure Village comprising: Refurbished lodges and facility buildings to create high quality holiday accommodation (up to 315 family lodges); A Visitor Centre and Nature Reserve allowing controlled public access; and Heritage Centre with visitor







**Planning Committee: 05/06/2013**

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

**Recommendation:**

Site Visit

**Reason for Reporting to Committee:**

A site visit is required prior to the determination of this major planning application.

It is anticipated that a full report will be presented at the meeting to be held on 31<sup>st</sup> July, 2013

7.1

Gweddill y Ceisiadau

Remainder Applications

Rhif y Cais: 19C313A Application Number

Ymgeisydd Applicant

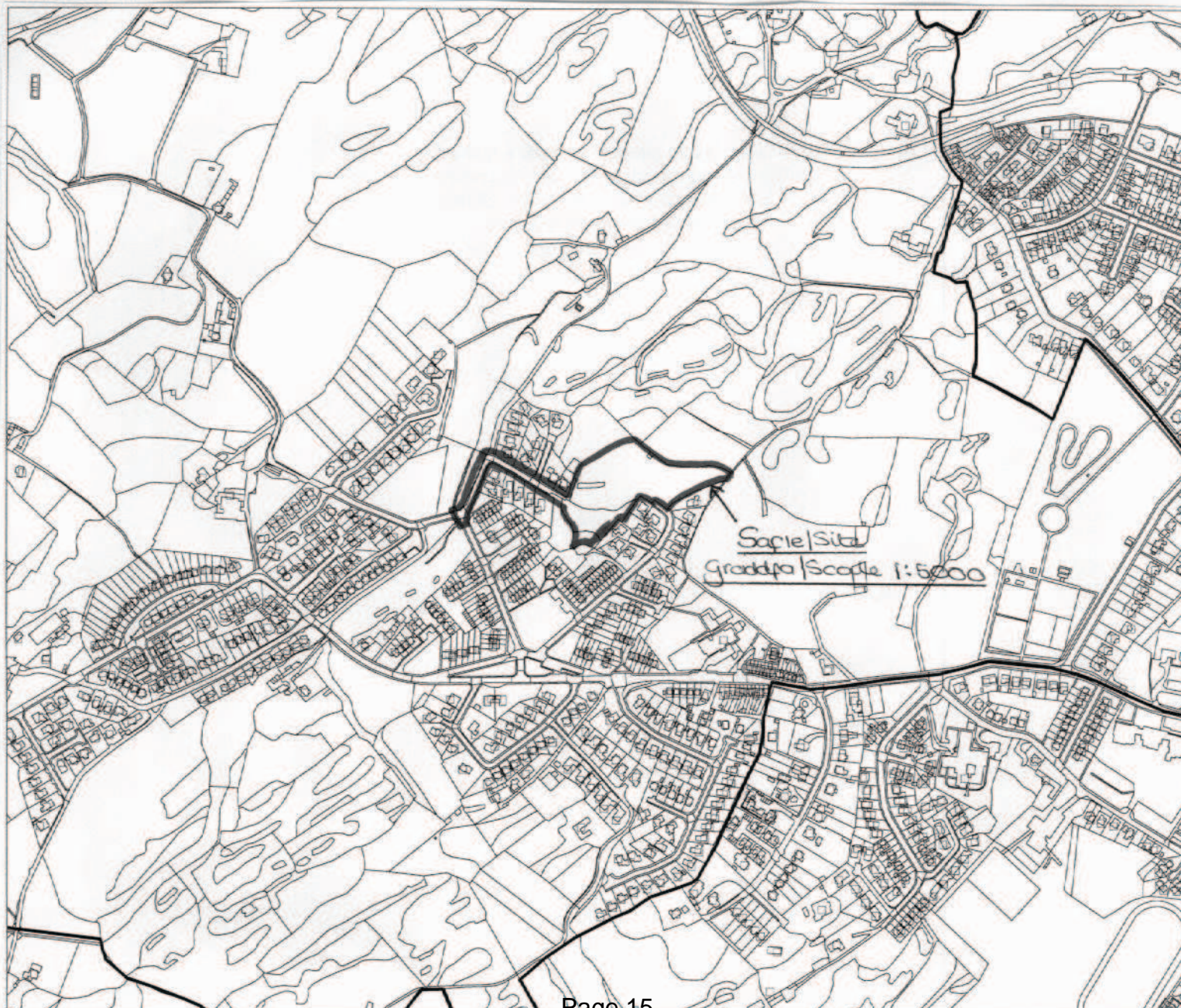
**Executors of the Estate of Eleanor Bouch Jones Deceased  
c/o Jan Tyrer Planning Consultant**

**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: 05/06/2013**

### **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. Despite a confirmation that due to an error in plotting the adopted highway, there is in fact no 'ransom strip' at the entrance to the Waenfawr Estate, the applicants have indicated through their agent that they wish to continue with the application as now submitted, taking access through the Pentrefelin Estate. At its meeting held on 24<sup>th</sup> April, the application was deferred on the advice of the Chief Executive as it was understood that a determination of the application ahead of the local elections would be contentious and potentially contrary to the Council's guidance on the election period.

#### **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 may be present on the site.

**(10) The development shall proceed in accordance with the recommendations set out in the Ecological Scoping Survey Report (Alison Johnson 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

Gweddill y Ceisiadau

Remainder Applications

Rhif y Cais: 20C289 Application Number

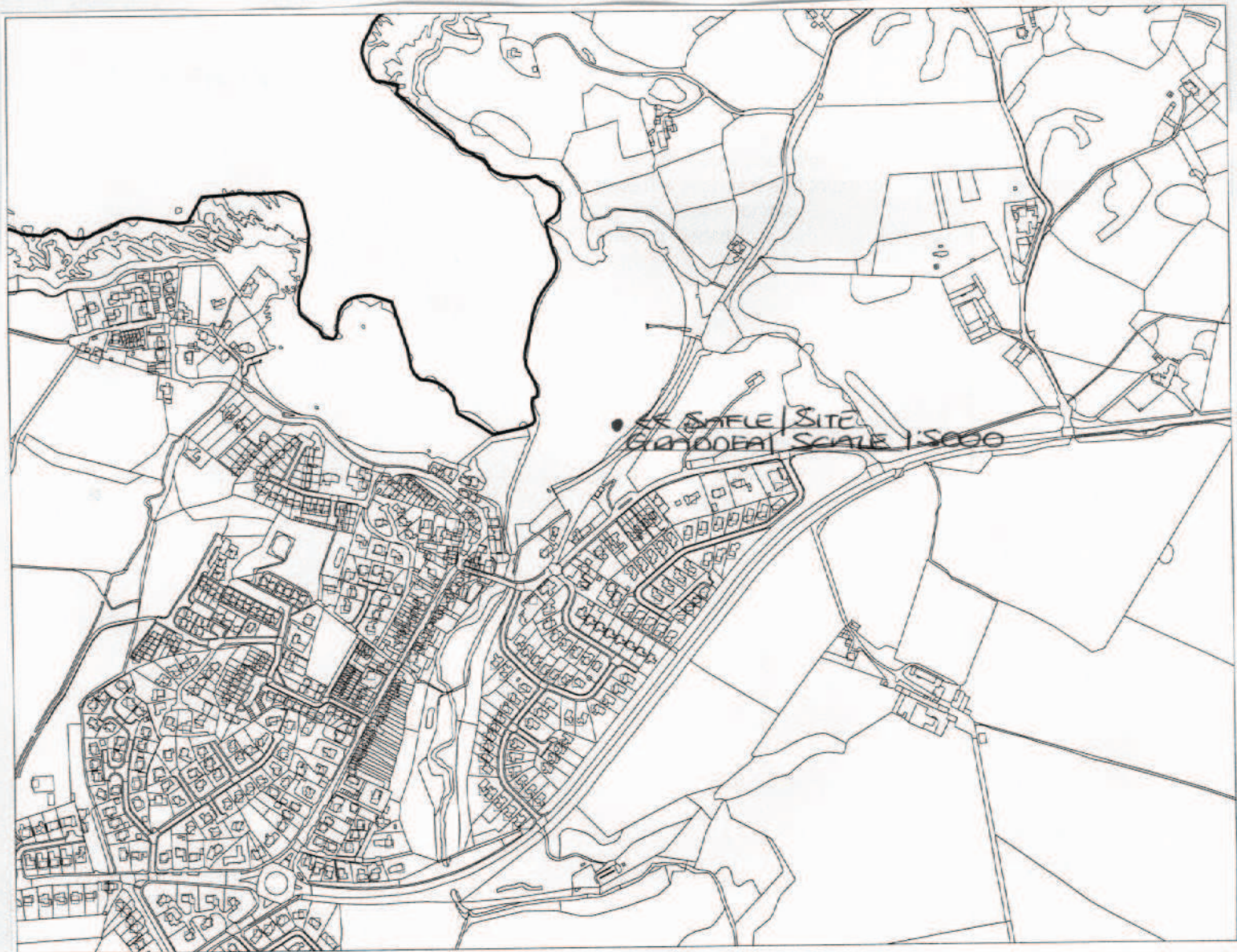
Ymgeisydd Applicant

**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: 05/06/2013**

**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.

The application has previously been deferred as letters of objection were received at the department and as Environmental Health also objected the application. The points raised in the objections have been discussed and since being resolved.

**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 – Concerns initially raised in respect of noise nuisance but consider that a temporary approval would be an appropriate measure.

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

Natural Resources Wales – Comments

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.

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. At the time of writing this report, two letter of objection have been received at the department. Their concerns were:

- Noise Impact
- Visual Impact
- Safety Impact
- Environment Impact

## 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 polices 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. I do not consider that the proposed development will have an adverse effect on neighbouring properties. Regarding the points of objection raised, Environmental Health were consulted regarding the noise impact. Although they did initially agree with the objections, they later withdrew their comments and are happy to proceed with the application, subject to conditions. Regarding the environmental impact, both the Built Environment Section and Natural Resources Wales were consulted. They have responded by stating that they have no objection with the application.

## 7. Conclusion

The proposal is considered acceptable subject to conditions.

## 8. Recommendation

### Permit

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

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

**(02) 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.

**(03) The development hereby permitted shall be removed from the land upon expiry of one year from the date of its installation and the land reinstated to its former condition within three months of the removal date. The local planning authority shall be informed in writing upon its installation.**

Reason: For the avoidance of doubt.

**9. Other Relevant Policies**

**Technical Advice Note 12 – Design**

**7.3**

**Ceisiadau'n Tynnu'n Groes**

**Departure Applications**

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: 05/06/2013**

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

**Recommendation:**

Refuse

**Reason for Reporting to Committee:**

Originally on request of Councillor Brian Owen. However, the application was deferred from the last committee following legal advice regarding its status. It is now considered that the application is a Departure, contrary to Development Plan policies. This being the case the application has been publicized as such.

**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**

2 letters have been received (Following a request that they be carried over from the previous application)

Points raised include;

A 2 storey dwelling would obstruct views  
The dwelling would look unsightly from the road as all the dwellings on the lane are bungalows or cottages  
Questions over land ownership  
Could be implications regarding access  
The site is a mess at the moment and this could be made worse  
The character of the area would be harmed  
There would be overlooking and loss of privacy



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

Community Council no observations provided that the caravan is acceptable to the Planning Department.

Welsh Water conditions

Highways Conditions

Drainage Comments

Natural Resources 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. As such the application is a departure from Development Plan policies

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**

The proposals represent a departure from policy and would harm the appearance of the location 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.

(03) The proposed dwelling would be located in the countryside where there is a presumption against additional dwellings which do not fall into any of the expected categories listed in Policy 53 of the Ynys Môn

Local Plan, Policy A6 of the Gwynedd Structure Plan, Policy HP6 of the Stopped Unitary Development Plan and guidance contained within Planning Policy Wales (5<sup>th</sup> Edition). The principle of residential development in the countryside location does not therefore accord with the provisions of the aforementioned local and national planning policies which seek to restrict development in the countryside to those for which a rural location is necessary and where the listed criteria have been met.

11.1

Ceisiadau'n Tynnu'n Groes

Departure Applications

Rhif y Cais: 33C258B/RUR Application Number

Ymgeisydd Applicant

**Mr Alun Owen  
c/o Cadnant Planning Ltd  
1 Connaught House  
Riverside Business Park  
Benarth Road  
Conwy  
LL32 8UB**

Cais amlinellol ar gyfer codi annedd amaethyddol, addasu yr fynedfa presennol ynghyd a gosod tanc septig ar dir yn

Outline application for the erection of an agricultural dwelling, alterations to the vehicular access together with the installation of a septic tank on land at

Cefn Poeth, Penmynydd



**Planning Committee: 05/06/2013**

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

**Recommendation:**

Permit

**Reason for Reporting to Committee:**

The application is reported to the committee as the applicant is related to a relevant staff member as set out in the Council's Constitution. The Monitoring Officer has reviewed the file and raises no concerns.

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

The application is an outline application for the erection of a dwelling to house an agricultural worker together with the installation of a septic tank.

The dwelling is proposed in a corner of a field enclosure currently used for grazing. The field is separated from the farm access track (which is also a public footpath) by a post and wire fence. The site is elevated above the existing farmstead but is a flat portion of the field – the field falls away sharply to the west. It is partly screened by a belt of mature pine trees.

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

- Principle of the development
- Landscape and Visual Impact

### **3. Main Policies**

#### **Gwynedd Structure Plan**

Policy A6 : Housing in the Countryside

Policy D4 : Location, siting and design

Policy D29: Standard of design

#### **Ynys Môn Local Plan**

Policy 1 : General Policy

Policy 31 : Landscape

Policy 42 : Design

Policy 48 : Housing Development Criteria

Policy 53 : Housing in the Countryside

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

Policy GP1 : Development control guidance

Policy GP2 : Design

Policy HP6 : Dwellings in the open countryside

#### **Relevant National or Local Policy**

Planning Policy Wales Edition 5, November 2012

Technical Advice Note 6: Planning for Sustainable Rural Communities (2010)

Technical Advice Note 12: Design (2009)

Practice Guidance Rural Enterprise Dwellings

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

**Local Member** Supports the application

**Community Council** No objection

**Highways** Footpath adjacent to the proposed development and alignment should not be interfered with.

**Drainage** comments

### **Response to Publicity**

No representations have been received as a result of the publicity undertaken.

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

33C258 Application to determine whether prior approval is required to erect an agricultural shed for the housing of sheep at Cefn Poeth, Penmynydd – permitted development 27/2/07

33C258A Application to determine whether prior approval is required for an extension to the agricultural shed for the housing of animals at Cefn Poeth, Penmynydd – permitted development 24/10/12

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

#### **Principle of development**

Development Plan policies and national planning policies supported by technical advice allow the development of dwellings where they are required to support rural enterprises such as farms and where the strict policy tests are met. The application is supported by an agricultural dwelling appraisal. This has been reviewed by the Council's agricultural consultants and is considered to demonstrate a need for the dwelling to support the farming enterprise in accordance with policy requirements.

#### **Landscape and Visual Impact**

The site is set on part of a ridge overlooking Llangefni. It would not be visible on the B5420 approach to Llangefni from Penmynydd but would be more prominent in the reverse view. However, in these longer distance views, the plot would form a cluster with the existing farm dwelling and outbuildings and would be partially screened by an existing belt of pine trees. However, the view of the proposal from the public footpath which skirts the site would be impossible to screen in its entirety. In order to minimise the visual and landscape impact of the proposal and notwithstanding the scale of development suggested in the design and access statement (maximum of 7.5m high, minimum 6.5m), it is considered that the dwelling should be limited to a single storey design and that a landscaping condition be attached to reduce its overall impact.

#### **Other Issues**

The dwelling is supported in policy terms as it is required to facilitate the continuing successful farming operation at Cefn Poeth. As well as a condition restricting occupancy of the dwelling to a rural enterprise worker as required under national planning policy, a S106 agreement is also required to tie the existing and new dwelling to the farm in order that piecemeal dispersal of assets does not render the enterprise operationally and financially defunct.

### **7. Conclusion**

The proposal meets national and local planning policy tests for the need for the dwelling to support a rural enterprise. Landscape impacts can be ameliorated.

### **8. Recommendation**

That the planning application is **permitted** subject to conditions and subject to a s106 agreement.

**(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, 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 ensure that the development will be satisfactory from an amenity and architectural point of view, and to comply with the requirements of the Highway Authority in the interests of road safety.

**(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 ensure that the development is in the interests of amenity.

**(04) 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.

**(05) 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.

**(06) 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.

**(07) The building proposed to be erected on the site shall be single storey.**

Reason: To ensure a satisfactory appearance of the development.

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

Reason: To ensure a satisfactory appearance of the development.

**(09) No development shall commence until details of the external finishing materials are submitted to and agreed in writing with the local planning authority. The scheme shall thereafter proceed in accordance with the agreed details unless the local planning authority gives its prior written consent to any variation.**

Reason: To ensure a satisfactory appearance of the development.

**(10) No development shall commence until a landscaping scheme has been submitted to and approved in writing by the local planning authority. The landscaping scheme shall include a scheme for screening the boundaries of the plot together with a timetable for planting and a maintenance and management plan to include for replacement of any plants that die or become seriously damaged or diseased within the first 5 years after planting, together with a management and maintenance plan for**

**retention of the pine trees indicated in the hatched area on Cadnant Planning Location plan drawing submitted under application 33C258B/RUR on 4/4/13. The development shall thereafter proceed in accordance with the approved scheme unless the local planning authority gives its prior written consent to any variation.**

Reason: To ensure a satisfactory appearance of the development.

**(11) The occupancy of the dwelling shall be restricted to those:**

- a. solely or mainly working or last working on a rural enterprise in the locality where there is/was a defined functional need; or if it can be demonstrated that there are no such eligible occupiers, to those;**
- b. who would be eligible for consideration for affordable housing under the local authority's housing policies; or if it can be demonstrated that there are no persons eligible for occupation under either (a) and (b);**
- c. widows, widowers or civil partners of the above and any resident dependants.**

Reason: To define the scope of this permission and to ensure that the development remains in the best interests of the rural economy

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12.1

Gweddill y Ceisiadau

Remainder Applications

Rhif y Cais: 11LPA921A/AD/CC Application Number

Ymgeisydd Applicant

**Pennaeth Gwasanaeth (Datblygu Economaidd)  
c/o Mr Philip Songhurst  
Imagemakers Design and Consulting  
The Old School  
Sticklepath  
Okehampton  
Devon  
EX20 2NJ**

Cais ar gyfer lleoli panel dehongli yn

Application for the siting of an interpretation panel at

Maes Parcio \ Car Park, Mynydd Parys \ Parys Mountain



**Planning Committee: 05/06/2013**

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

**Recommendation:**

Permit.

**Reason for Reporting to Committee:**

Application by Local Authority.

**1. Proposal and Site**

The application is for the erection of an information panel at the car park of Parys Mountain, Amlwch.

**2. Key Issue(s)**

The key issues are whether the siting of the information panel in this location is acceptable in amenity and highway terms.

**3. Main Policies**

**Ynys Mon Local Plan**

1 – General Policy

22 – Advertisement

**Gwynedd Structure Plan**

D4 – Location, Siting and Design

**Stopped Unitary Development Plan**

SG10 – Advertisement

**4. Response to Consultation and Publicity**

Local Member – No response at time of writing report

Welsh Water – No response at time of writing report

Community Council – No objection.

Highways – No objection.

**5. Relevant Planning History**

None.

**6. Main Planning Considerations**

**Design**

The proposed information panel consists of a grey aluminium post fixed to the ground, the main section constructed of an aluminium panel, displays details of local attractions.

It is not considered that the proposed information panel will have an unacceptable impact on the amenity area.

**Highways**

It is not considered that the proposed information panel will have a detrimental effect upon highways safety.

## **7. Conclusion**

The proposal is considered acceptable.

## **8. Recommendation**

### **Permit**

**(01) Consent is hereby given for a period of 5 YEARS beginning with the date of this consent.**

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

**(02) Any advertisement displayed, and any site used for the display of advertisements, shall be maintained in a clean and tidy condition to the reasonable satisfaction of the local planning authority.**

Reason: In the interests of visual amenity.

**(03) Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a safe condition.**

Reason: In the interests of amenity.

**(04) Where an advertisement is required under these Regulations to be removed, the removal shall be carried out to the reasonable satisfaction of the local planning authority.**

Reason: In the interests of amenity.

**(05) No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.**

Reason: To ensure that the siting and design of the sign will be satisfactory from an amenity point of view and to comply with the requirements of the Highway Authority in the interests of the safety of vehicular and pedestrian traffic.

**(06) The sign shall be sited and erected strictly in accordance with the plan(s) submitted on the 15/04/2013 under planning application reference 11LPA921A/AD/CC.**

Reason: For the avoidance of doubt.

Rhif y Cais: 12C266K Application Number

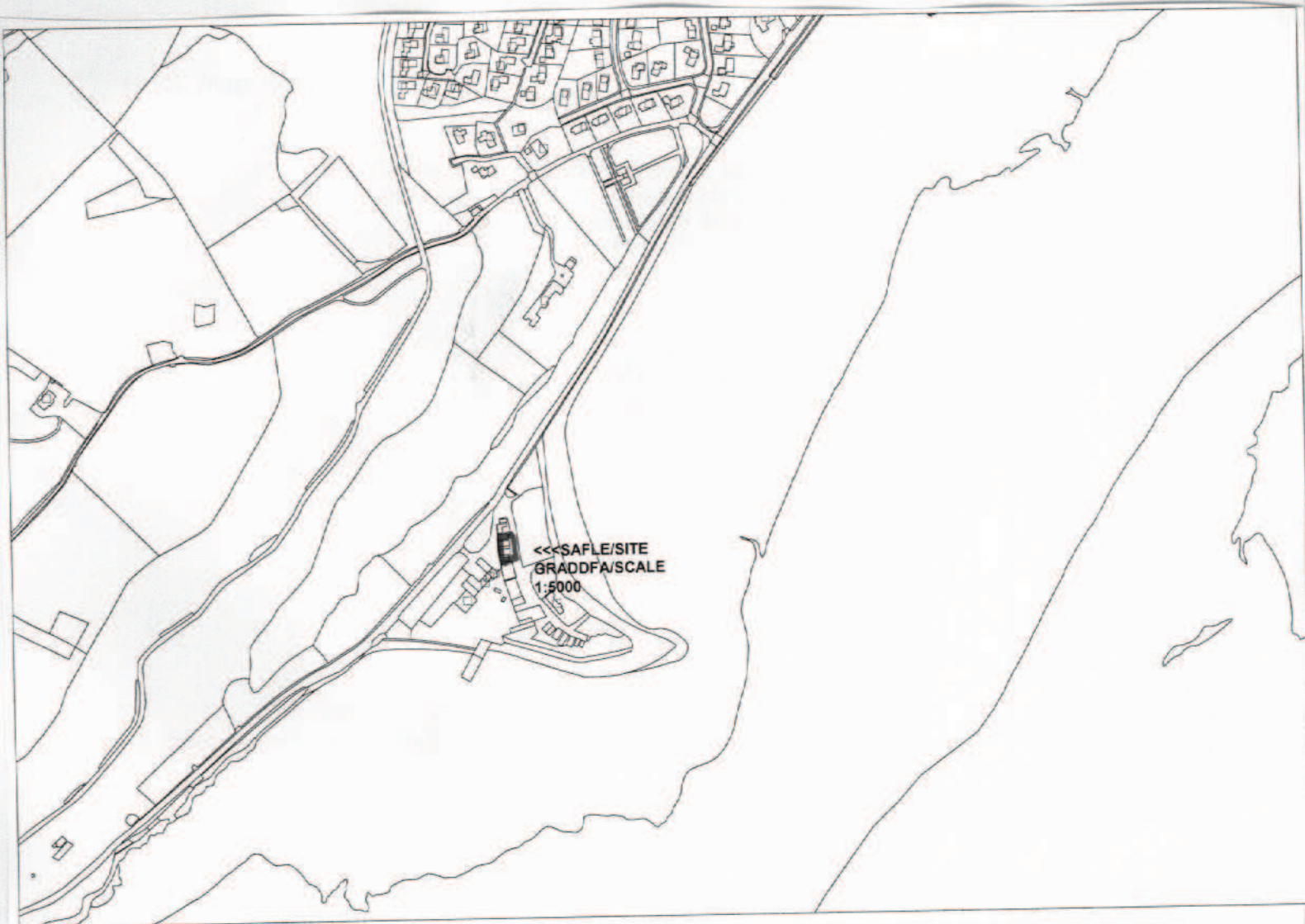
Ymgeisydd Applicant

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

Cais ol-weithredol ar gyfer addasu dyluniad y tō ac addasiadau cyffredinnol i unedau 2 i 5 yn

Retrospective planning application for alterations to the roof design and general amendments to units 2 to 5 at

A.B.C. Power Marine, Gallows Point - Porth Lafan, Beaumaris



**Planning Committee: 05/06/2013**

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

**Recommendation:**

**Permit**

**Reason for Reporting to Committee:**

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

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

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

Planning permission 12C266C was granted for the demolition of the existing boat sheds and erection of new boat sheds, together with the extensions to the petrol filling station shop. The roof of Units 1, 2, 3, 4 and 5 forming part of this development have been constructed with a different design, height and materials to that approved under 12C266C. This application is submitted to regularise the position.

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

- Acceptability of the design of the development in an AONB.

### **3. Main Policies**

#### **Gwynedd Structure**

D29 (Design)

D1 (AONB)

#### **Ynys Mon Local Plan**

1 (General Policy)

5 (Design)

30 (AONB)

42 (Design)

#### **Stopped Ynys Mon Unitary Development Plan**

GP1 (Development Control Guidance)

GP2 (Design)

EN1 (AONB)

EN2 (AONB)

#### **Planning Policy Wales**

#### **Technical Advice Note 12 (Wales): Design**

**Isle of Anglesey Council Design Guide for the Urban and Rural Environment**

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

**Local Member** No observations received.

**Community Council** Approval recommended.

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

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

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

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

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

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

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

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

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

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

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

12C266H Application for the variation of conditions (04) and (06) of planning permission reference 12C266G to allow for the details of the proposed slab levels of the building(s) and a scheme for the provision and implementation of surface water drainage to be submitted following commencement of works on site Conditionally approved 04.04.13.

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

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

## **6. Main Planning Considerations**

The changes to the design of the roof result in a more standardised industrial type appearance which are still considered to accord with policies listed in in the relevant section of this report.

A legal agreement was completed in respect of planning application 12C266C restricting the sale of goods to the provision of services only for boating, maritime or angling facilities and that no retail premises shall be used for the sale of food, a deed of variation will be required to ensure that these provisions are also applicable to the development hereby approved.

## **7. Conclusion**

The changes to the roof design are considered acceptable in relation to the policies listed.

## **8. Recommendation**

That planning permission is granted subject to a deed of variation of the legal agreement completed in connection with planning application 12C266C and that planning permission is thereafter granted subject to the following conditions:

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

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

Rhif y Cais: 19C484K Application Number

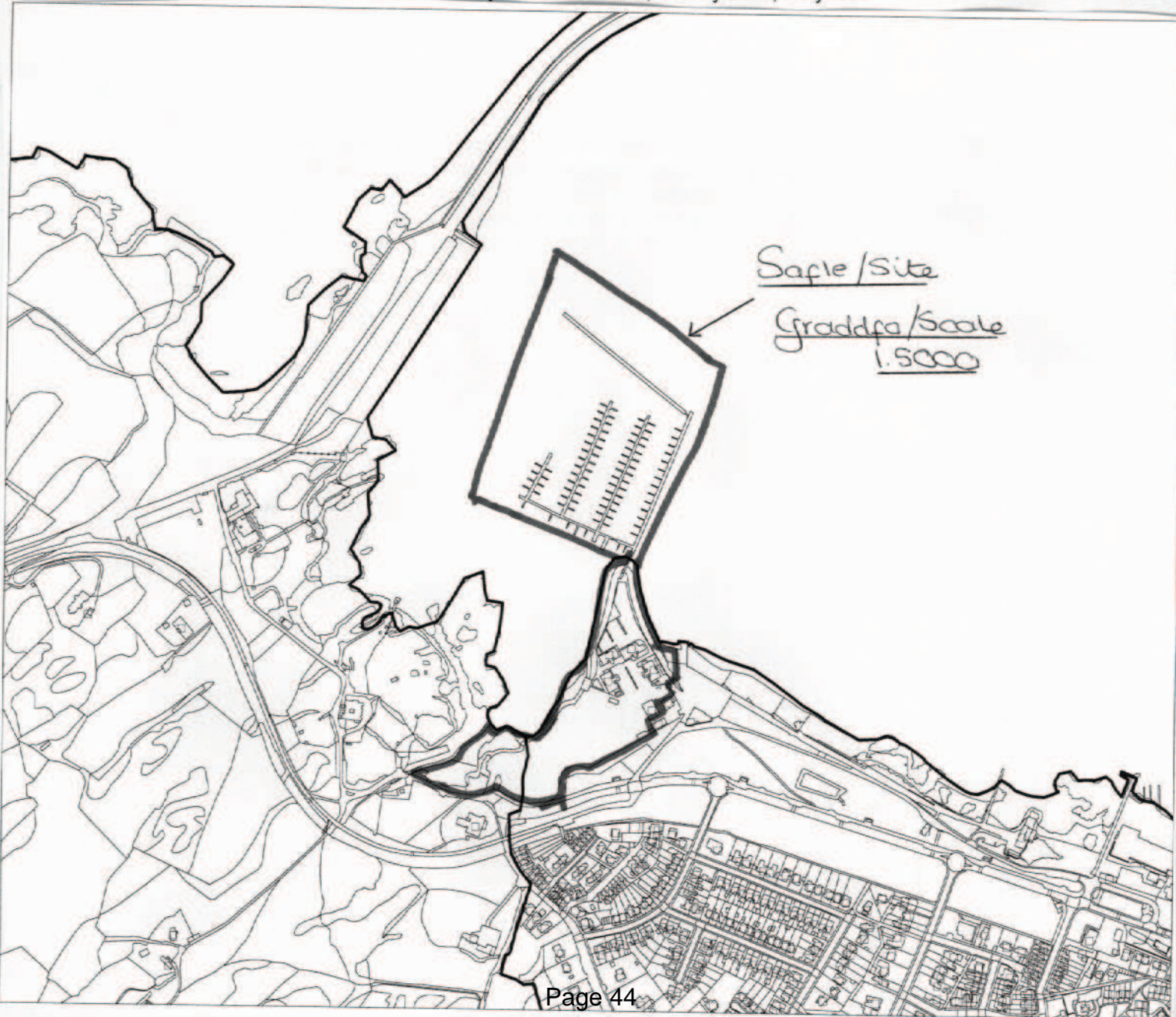
Ymgeisydd Applicant

Holyhead Marina Ltd  
c/o Mr Geoffrey Garrod  
Trinity Court  
Newry Beach  
Holyhead  
Ynys Môn  
LL65 1YA

Cais ar gyfer diddymu amodau (15), (16), (17), (18), (19), (20), (21), (22) a (23) ar ganiatâd cynllunio 19C484A i ganiatâu porth a chroesfa balmart ar gyfer defnydd achlysurol ac i gerbydau argyfwng yn

Application for the deletion of conditions (15), (16), (17), (18), (19), (20), (21), (22) and (23) on planning permission 19C484A to allow for a gateway and pavement crossing for occasional use and emergency vehicles at

Trinity Marine \ Boatyard & Foreshore, Porth y Felin, Holyhead





**Planning Committee: 05/06/2013**

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

**Recommendation:**

Permit

**Reason for Reporting to Committee:**

The application is made on Council owned land

**1. Proposal and Site**

The site is situated within the development boundary of the Holyhead and within the designated Newry Beach Conservation Area. The site comprises development associated with the Holyhead marina including recent apartment and commercial buildings together with earlier buildings associated with the RNLI and Trinity House which are listed buildings.

The application is a for the deletion of conditions on the original outline planning consent 19C484A so as to allow the creation of a gateway and pavement crossing for occasional use. The marina has been in operation for some 10 years and the access as originally proposed is considered not to be required for the day to day operation of the site. The application proposes deletion of the current access conditions and the creation of a gated access near the Boathouse Hotel and opposite the bridge near Porthyfelin Hill for use by emergency vehicles and for occasional (by arrangement with the marina operators) use for boat movements. Traffic generally utilises the existing access to the site past the Trinity buildings.

**2. Key Issue(s)**

The application's key issues are highway safety and effect on the designated conservation area.

**3. Main Policies**

**Ynys Môn Local Plan**

Policy 1 – General Policy  
Policy 28 – Tidal Inundation and River Flooding  
Policy 40 – Conservation of Buildings  
Policy 41 – Conservation of Buildings  
Policy 42 – Design

**Gwynedd Structure Plan**

Policy D4 – Location, Siting and Design  
Policy D21 – Listed Buildings  
Policy D22- Listed Buildings  
Policy D25 – Conservation Areas  
Policy D29 – Design

**Stopped Unitary Development Plan**

Policy GP1 – Development Control Guidance  
Policy GP2 – Design  
Policy EN13 – Conservation of Buildings  
Policy SG2- Development and Flooding

Technical Advice Note 12 – Design

Technical Advice Note 15 – Development and Flood Risk

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

Conservation Area Character Appraisal and Masterplan

Holyhead Town Heritage Initiative

#### 4. Response to Consultation and Publicity

Local Member – no reply at the time of writing

Town Council- no reply at the time of writing

Natural Resources Wales – no objection

Built Environment and Landscape Section – Initial comments in relation to design but since indicated no objection given the context of the site.

#### Response to Publicity

The proposal has been advertised through site notices, neighbour notification and an advert in the local press with the expiry date for receipt of representations being 30th May. No representations had been received in response to the publicity undertaken at the time of writing.

#### 5. Relevant Planning History

19C484A Proposed pontoon, berthing for approximately 300 leisure craft, chandlery, cafe and 26 apartments at Trinity Marine / Boatyard & Foreshore, Porth y Felin, Holyhead – approved 10/6/1993

19C484 Phase one marina development comprising of: temporary portakabins, 100 no floating pontoon berths, marina access spit and bridge, land reclaim and beach replenishment and renovation of listed marine workshop building at and adjacent to Trinity Boatyard, Holyhead – approved 6/12/98

#### 6. Main Planning Considerations

**Principle of the Development:** The site is an existing operational marina. Since the outline permission was issued, full planning for the site together with the development of apartments and commercial buildings have been granted and have been developed. The proposed deletion of access conditions and the provision of an alternative access point is a minor amendment to the overall scheme.

**Highway Safety:** The scheme is being assessed by the Highway Authority. The Planning Authority is not aware of any incidents having occurred since the marina began operating and the use of the trinity access has posed no difficulties to date in relation to traffic conflict or highway safety. The proposed access arrangement will allow emergency access direct into the boat storage site and will also allow for the occasional movement of craft into and out of the compound.

**Historic Environment** – The site is located within the wider designated Conservation Area but on a more site specific level, is located on a lower level than the main Newry Beach thoroughfare. The access will require some reprofiling of land to allow access and egress onto the Newry Beach level. A gated access is proposed the design of which is functional. Railings either side will complement existing boundary treatments.

The marina in general is considered to contribute to the character and ambience of the conservation area, bringing a lively and changing view from the Newry Beach area and nearby listed breakwater and providing a new chapter in the maritime history of the town.

The access is considered a minor feature and will not detract from the conservation area.

**Other matters:** The site is located within a C2 flood risk area as defined under TAN 15. Although no flood consequences assessment has been prepared, given the nature of the site and development, it is not considered that unacceptable risk will occur. Given that the site already has planning consent for an access under the conditions applied to permission 19C484A, it is not considered that this revision for a lesser requirement will adversely impact any ecological interests.

## **7. Conclusion**

The principle of the scheme is supported in policy terms. Pre-application discussion and concern regarding effects on the historic environment has led to scheme revisions with the result that the application as submitted is supported.

## **8. Recommendation**

### **Permit**

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

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

**(02) No security lighting shall be installed unless the details of the scheme including location of lights and associated structures and the luminosity has been submitted to and approved in writing by the local planning authority. Any scheme so submitted and agreed shall ensure that light is not directed and does not spill beyond the boundaries of the site or into the night sky.**

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

**12.4**

**Gweddill y Ceisiadau**

**Remainder Applications**

Rhif y Cais: **20LPA971/CC** Application Number

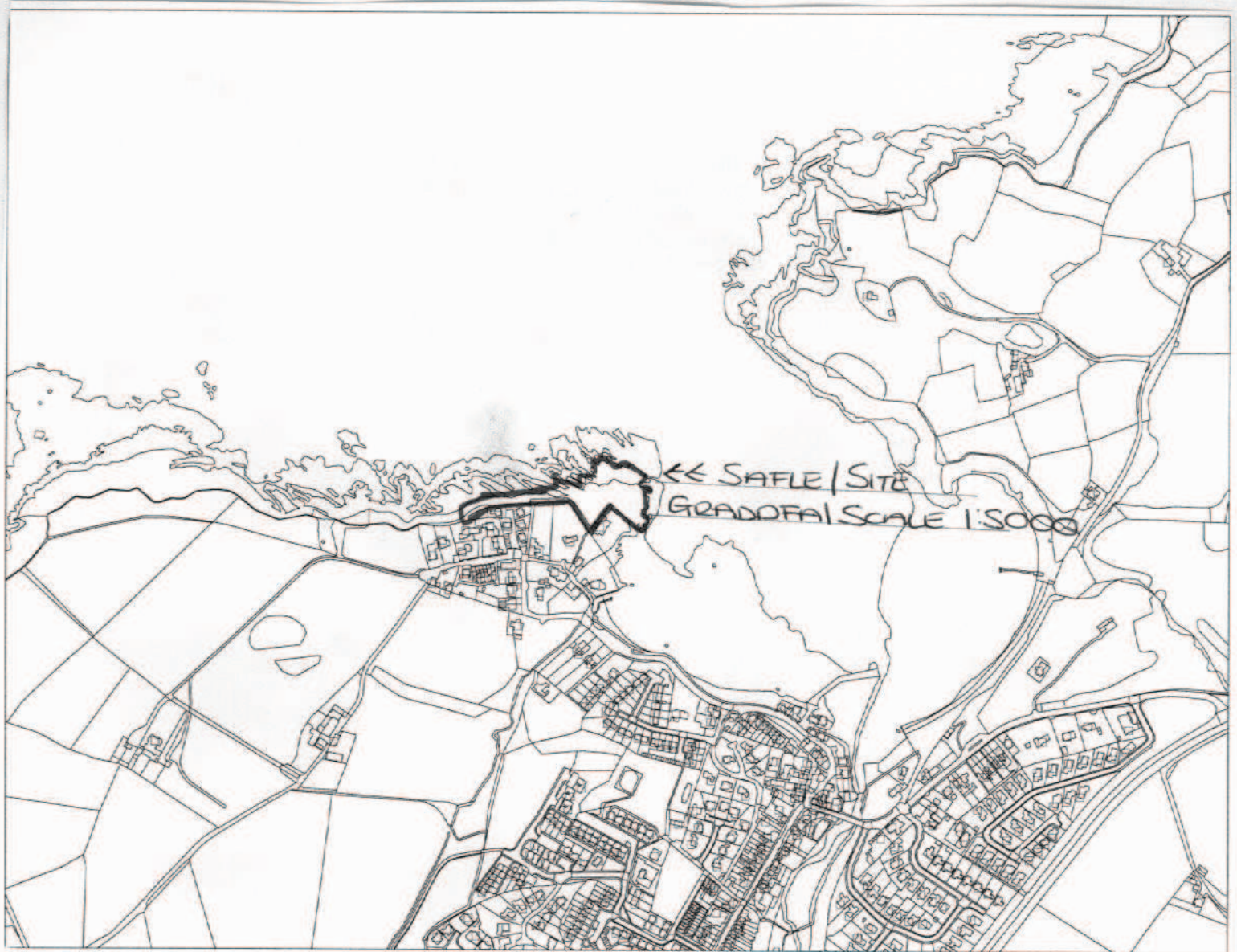
Ymgeisydd Applicant

**Head of Service (Economic)  
Economic Department  
Anglesey Business Centre  
Anglesey County Council  
Llangefni  
LL77 7XA**

Cais llawn ar gyfer gwellianau amgylcheddol ar dir ger

Full application for environmental improvements on land at

Bonc y Môr, Cemaes Bay



**Planning Committee: 05/06/2013**

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

**Recommendation:**

Permit

**Reason for Reporting to Committee:**

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

**1. Proposal and Site**

The site is located on the Cemaes greenery.

The application is for the siting of nine stone plinths and one picnic table and bench along part of the Anglesey coastal path.

**2. Key Issue(s)**

Acceptability of the design of the development in an AONB.

**3. Main Policies**

**Gwynedd Structure**

D29 – Design

D1 – AONB

**Ynys Mon Local Plan**

1 – General

5 – Design

30 – AONB

42 – Design

**Stopped Ynys Mon Unitary Development Plan**

GP1 – Development Control Guidance

GP2 – Design

EN1 – AONB

EN2 – AONB

**4. Response to Consultation and Publicity**

Local Member – No response at time of writing report.

Welsh Water – No response at time of writing report.

Community Council - No objection.

CCW – No response at time of writing report.

Footpaths – General Comments.

HSE – No response at time of writing report.

**5. Relevant Planning History**

None.

## **6. Main Planning Considerations**

### **Design**

The proposal entails the improvements to the area which consists of the siting of nine stone plinths and one picnic table and bench along part of the Anglesey coastal path. The proposal is considered to improve the appearance of the area.

### **Affect on the amenity of the neighbouring properties.**

It is not considered that the proposal will have a detrimental effect on the amenities of the neighbouring properties as the proposal improves the appearance of the area. No representations have been received to date by the occupiers or owners of the neighbouring properties.

## **7. Conclusion**

The proposal improved the overall appearance of the area. The proposal is not likely to adversely affect amenities of the neighboring properties.

## **8. Recommendation**

### **Permit**

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

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

**(02) Rhaid ymgymryd a'r datblygiad a ganiateir gan y caniatâd hwn yn fanwl yn ôl y cynllun a gyflwynwyd ar y 05/03/2013 o dan cais cynllunio rhif. 20LPA971/CC.**

Reason: For the avoidance of doubt.

12.5

Gweddill y Ceisiadau

Remainder Applications

Rhif y Cais: 20LPA971A/AD/CC Application Number

Ymgeisydd Applicant

Head of Service (Economic)  
c/o Mr Philip Songhurst  
Imagemakers Design and Consulting  
The Old School  
Sticklepath  
Okehampton  
Devon  
EX20 2NJ

Cais i leoli panel dehongli yn

Application for the siting of an information panel at

Cemaes Greenery, Cemaes Bay



**Planning Committee: 05/06/2013**

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

**Recommendation:**

Permit.

**Reason for Reporting to Committee:**

Application by Local Authority.

**1. Proposal and Site**

**2. Key Issue(s)**

The key issues are whether the siting of the information panel in this location is acceptable in amenity and highway terms.

**3. Main Policies**

**Ynys Mon Local Plan**

1 – General Policy

22 – Advertisement

**Gwynedd Structure Plan**

D4 – Location, Siting and Design

**Stopped Unitary Development Plan**

SG10 – Advertisement

**4. Response to Consultation and Publicity**

Local Member – No response at time of writing report

Welsh Water – No response at time of writing report

Community Council – No response at time of writing report

**5. Relevant Planning History**

None.

**6. Main Planning Considerations**

**Design**

The proposed information panel consists of a grey aluminium post fixed to the ground, the main section constructed of an aluminium panel, displays details of local attractions.

It is not considered that the proposed information panel will have an unacceptable impact on the amenity area.

**Highways**

It is not considered that the proposed information panel will have a detrimental effect upon highways safety.



## 7. Conclusion

The proposal is considered acceptable.

## 8. Recommendation

### Permit

**(01) Consent is hereby given for a period of 5 YEARS beginning with the date of this consent.**

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

**(02) Any advertisement displayed, and any site used for the display of advertisements, shall be maintained in a clean and tidy condition to the reasonable satisfaction of the local planning authority.**

Reason: In the interests of visual amenity.

**(03) Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a safe condition.**

Reason: In the interests of amenity.

**(04) Where an advertisement is required under these Regulations to be removed, the removal shall be carried out to the reasonable satisfaction of the local planning authority.**

Reason: In the interests of amenity.

**(05) No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.**

Reason: To ensure that the siting and design of the sign will be satisfactory from an amenity point of view and to comply with the requirements of the Highway Authority in the interests of the safety of vehicular and pedestrian traffic.

**(06) The sign shall be sited and erected strictly in accordance with the plan(s) submitted on the 15/04/2013 under planning application reference 20LPA971A/AD/CC.**

Reason: For the avoidance of doubt.

Rhif y Cais: 20LPA971B/AD/CC Application Number

Ymgeisydd Applicant

**Pennaeth Gwasanaeth (Datblygu Economaidd)  
c/o Mr Philip Songhurst  
Imagemakers Design and Consulting  
The Old School  
Sticklepath  
Okehampton  
Devon  
EX20 2NJ**

Cais i leoli panel dehongli ar dir yn

Application for the siting of an interpretation panel  
on land at

Bonc Y Mor, Cemaes Bay



**Planning Committee: 05/06/2013**

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

**Recommendation:**

Permit.

**Reason for Reporting to Committee:**

Application by Local Authority.

**1. Proposal and Site**

The application is for the erection of an information panel sited adjacent to the public footpath at Bonc Y Mor village green, Cemaes.

**2. Key Issue(s)**

The key issues are whether the siting of the information panel in this location is acceptable in amenity and highway terms.

**3. Main Policies**

**Ynys Mon Local Plan**

1 – General Policy

22 – Advertisement

**Gwynedd Structure Plan**

D4 – Location, Siting and Design

**Stopped Unitary Development Plan**

SG10 – Advertisement

**4. Response to Consultation and Publicity**

Local Member – No response at time of writing report

Welsh Water – No response at time of writing report

Community Council – No response at time of writing report

Highways – No recommendation.

**5. Relevant Planning History**

None.

**6. Main Planning Considerations**

**Design**

The proposed information panel consists of a grey aluminium post fixed to the ground, the main section constructed of an aluminium panel, displays details of local attractions.

It is not considered that the proposed information panel will have an unacceptable impact on the amenity area.

## Highways

It is not considered that the proposed information panel will have a detrimental effect upon highways safety.

### 7. Conclusion

The proposal is considered acceptable.

### 8. Recommendation

#### Permit

**(01) Consent is hereby given for a period of 5 YEARS beginning with the date of this consent.**

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

**(02) Any advertisement displayed, and any site used for the display of advertisements, shall be maintained in a clean and tidy condition to the reasonable satisfaction of the local planning authority.**

Reason: In the interests of visual amenity.

**(03) Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a safe condition.**

Reason: In the interests of amenity.

**(04) Where an advertisement is required under these Regulations to be removed, the removal shall be carried out to the reasonable satisfaction of the local planning authority.**

Reason: In the interests of amenity.

**(05) No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.**

Reason: To ensure that the siting and design of the sign will be satisfactory from an amenity point of view and to comply with the requirements of the Highway Authority in the interests of the safety of vehicular and pedestrian traffic.

**(06) The sign shall be sited and erected strictly in accordance with the plan(s) submitted on the 15/04/2013 under planning application reference 20LPA971B/AD/CC.**

Reason: For the avoidance of doubt.

Rhif y Cais: 20LPA973/AD/CC Application Number

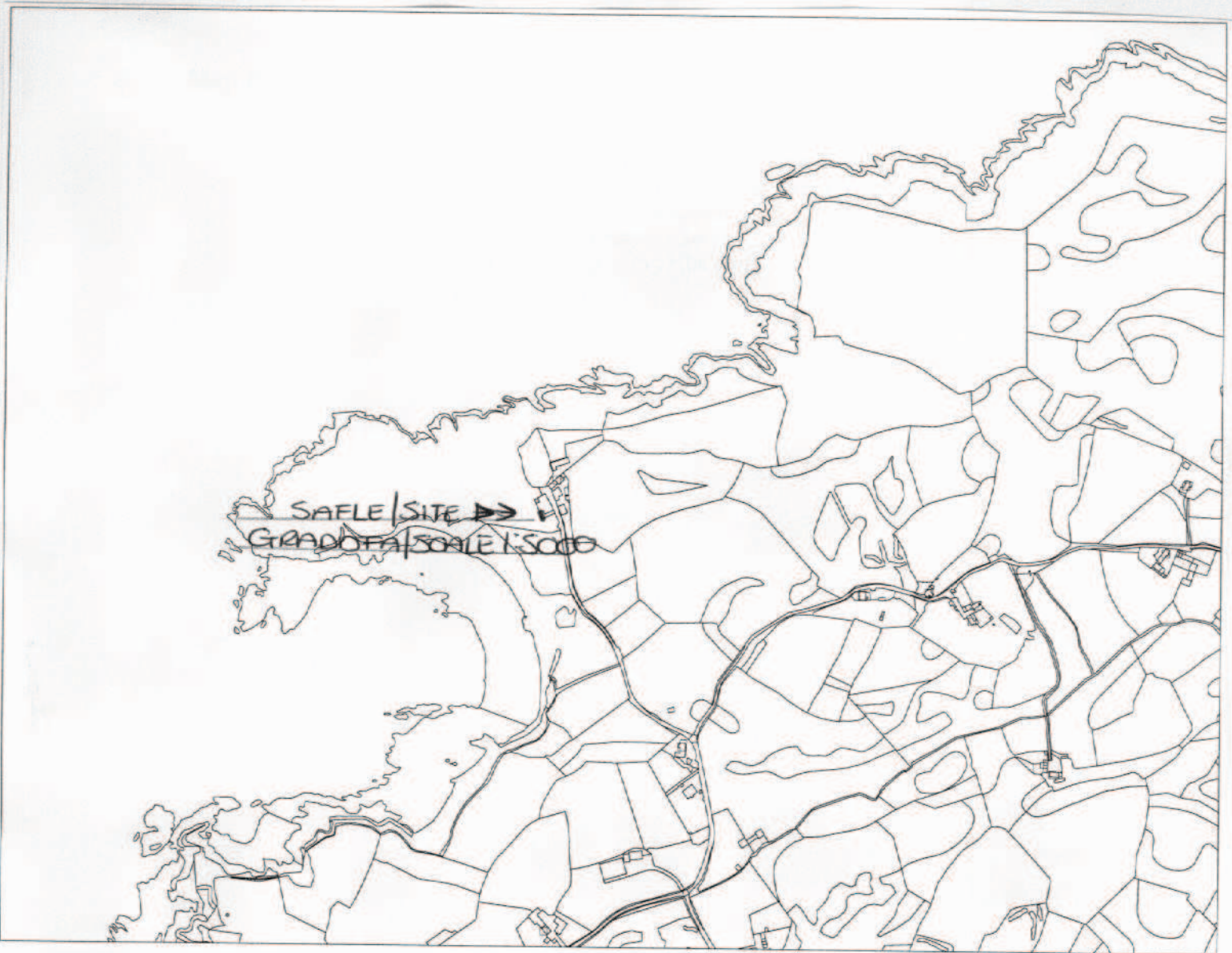
Ymgeisydd Applicant

Head of Service (Economic)  
c/o Mr Philip Songhurst  
Imagemakers Design and Consulting  
The Old School  
Sticklepath  
Okehampton  
Devon  
England  
EX20 2NJ

Cais i leoli panel dehongli yn

Application for the siting of an information panel at

National Trust Car Park, Llanbadrig



**Planning Committee: 05/06/2013**

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

**Recommendation:**

Permit.

**Reason for Reporting to Committee:**

Application by Local Authority.

**1. Proposal and Site**

The application is for the erection of an information panel at the National Trust Car Park, adjacent to the Church at Llanbadrig.

**2. Key Issue(s)**

The key issues are whether the siting of the information panel in this location is acceptable in amenity and highway terms.

**3. Main Policies**

**Ynys Mon Local Plan**

1 – General Policy

22 – Advertisement

**Gwynedd Structure Plan**

D4 – Location, Siting and Design

**Stopped Unitary Development Plan**

SG10 – Advertisement

**4. Response to Consultation and Publicity**

Local Member – No response at time of writing report

Welsh Water – No response at time of writing report

Community Council – No response at time of writing report

**5. Relevant Planning History**

None.

**6. Main Planning Considerations**

**Design**

The proposed information panel consists of a grey aluminium post fixed to the ground, the main section constructed of an aluminium panel, displays details of local attractions.

It is not considered that the proposed information panel will have an unacceptable impact on the amenity area.

**Highways**

It is not considered that the proposed information panel will have a detrimental effect upon highways safety.

## 7. Conclusion

The proposal is considered acceptable.

## 8. Recommendation

### Permit

**(01) Consent is hereby given for a period of 5 YEARS beginning with the date of this consent.**

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

**(02) Any advertisement displayed, and any site used for the display of advertisements, shall be maintained in a clean and tidy condition to the reasonable satisfaction of the local planning authority.**

Reason: In the interests of visual amenity.

**(03) Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a safe condition.**

Reason: In the interests of amenity.

**(04) Where an advertisement is required under these Regulations to be removed, the removal shall be carried out to the reasonable satisfaction of the local planning authority.**

Reason: In the interests of amenity.

**(05) No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.**

Reason: To ensure that the siting and design of the sign will be satisfactory from an amenity point of view and to comply with the requirements of the Highway Authority in the interests of the safety of vehicular and pedestrian traffic.

**(06) The sign shall be sited and erected strictly in accordance with the plan(s) submitted on the 15/04/2013 under planning application reference 20LPA973/AD/CC.**

Reason: For the avoidance of doubt.

Rhif y Cais: 20LPA973/CC Application Number

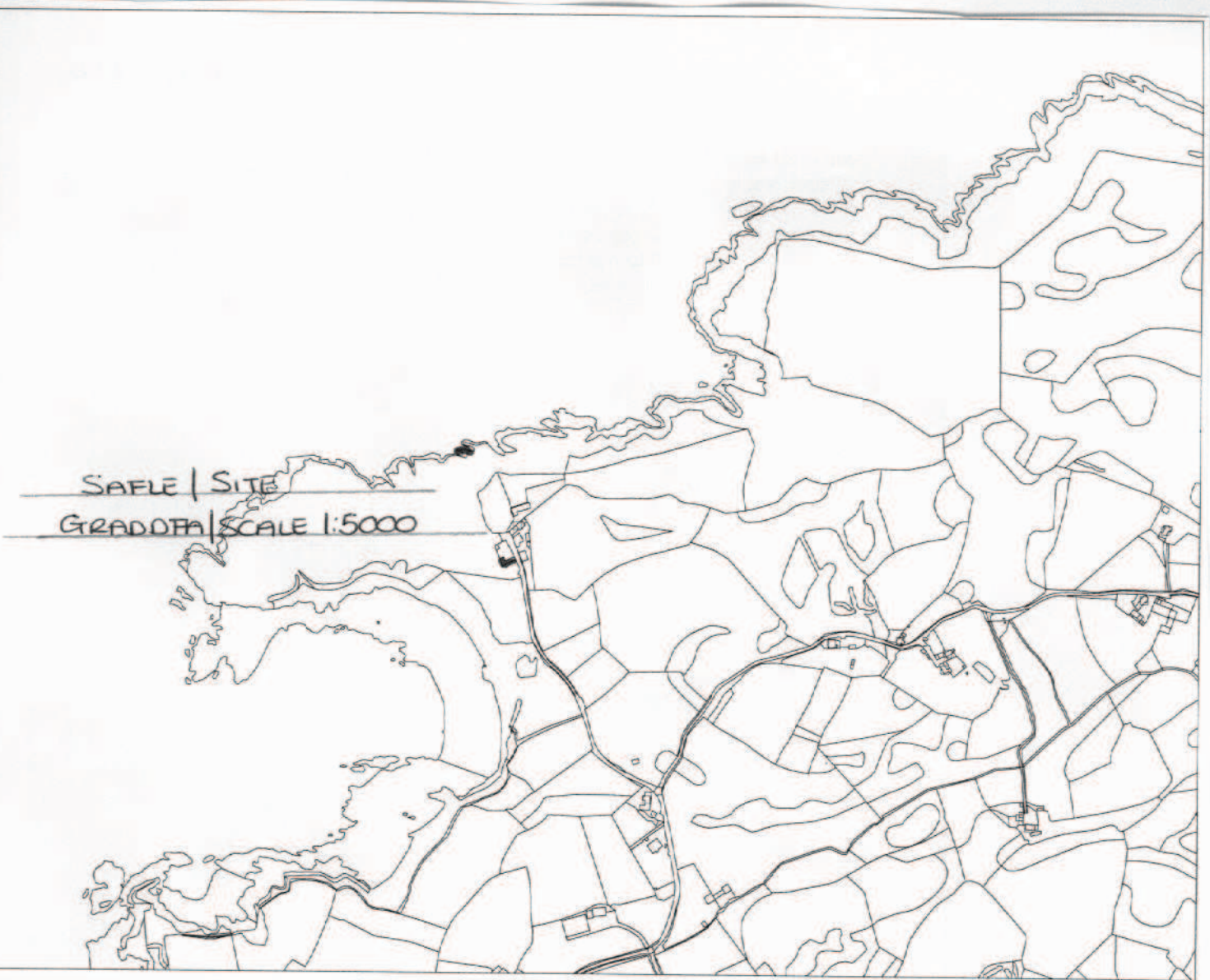
Ymgeisydd Applicant

**Head of Service (Economic)  
Economic Development  
Anglesey Business Centre  
Anglesey County Council  
Llangefni  
LL77 7XA**

Cais llawn ar gyfer gwelliannau amgylcheddol ar  
dir yn

Full application for environmental improvements at

Towyn Llanbadrig, Llanbadrig





**Planning Committee: 05/06/2013**

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

**Recommendation:**

Permit

**Reason for Reporting to Committee:**

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

**1. Proposal and Site**

The site is located within the rural area of Llanbadrig.

The application is for the siting of a table and bench together with the installation of a gate at the National Trust car park. The application also includes the erection of a stone wall and information panel to form a safety barrier of the viewing area of St Patrick's cave.

**2. Key Issue(s)**

Acceptability of the design of the development in an AONB.

**3. Main Policies**

**Gwynedd Structure**

D29 – Design

D1 – AONB

**Ynys Mon Local Plan**

1 – General

5 – Design

30 – AONB

42 – Design

**Stopped Ynys Mon Unitary Development Plan**

GP1 – Development Control Guidance

GP2 – Design

EN1 – AONB

EN2 – AONB

**4. Response to Consultation and Publicity**

Local Member – No response at time of writing report.

Welsh Water – No response at time of writing report.

Community Council - No objection.

CCW – No response at time of writing report.

Footpaths – General Comments.

HSE – No response at time of writing report.

**5. Relevant Planning History**

None.

## **6. Main Planning Considerations**

### **Design**

The proposal entails the improvements to the area which consists of the siting of a table and bench together with the installation of a gate at the National Trust car park. The application also includes the erection of a stone wall and information panel to form a safety barrier of the viewing area of St Patrick's cave. The proposal is considered to improve the appearance of the area.

### **Affect on the amenity of the neighbouring properties.**

It is not considered that the proposal will have a detrimental effect on the amenities of the neighbouring properties as the proposal improves the appearance of the area. No representations have been received to date by the occupiers or owners of the neighbouring properties.

## **7. Conclusion**

The proposal improved the overall appearance of the area. The proposal is not likely to adversely affect amenities of the neighboring properties.

## **8. Recommendation**

### **Permit**

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

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

**(02) Rhaid ymgymryd a'r datblygiad a ganiateir gan y caniatâd hwn yn fanwl yn ôl y cynllun a gyflwynwyd ar y 05/03/2013 o dan cais cynllunio rhif. 20LPA973/CC.**

Reason: For the avoidance of doubt.

Rhif y Cais: 31LPA977/AD/CC Application Number

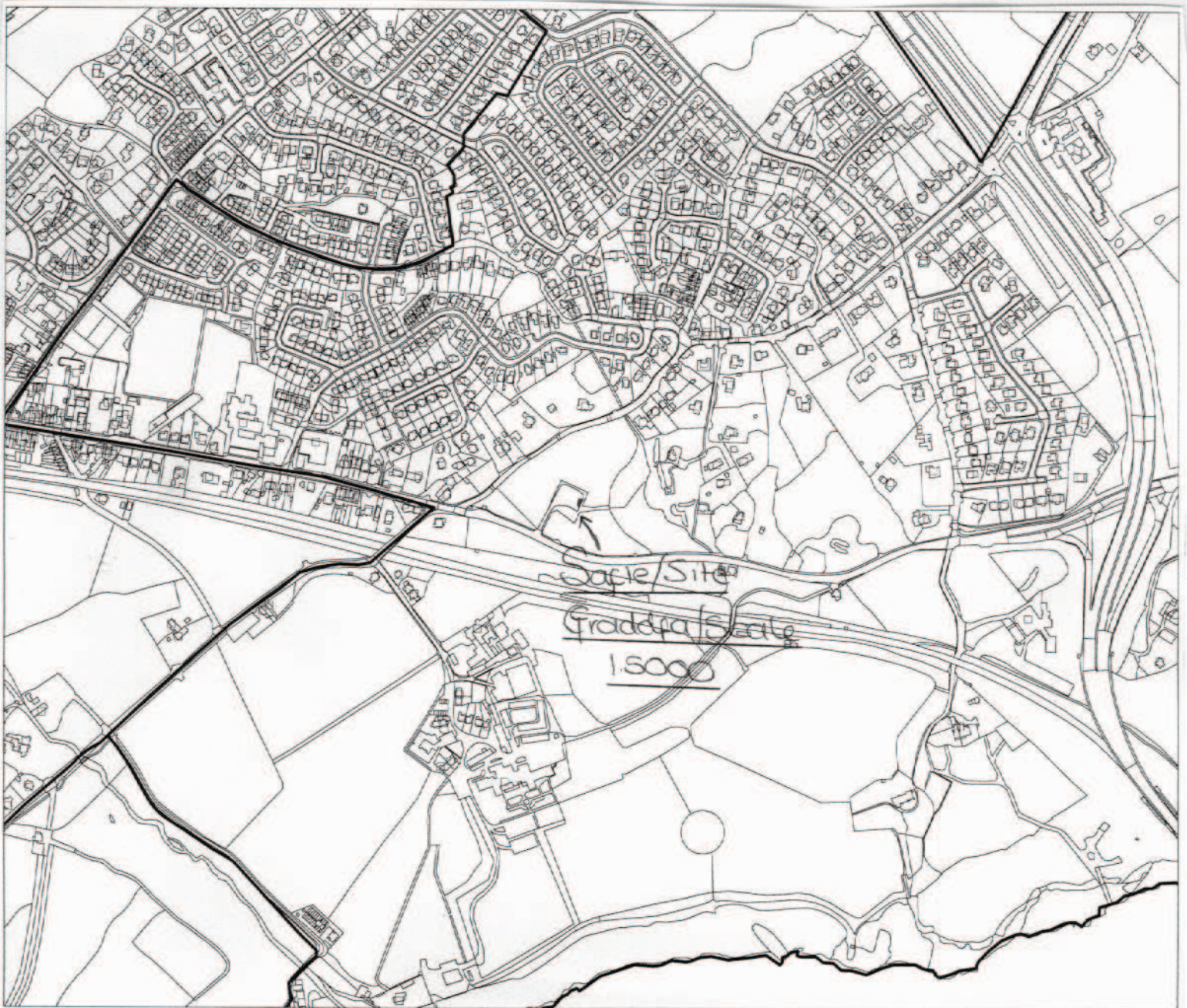
Ymgeisydd Applicant

**Head of Service (Economic Development)  
Anglesey Business Centre  
Cyngor Sir Ynys Môn  
Llangefni  
LL77 7XA**

Cais i osod panel dehongli ar dir

Application for the siting of an interpretation panel  
on land at

Marquis' Column Car Park, Llanfairpwll



**Planning Committee: 05/06/2013**

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

**Recommendation:**

Permit

**Reason for Reporting to Committee:**

Application by the Local Authority.

**1. Proposal and Site**

The site is located within Marquis Column Car Park.

The application is for the siting of an interpretation panel.

**2. Key Issue(s)**

The key issue is whether the siting of the interpretation panel in this location is acceptable in amenity and highway safety terms.

**3. Main Policies**

**Ynys Mon Local Plan**

1 – General Policy

22 – Advertisements

30 – Landscape

**Gwynedd Structure Plan**

D1 – Area of Outstanding Natural Beauty

D4 – Location, Siting and Design

**Stopped Unitary Development Plan**

SG10 – Advertisements

EN2 – Areas of Outstanding Natural Beauty

**4. Response to Consultation and Publicity**

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

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

Highways - No response received at time of writing report.

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 23<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**

**Affect on the amenity** – The proposal entails the siting of an interpretation panel providing information about the geology of the locality. The proposed panel is approximately 1.2 metres by 0.6 metres and is mounted on a powder coated aluminium frame on two posts approximately 0.85 meters above ground level. It is acknowledged that the site is located within the Marquis Column Car Park which is approximately a distance

of 90 metres from the Marquis Column which is a listed building, however, it is not considered that the proposed panel will detrimentally affect the settlement of that listed building to such a degree it should warrant refusing the application.

## Highways

It is not considered that the proposed information panel will have a detrimental effect upon highway safety.

## 7. Conclusion

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

## 8. Recommendation

### Permit.

**(01) Consent is hereby given for a period of 5 years beginning with the date of this consent.**

Reason: To comply with the Town and Country Planning (Control of Advertisements) Regulations 2007.

**(02) Any advertisement displayed, and any site used for the display of advertisements, shall be maintained in a clean and tidy condition to the reasonable satisfaction of the local planning authority.**

Reason: To ensure that the siting and design of the sign will be satisfactory from an amenity point of view.

**(03) Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a safe condition.**

Reason: To ensure that the siting and design of the sign will be satisfactory from an amenity point of view.

**(04) Where an advertisement is required under these Regulations to be removed, the removal shall be carried out to the reasonable satisfaction of the local planning authority.**

Reason: To ensure that the siting and design of the sign will be satisfactory from an amenity point of view.

**(05) No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.**

Reason: To ensure that the siting and design of the sign will be satisfactory from an amenity point of view.

**(06) No advertisement shall be sited or displayed so as to obscure, or hinder the ready interpretation of, any road traffic sign.**

Reason: To ensure that the siting and design of the sign will be satisfactory from an amenity point of view and to comply with the requirements of the Highway Authority in the interests of the safety of vehicular and pedestrian traffic.

**(07) The development permitted by this consent shall be carried out strictly in accordance with the plan(s) submitted on the 15.04.13 under planning application reference 31LPA977/AD/CC.**

Reason: For the avoidance of doubt.

12.10

Gweddill y Ceisiadau

Remainder Applications

Rhif y Cais: 35LPA976/AD/CC Application Number

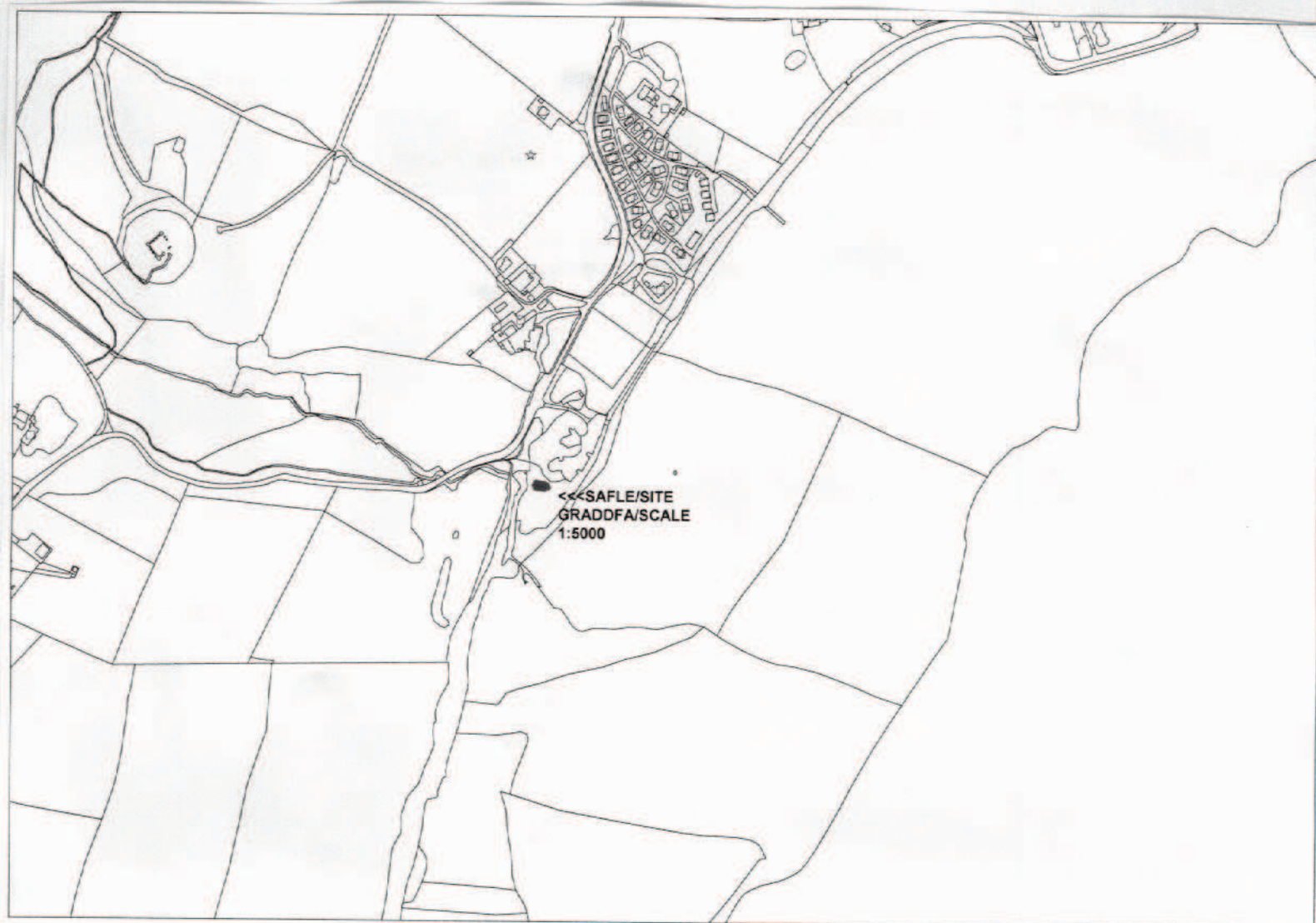
Ymgeisydd Applicant

**Anglesey County Council Economic Developemnt Unit  
c/o Mr Philip Songhurst  
Imagemakers Design and Consulting  
The Old School  
Sticklepath  
Okehampton  
Devon  
England  
EX20 2NJ**

Cais i leoli panel dehongli ger y maes parcio yn

Application for the siting of an information panel  
adjacent to car park at

Trwyn y Penryn, Penmon, LL58 8RN



**Planning Committee: 05/06/2013**

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

**Recommendation:**

Permit

**Reason for Reporting to Committee:**

Application by the Local Authority

**1. Proposal and Site**

The application is for the erection of a signage adjacent to car park at Trwyn y Penrhyn in Penmon.

**2. Key Issue(s)**

The key issue is whether the siting of the interpretation panel in this location is acceptable in amenity.

**3. Main Policies**

**Ynys Mon Local Plan**

- 1 – General Policy
- 22 – Advertisements
- 30 – Landscape
- 33 – Nature Conservation

**Gwynedd Structure Plan**

- D1 – Area of Outstanding Natural Beauty
- D4 – Location, Siting and Design
- D10 – Nature Conservation

**Stopped Unitary Development Plan**

- SG10 – Advertisements
- EN2 – Areas of Outstanding Natural Beauty
- EN6 – National Sites

**4. Response to Consultation and Publicity**

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

Community Council – No objection

Highways – No recommendation

NRW – Comments – no objection

Public Consultation - 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 20/05/2013. At the time of writing this report, no representation had been received at the department.

**5. Relevant Planning History**

None

**6. Main Planning Considerations**

**Effect on the amenity** – The proposal entails the siting of an interpretation panel providing information about

the geology of the locality. The proposed panel is approximately 1.3 metres by 0.7 metres and is mounted on a powder coated aluminium frame and it will be mounted above ground by 0.85 metres. It is acknowledged that the site is located within an Area of Outstanding Natural Beauty and a Site of Special Scientific Interest, however, it is not considered that the proposed panel will detrimentally affect the designated Area of Outstanding Natural Beauty or the Site of Special Scientific Interest settlement to such a degree it should warrant refusing the application. NRW was consulted regarding this application and they have responded by stating that they have no objection to the application.

**Highways** – It is not considered that the proposed information panel will have a detrimental effect upon highway safety. Highway department was consulted with this application due to the fact that the proposed signage will be located in the car park. They have responded back by stating that they have no objection to the application.

## **7. Conclusion**

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

## **8. Recommendation**

### **Permit.**

**(01) Consent is hereby given for a period of 5 YEARS beginning with the date of this consent.**

Reason: To comply with the Town and Country Planning (Control of Advertisements) Regulations 2007.

**(02) Any advertisement displayed, and any site used for the display of advertisements, shall be maintained in a clean and tidy condition to the reasonable satisfaction of the local planning authority.**

Reason: To ensure that the siting and design of the sign will be satisfactory from an amenity point of view.

**(03) Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a safe condition.**

Reason: To ensure that the siting and design of the sign will be satisfactory from an amenity point of view.

**(04) Where an advertisement is required under these Regulations to be removed, the removal shall be carried out to the reasonable satisfaction of the local planning authority.**

Reason: To ensure that the siting and design of the sign will be satisfactory from an amenity point of view.

**(05) No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.**

Reason: To ensure that the siting and design of the sign will be satisfactory from an amenity point of view.

**(06) No advertisement shall be sited or displayed so as to obscure, or hinder the ready interpretation of, any road traffic sign.**

Reason: To ensure that the siting and design of the sign will be satisfactory from an amenity point of view and to comply with the requirements of the Highway Authority in the interests of the safety of vehicular and pedestrian traffic.

**(07) The development permitted by this consent shall be carried out strictly in accordance with the plan(s) submitted on the 15/04/13 under planning application reference 35LPA976/AD/CC.**

Reason: For the avoidance of doubt.



12.11

Gweddill y Ceisiadau

Remainder Applications

Rhif y Cais: 39C381D Application Number

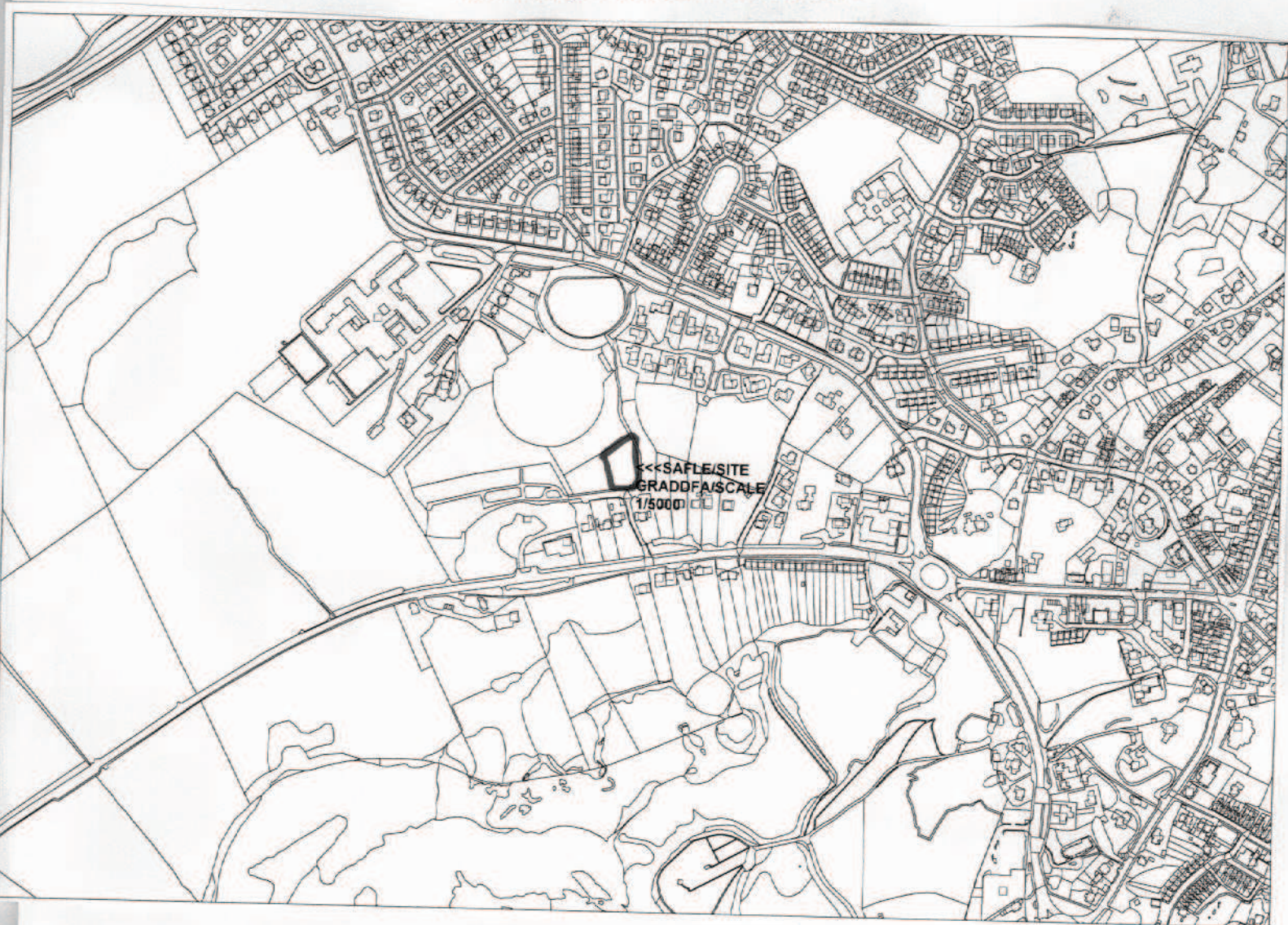
Ymgeisydd Applicant

**Mr S Jones (Chairman)**  
**c/o Mr Daniel Surgey**  
**79 Penlon**  
**Menai Bridge**  
**Ynys Mon**  
**LL59 5NE**

Creu maes parcio ar dir ger

Creation of car parking area on land near

Menai Bridge Cricket Club, Menai Bridge



**Planning Committee: 05/06/2013**

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

**Recommendation:**

Permit

**Reason for Reporting to Committee:**

The land is owned by the Council.

**1. Proposal and Site**

The application site is currently agricultural land

The proposal is to construct a car parking area to be used by Menai Bridge Cricket Club. Access to the car park will be via Holyhead Road.

**2. Key Issue(s)**

The key issue is whether the proposed new car park is acceptable from a highway perspective.

**3. Main Policies**

**Ynys Mon Local Plan**

Policy 1 – General Policy

**Gwynedd Structure Plan**

FF9 – Environmental Improvements

FF10 – Off Street Parking

**Stopped Unitary Development Plan**

GP1 – Development Control Guidance

TR3 – Highway Design

Technical Advice Note 18: Transport

**4. Response to Consultation and Publicity**

Community Council – No response

Local Member – No response

Babtie – No response

Natural Resources Wales – No response

Highways – Conditional Approval

Footpath Officer – Comments

Biodiversity Officer – Comments

Drainage – No response

## Response to publicity

Four letters of objection have been received, the main points raised are:-

- Following cricket matches there are often functions that involve an over spill of revellers onto the cricket ground in front of the pavilion and increased noise as loud music emanates from the club, this usually ceases around midnight. Creation of a car park with access through the cemetery road would amount to noise and motorbikes leaving the proposed car park site. This together with inadequate space on cemetery road allow a two-way flow of traffic to and from the car park would disturb the residents living in the road and general area.
- Visibility problems. More traffic will make the problem worse
- Pedestrians and bicycles using the cycle route will be at greater risk due to increase in traffic.
- There is an existing and more than adequate car park at Ysgol David Hughes that is distant from most housing and the car park exits directly onto Pentraeth Road.
- Increase likelihood of stray balls crashing into cars parked in the car park area.
- Increased litter as a result of the development.
- No mention of gate to the proposed car park and whether the gate will be locked when not in use and lead to unofficial skate board park/ball games etc.
- If the car park is full concerns that they will congest the existing road space in cemetery road.
- The cemetery road is adequate for funeral traffic and for the public visiting the cemetery. It is our opinion if the proposed car park were made available to cemetery visitors it is likely that most people would still park in the road and close to our drive as it is closer to the cemetery entrance.
- Why has the lease for the agricultural land in section B not been offered to the local residents. We oppose the offer of the lease of this land to the cricket club without first having had an opportunity to bid for the lease so that the area could be retained and managed as an area for local wildlife.
- Any development of the land will prevent natural drainage of rainfall into the ground and considerably increase water runoff from the sloping agricultural land onto the road. Therefore adequate piping to remove surface water will be required.
- Valuation of my property will reduce its market value
- No landscaping details is part of the application

In response to the objections received:-

- The Highways have confirmed that the road leading up to the site is narrow, however they do not see it as a reason for refusal as users of the car park will arrive and leave at the same time therefore minimising the potential risk of vehicles waiting at the junction to the A5.
- A condition will be recommended that landscaping will be provided on the northern and western boundary
- The Drainage Section has been consulted with regards to surface water, we are currently awaiting their response.
- Valuation of properties, lease of land, litter, stray balls are not a planning consideration.

## 5. Relevant Planning History

39C381 – Demolition of existing pavilion and erection of a new pavilion at Menai Bridge Cricket Club, Menai Bridge – Approved 20/10/04

39C381A – Amended plans for the demolition of the existing pavilion and erection of a new pavilion at Menai Bridge Cricket Club, Menai Bridge – Approved 21/04/05

39C381B – Demolition of existing storage shed and erection of a new shed at Menai Bridge Cricket Club, Menai Bridge – Approved 01/04/09

39C381C – Erection of a 2 bay artificial net practice facility at Menai Bridge Cricket Club, Menai Bridge – Approved 09/10/09

## 6. Main Planning Considerations

The proposal involves the construction of a new car park to be used by members of the Menai Bridge Cricket Club.

The road leading up to the proposed development is from the A5 via Holyhead Road. The Highways Department have confirmed that the road is narrow, however as users of the car park will arrive and leave at the same time it will minimise the potential risk of vehicles waiting at the junction to the A5.

## 7. Conclusion

The proposal is considered acceptable subject to acceptable surface water details being received.

## 8. Recommendation

Request delegated powers to approve the application subject to acceptable surface water details being received.

**(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 ensure that the development is in the interests of amenity.

**(02) The access shall be laid out and constructed strictly in accordance with the enclosed plan before the dwelling is occupied or before the use hereby permitted is commenced and thereafter shall be retained and kept free from permanent obstruction and used only for access purposes.**

Reason: To comply with the requirements of the Highway Authority in the interests of road safety.

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

Reason: To comply with the requirements of the Highway Authority in the interests of road safety.

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

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

**(05) The access shall be completed with a bitumen surface for the first 5 metres from the nearside edge of the County Highway with the surface water drainage system completed and in perfect working order before the use hereby permitted is commenced.**

Reason: To comply with the requirements of the Highway Authority in the interests of road safety.

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

Reason: To comply with the requirements of the Highway Authority in the interests of road safety.

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

Reason: To comply with the requirements of the Highway Authority in the interests of road safety.

**(08) The northern and western boundary lines of the proposed car park shall be landscaped with a**

**mixed native-species hedgerow, to include hawthorn, hazel, rowan and elder.**

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

12.12

Gweddill y Ceisiadau

Remainder Applications

Rhif y Cais: 40LPA899B/AD/CC Application Number

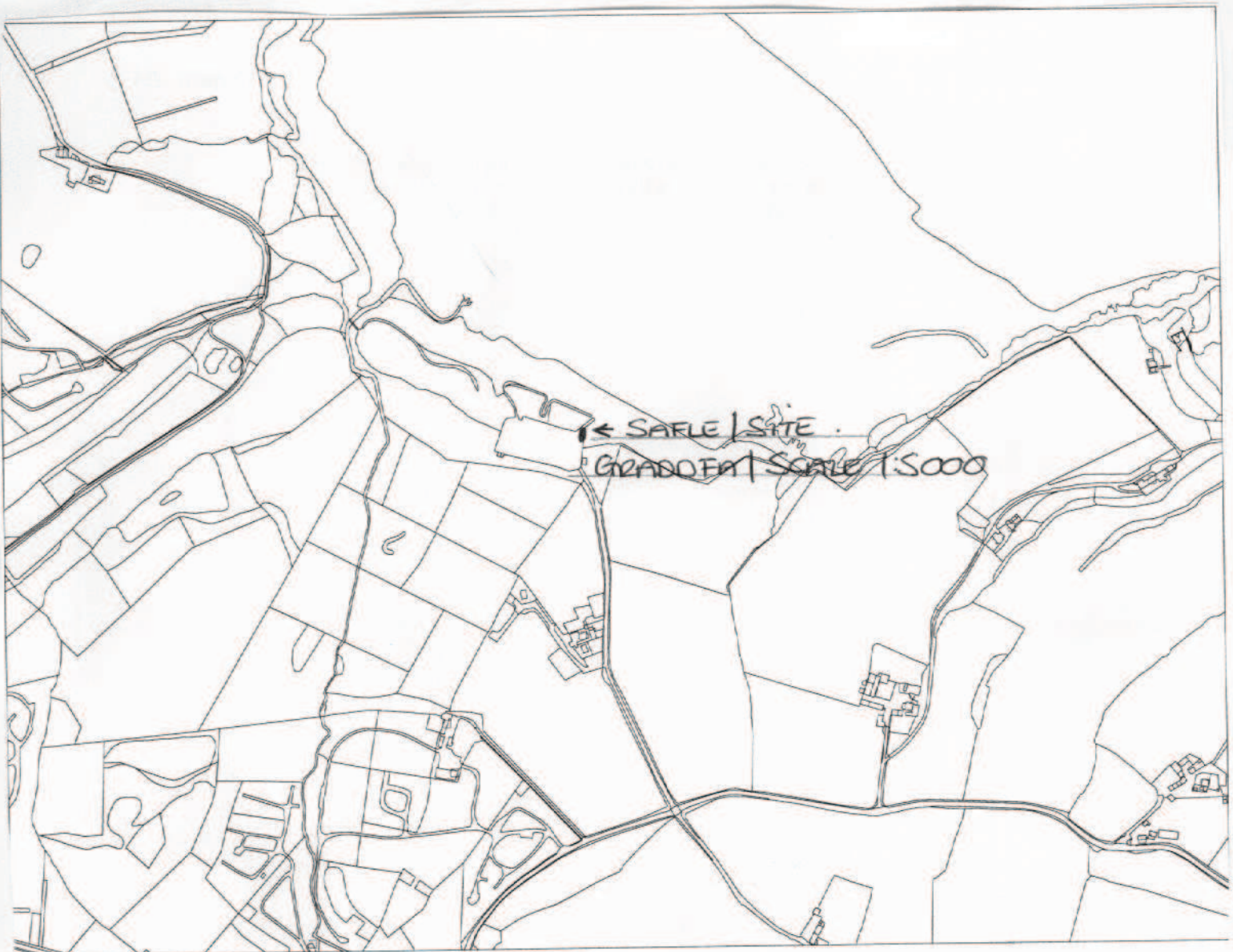
Ymgeisydd Applicant

**Pennaeth Gwasanaeth (Datblygu Economaidd)  
c/o Mr Philip Songhurst  
Imagemakers Design and Consulting  
The Old School  
Sticklepath  
Okehampton  
Devon  
EX20 2NJ**

Cais ar gyfer lleoli panel dehongli yn

Application for the siting of an interpretation panel at

Traeth Lligwy, Moelfre



**Planning Committee: 05/06/2013**

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

**Recommendation:**

Permit.

**Reason for Reporting to Committee:**

Application by Local Authority.

**1. Proposal and Site**

The application is for the erection of an information panel at the car park of Lligwy Beach, Moelfre.

**2. Key Issue(s)**

The key issues are whether the siting of the information panel in this location is acceptable in amenity and highway terms.

**3. Main Policies**

**Ynys Mon Local Plan**

1 – General Policy

22 – Advertisement

**Gwynedd Structure Plan**

D4 – Location, Siting and Design

**Stopped Unitary Development Plan**

SG10 – Advertisement

**4. Response to Consultation and Publicity**

Local Member – No response at time of writing report

Welsh Water – No response at time of writing report

Community Council – No response at time of writing report

**5. Relevant Planning History**

None.

**6. Main Planning Considerations**

**Design**

The proposed information panel consists of a grey aluminium post fixed to the ground, the main section constructed of an aluminium panel, displays details of local attractions.

It is not considered that the proposed information panel will have an unacceptable impact on the amenity area.

**Highways**

It is not considered that the proposed information panel will have a detrimental effect upon highways safety.

## 7. Conclusion

The proposal is considered acceptable.

## 8. Recommendation

### Permit

**(01) Consent is hereby given for a period of 5 YEARS beginning with the date of this consent.**

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

**(02) Any advertisement displayed, and any site used for the display of advertisements, shall be maintained in a clean and tidy condition to the reasonable satisfaction of the local planning authority.**

Reason: In the interests of visual amenity.

**(03) Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a safe condition.**

Reason: In the interests of amenity.

**(04) Where an advertisement is required under these Regulations to be removed, the removal shall be carried out to the reasonable satisfaction of the local planning authority.**

Reason: In the interests of amenity.

**(05) No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.**

Reason: To ensure that the siting and design of the sign will be satisfactory from an amenity point of view and to comply with the requirements of the Highway Authority in the interests of the safety of vehicular and pedestrian traffic.

**(06) The sign shall be sited and erected strictly in accordance with the plan(s) submitted on the 15/04/2013 under planning application reference 40LPA899B/AD/CC.**

Reason: For the avoidance of doubt.



12.13

Gweddill y Ceisiadau

Remainder Applications

Rhif y Cais: 43LPA974/AD/CC Application Number

Ymgeisydd Applicant

**Pennaeth Gwasanaeth (Datblygu Economaidd)  
c/o Mr Philip Songhurst  
Imagemakers Design and Consulting  
The Old School  
Sticklepath  
Okehampton  
Devon  
EX20 2NJ**

Cais ar gyfer lleoli panel dehongli yn

Application for the siting of an interpretation panel at

The Coastguard Lookout, Rhoscolyn



**Planning Committee: 05/06/2013**

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

**Recommendation:**

Permit

**Reason for Reporting to Committee:**

Application by the Local Authority.

**1. Proposal and Site**

The site is located at the Coastguard Lookout in Rhoscolyn.

The application is for the siting of an interpretation panel.

**2. Key Issue(s)**

The key issue is whether the siting of the interpretation panel in this location is acceptable in amenity.

**3. Main Policies**

**Ynys Mon Local Plan**

- 1 – General Policy
- 22 – Advertisements
- 30 – Landscape
- 33 – Nature Conservation

**Gwynedd Structure Plan**

- D1 – Area of Outstanding Natural Beauty
- D4 – Location, Siting and Design
- D10 – Nature Conservation

**Stopped Unitary Development Plan**

- SG10 – Advertisements
- EN2 – Areas of Outstanding Natural Beauty
- EN6 – National Sites

**4. Response to Consultation and Publicity**

Local Member – Happy for officer to deal with application.

Community Council – No objection.

Footpaths Officer – No effect upon the path.

Public Consultation – The application was afforded one means of publicity which was the posting of a site notice near the site. The latest date for the receipt of representations is the 23<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**

**Affect on the amenity** – The proposal entails the siting of an interpretation panel providing information about the geology of the locality. The proposed panel is approximately 1.3 metres by 0.7 metres and is mounted on

a powder coated aluminium frame and will be attached to the railings around the coastguard lookout. It is acknowledged that the site is located within an area of outstanding natural beauty and a site of special scientific interest, however, it is not considered that the proposed panel will detrimentally affect the designated area of outstanding natural beauty or the site of special scientific interest settlement to such a degree it should warrant refusing the application.

## Highways

It is not considered that the proposed information panel will have a detrimental effect upon highway safety.

## 7. Conclusion

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

## 8. Recommendation

### Permit.

**(01) Consent is hereby given for a period of 5 years beginning with the date of this consent.**

Reason: To comply with the Town and Country Planning (Control of Advertisements) Regulations 2007.

**(02) Any advertisement displayed, and any site used for the display of advertisements, shall be maintained in a clean and tidy condition to the reasonable satisfaction of the local planning authority.**

Reason: To ensure that the siting and design of the sign will be satisfactory from an amenity point of view.

**(03) Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a safe condition.**

Reason: To ensure that the siting and design of the sign will be satisfactory from an amenity point of view.

**(04) Where an advertisement is required under these Regulations to be removed, the removal shall be carried out to the reasonable satisfaction of the local planning authority.**

Reason: To ensure that the siting and design of the sign will be satisfactory from an amenity point of view.

**(05) No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.**

Reason: To ensure that the siting and design of the sign will be satisfactory from an amenity point of view.

**(06) No advertisement shall be sited or displayed so as to obscure, or hinder the ready interpretation of, any road traffic sign.**

Reason: To ensure that the siting and design of the sign will be satisfactory from an amenity point of view and to comply with the requirements of the Highway Authority in the interests of the safety of vehicular and pedestrian traffic.

**(07) The development permitted by this consent shall be carried out strictly in accordance with the plan(s) submitted on the 15.04.13 under planning application reference 43LPA974/AD/CC.**

Reason: For the avoidance of doubt.

12.14

Gweddill y Ceisiadau

Remainder Applications

Rhif y Cais: 46C520 Application Number

Ymgeisydd Applicant

**Mr Carl Bateman  
c/o Mr Barry Bradley  
Bradley Building Design Ltd  
34 Oak Drive  
Bramhall  
Stockport  
Cheshire  
SK7 2AD**

Cais llawn ar gyfer addasu ac ehangu sy'n cynnwys codi'r to i greu llety llawr cyntaf a codi balconi yn

Full application for alterations and extensions including raising the roof to create first floor accommodation and the erection of a balcony at

Gadlys, Penrallt Road, Trearddur Bay, LL65 2UG



**Planning Committee: 05/06/2013**

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

**Recommendation:**

Permit

**Reason for Reporting to Committee:**

At the request of the Local Member

**1. Proposal and Site**

The application is a full application for alterations and extensions to the dwelling. The proposal involves the raising of the height of the roof to provide first floor accommodation together with the construction of a first floor balcony.

The property is a single storey detached dwelling which is located at the junction of the private residential estate with Penrallt Road. There is a mixture of single storey, dormer bungalows and two storey dwellings in the locality.

**2. Key Issue(s)**

The applications main issue are whether the design of the proposal is acceptable and whether the proposal will have an adverse effect on the occupants of the surrounding properties and surrounding area.

**3. Main Policies**

**Ynys Môn Local Plan**

Policy 1 – General Policy

Policy 42 – Design

Policy 58 – Extensions

**Gwynedd Structure Plan**

Policy D4 – Location, Siting and Design

Policy D28 – Design

Policy D29 – Design

**Stopped Unitary Development Plan**

Policy GP1 – Development Control Guidance

Policy HP7a – Extensions

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

**4. Response to Consultation and Publicity**

Local Member – Call-in due to local concern

Community Council – Object – height is excessive in comparison with other buildings in the area. A dormer type building would be more appropriate – overdevelopment of the site. These issues will be addressed in section 6 – Main Planning Considerations below

Welsh Water – Standard comments - Informative

Drainage – Standard comments

Highways – Requested that the scheme be amended to provide six parking spaces

The application was afforded two means of publicity. These were by the posting of a site notice near the site

and the serving of personal notifications on the occupiers of neighbouring properties. Following the receipt of amended plans the publicity process was carried out twice. At the time of writing this report 10 letters of representation had been received from the owners of 5 of the neighbouring properties. The main issues raised can be summarised as follows:

- i) Lack of parking spaces, no turning facilities within the site, visitors will park on the road
- ii) Scale of proposal is out of character with the surrounding area and the proposal is an overdevelopment of the site
- iii) Due to the scale of the proposal the dwelling could be used for commercial purposes in the future
- iv) The proposal, by reason of its height, scale and massing will affect the amenities of the occupants of the neighbouring properties by way of overlooking, loss of privacy, loss of light and visual overbearing impact
- v) Amended scheme could provide an additional two bedrooms in the roof which would lead to an 11 bedroom property

In response to these comments I would state:

- i) Following consultation with the Highway Authority the applicant has been requested to provide six parking spaces within the curtilage. A site plan has been received on the 20<sup>th</sup> May, 2013 and at the time of writing this report we are awaiting confirmation from the Highway Authority that the scheme is acceptable
- ii) There is a mixture of single storey, dormer and two storey dwellings in the immediate vicinity of the application site. The scheme has been amended by way of constructing hipped roof in lieu of the pitched roof that was submitted originally in order to respect the character of the surrounding properties. The proposal is to extend the building by the construction of a first floor above the existing flat roof single storey structure and does not involve any loss of garden space.
- iii) We are currently dealing with an application for alterations and extensions to a residential property. Should the applicant wish to change the use of the dwelling to commercial purposes in the future a planning application will be required and the proposal will be considered on its merits against policies in force at that time.
- iv) See section 6.0 below
- v) The proposal does not involve bedrooms within the roof of the property – the only means of access shown to the attic/roof space is a hatch and therefore the roof area is not proposed for additional rooms in the roof/attic space.

## **5. Relevant Planning History**

46C328 – Alterations and extensions to Gadlys, Penrallt Road, Trearddur – Approved 07/07/00

## **6. Main Planning Considerations**

**Design** – The scheme has been amended at the request of the department to provide a hipped roof in lieu of the original pitch roof. The proposal now respects the character of the surrounding properties which have similar hipped roofs. There is a mixture of different house types and scales of properties in the locality and the proposal currently under consideration is similar in scale and design to what is found in the locality.

**Effect on occupants of neighbouring properties** – There is a distance of 7.5 metres between the side of Gadlys and the neighbouring property known as Westcroft (single storey dwelling). There are no windows proposed in the side elevation which fronts the gable of Westcroft. The first floor balcony will be situated approximately 12 metres away from the side of Westcroft. At this distance the amenities of the occupants of Westcroft will be affected and it is considered necessary to condition the permission to erect a 1.7 metre high screening along the boundary of the balcony which directly fronts Westcroft which will safeguard the amenities of its occupants.

The two dwellings situated opposite the application site known as Bryn Llewelyn and Morswyn are situated approximately 30 metres away from Gadlys and due to these distances the proposal will have no effect on the amenities of the occupants of these properties

The floor level of Gorselands and Curragho are higher than the floor level of Gadlys. There is a distance of approximately 22 metres between the proposed balcony and Curragho and approximately 13 metres between the proposed balcony and Gorselands. A 1.7 metre high screen is proposed along the side of the balcony which fronts Curragho and Gorselands and this will ensure that the privacy of the occupants of both neighbouring properties. There are no windows proposed in the gable of the property which fronts Curragho, and the bedroom windows in the rear of the dwelling will not look directly onto the gable of Gorselands. Due to the above the proposal will not harm the amenities currently enjoyed by the occupants of the dwellings.

**Effect on surrounding area** – As stated above the proposal is similar to what is found in the surrounding area with the three immediate neighbouring properties known as Bryn Llewelyn, Morswyn and Curragho being two storey hipped roof properties. The scale and design of the proposal therefore respects the character of the neighbouring properties and will not harm the character of the surrounding area.

## **7. Conclusion**

The design of the proposal is similar to what is found in the locality and the proposal will not detrimentally affect the amenities of the occupants of neighbouring properties or harm the surrounding area.

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

## **8. Recommendation**

### **Permit**

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

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

**(02) A car parking space shall be provided within the curtilage for a minimum number of 6 cars.**

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

**(03) A 1.7 metre high screen shall be erected from point A to B and point C to D as outlined in green on drawing number 9321/6/C, dated December, 2012. No development shall commence until a method statement for the installation of a 1.7 metre high screen from point A to B and C to D including details and timing, have been submitted to and approved in writing by the local planning authority. The screening shall be implemented strictly in accordance with the approved scheme. The screen shall not be removed at any time. If the screen need to be replaced/change for whatever reason the replacement shall be of the same height and type and in the same position,**

Reason: In the interests of residential amenity.

**(04) The development permitted by this consent shall be carried out strictly in accordance with the plan(s) submitted on the 14:03:13, 09:04:13 and 20:05:13 under planning application reference 46C520.**

Reason: For the avoidance of doubt.

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13.1

Materion Eraill

Other Matters

Rhif y Cais: 38C185C Application Number

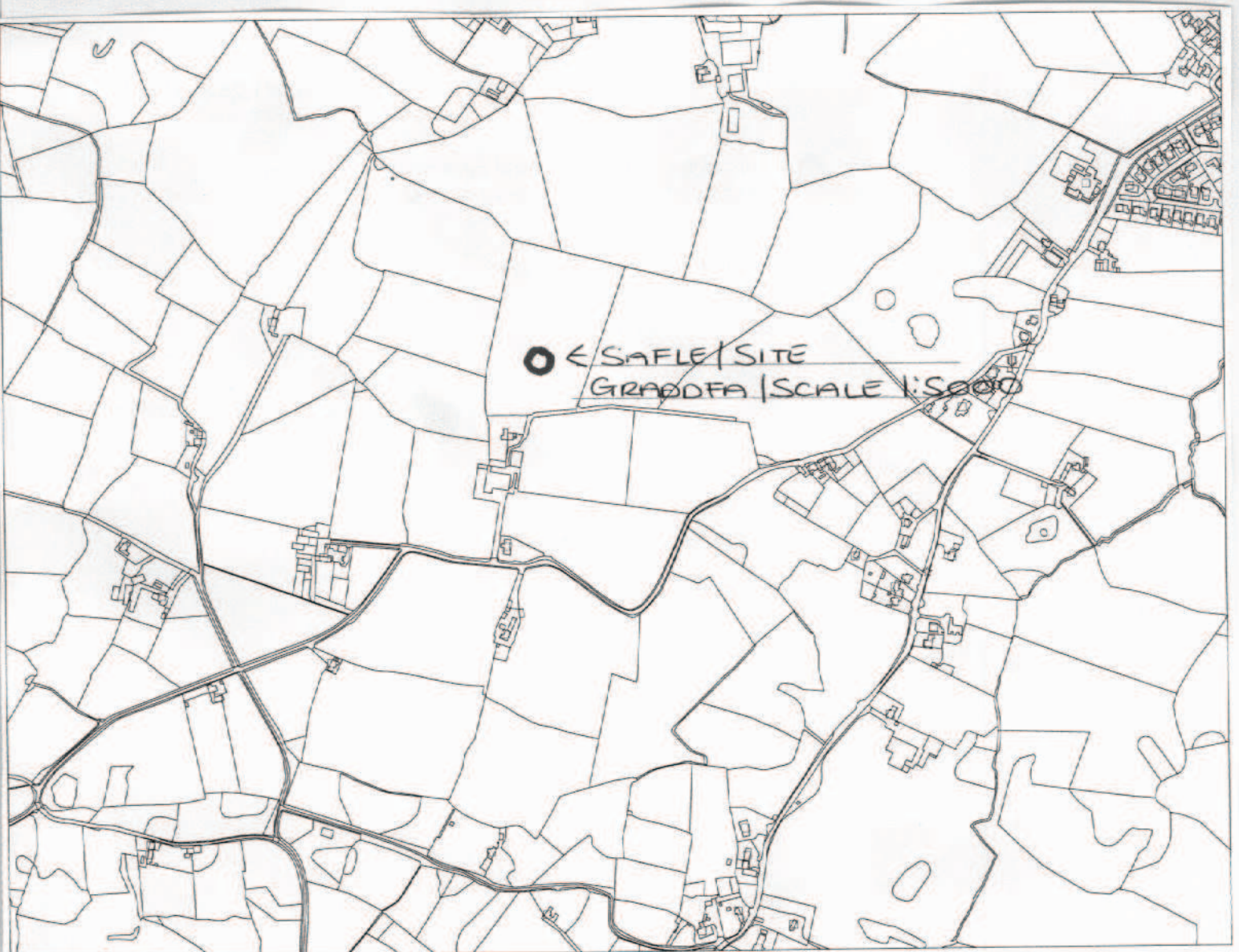
Ymgeisydd Applicant

**Mr Tom Jones**  
**c/o Aspire Planning Ltd**  
**Second Floor Offices**  
**15 Boulevard**  
**Weston-Super-Mare**  
**North Somerset**  
**BS22 9RY**

Cais llawn ar gyfer codi un twrbîn gwynt gyda uchder hwb hyd at uchafswm o 24.6m, diamedr rotor hyd at 19.2m a uchder blaen unionsyth fertigol hyd at uchafswm o 34.2m ar dir yn

Full application for the erection of one wind turbine with a maximum hub height of up to 24.6m, rotor diameter of up to 19.2m and a maximum upright vertical tip height of up to 34.2m on land at

Maes Mawr, Llanfechell



## **Planning Committee: 05/06/2013**

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

#### **Recommendation:**

Permit

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

The application was originally reported to the committee as it has been decided that delegated powers will not be used in connection with wind turbine developments. The applicant was at the time also a councillor of the Isle of Anglesey Council.

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

It was resolved to convene a site visit at the Planning Committee in October 2012.

A resolution to approve the planning application was made by the Planning Committee in November 2012.

Planning permission was not formally released whilst formal complaints were considered by the Council's Monitoring Officer. A legal challenge was subsequently made to the High Court and that remains ongoing.

In the course of the above events the applicant's appealed for non-determination. Jurisdiction on the application is now with the Planning Inspectorate and the application is being reported back to the Planning Committee for the following reasons:

- For members information as planning permission was not released following the resolution of the Planning Committee for the reasons detailed above.
- Since the resolution to approve by the Planning Committee in November 2012 the council has adopted Supplementary Planning Guidance on Onshore Wind Energy (January 2013). This is a material consideration which is assessed in the main body of the report below.
- The Planning Committee is now requested to make a resolution as regard the local planning authority's position in relation to the appeal.
- In the response to publicity section of this report the complaints received following the resolution to grant planning permission are listed and where appropriate addressed in the committee report.
- 

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

The application is made for a single wind turbine with a maximum height to the tip of the blade of 34.2 meters and a maximum rotor diameter of 19.2 meters. The rated power of the turbine is 50KW. The make and model is specified in the planning application which will be installed on a monopole fixed to a concrete foundation sited centrally in a field to the north of the farm. The submitted details indicate that cabling to the electricity network will be underground and the connection point is on the farm complex.

The planning application is supported by the following:

- Residential Amenity Assessment.
- Landscape & Visual Impact Assessment.
- OS Plan indicating the Zone of Theoretical Visibility (ZTV).
- Photomontages.
- Construction Management Plan
- Planning support statement which details amongst other considerations community engagement undertaken by the applicants.

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

- Principle of the development
- Landscape and Visual Impact

- Residential Amenity.

### 3. Main Policies

#### **Gwynedd Structure Plan**

C7 Renewable Energy

D3 Landscape Conservation Area

#### **Ynys Mon Local Plan**

31 Landscape

45 Renewable Energy

#### **Stopped Ynys Mon Unitary Development Plan**

EP 18 Renewable Energy

EN1 Landscape Character

#### **Planning Policy Wales Edition 5 (November 2012)**

**Technical Advice Note 6: Planning for Sustainable Rural Communities (July 2010).**

**Technical Advice Note 8 Renewables (2005)**

**Practice Guidance: Planning for Renewable and Low Carbon Energy - A Toolkit for Planners', Welsh Assembly Government (2010)**

**Practice Guidance Planning Implications of Renewable and Low Energy (February 2011)**

**Supplementary Planning Guidance Wind Energy Developments (January 2013).**

### 4. Response to Consultation and Publicity

**Local Member** The application was referred to another local member (as the applicant was formerly the local member for the area) but no formal observations were received.

The new local members for the area encompassing the application site have been notified of the application and any comments will be reported verbally to the Planning Committee.

**Community Council** Object strongly. We have not received any significant technical feasibility or supplementary guidance from the county council to guide us in the siting of wind farms either single or multiple masts. We were however informed of the 1994 information guidelines to the sighting distances to residential properties. This information was presented to us by a member of the public who attended the community council meeting as an observer.

We also wish to state that we will object to any future single turbine development within the Mechell ward. This opinion will remain in place until we have received technical or supplementary information or guidelines from you, or are persuaded by residents to change our minds accordingly.

**Highways** The Traffic Management Plan "TMP" is satisfactory & an informative as regard a survey of the public highway prior to commencement of the development.

**Drainage** Informative recommended.

**Environmental Services** Conditional permission.

**Environmental Advisor** No ecological comments on the basis that the blade tips are more than 50 meters from the hedgerow.

**Natural Resources Wales** Does not object to the proposal. In our opinion, as explained below, the proposal is not likely to adversely affect natural heritage interests as detailed below:

## Protected Sites

The application will not affect, either directly or indirectly, the features, functionality or integrity of any statutory protected sites of ecological, geological or geomorphologic interest.

## Landscape

The application site is located approximately 2.3km from the boundaries of the Ynys Môn/Anglesey Area of Outstanding Natural Beauty (AONB). However, in view of the scale of the proposals, CCW believe the turbine is unlikely to have significant adverse impacts on the special qualities or integrity of the AONB.

In assessing the potential impact of the proposed development, consideration should be given to the cumulative impacts of the wind energy development along with other similar developments in the area (either existing, or currently within the planning process).

## Environment

Low environmental risk.

**MOD** Conditional permission.

**Arqiva** No objections on the grounds of the effect on television reception.

**Welsh Water** No comments.

**Gwynedd Archaeological Planning Service** There appears to be no significant archaeological implications in this case.

## Response to Publicity

One petition received which the covering letter states is signed by over 300 residents of Llanfechell and Mynydd Mechell in opposition to the erection of commercial wind turbines in the area. The letter states that the number of signatories indicates the strength of feeling of the local population which needs to be considered in arriving at a decision.

91 letters of objections received on the following grounds:

- Adverse effect on the landscape.
- Adverse effect on property values and sales.
- Lack of information provided on the planning application & screening application.
- Issues as regards the community council/local member & notification lack of information in meetings arranged with the community.
- Detrimental visual effect/prominence.
- ZTV shows it will be visible from 10 miles away.
- Noise.
- Health concerns.
- Proximity and the effect on the local school including the distraction of children.
- A wind turbine company has been set up to benefit the local community without consultation with the local community.
- Ornithological Impact.
- Access road leading to the site is narrow with no passing places, roads will need to be built and there will be heavy traffic in constructing the development.
- Effect on business, one letter received from an adjacent caravan site on this basis. Stated that the caravans face in the direction of the turbine.
- Anglesey has its fair share of wind turbines & the writers suggest it may reached its target for renewable energy generation.
- Area already has commercial wind turbines, nuclear power station and pylons.
- There is a known bat colony in the area.

- Damaging to the economy.
- Most people are against onshore wind turbines.
- Proximity of the turbine to residential properties. One writer states the wind turbine would be located only 310 metres from the writer's property at "Bodlwyfan", and it states in the 1994 planning policy that "no turbine shall be sited closer than 400 metres from the nearest dwelling house, with the possible exception of dwellings occupied by the owners of land where it is proposed to locate turbines". I understand that the council are still using this planning guidance for the time being, which makes the site of the wind turbine far too close to my dwelling. Another property at "Henblas" states that they have patio windows facing the turbine.
- Separation distance is less than that required in the Draft SPG.
- The type of turbine proposed is untested and there have been instances of failures.
- Distraction to drivers on the public highway.
- As the turbine is only 50KW it is calculated that on the basis of % operation to capacity it will be unviable.
- The turbine offers no community benefit.
- Precedent as the turbine will be likely followed by others.
- Damage to tourism.
- Turbine is in excess of micro-generation and is classified as medium in the checklist.
- Writers states that their home will be affected by shadow flicker & this will reduce their enjoyment of their house and garden.
- Quality of the picture reduced.
- Would like to know the route of the power supply.

57 letters received supporting the planning application on the following grounds:

- Size & centrality of the turbine.
- The Nuclear power station is of a significant scale in the area being 1.5 miles from the site.
- The power station is connected by two lines of large pylons which can be seen from the proposed site.
- In the area there are 3 wind farms which can be seen & are significantly larger.
- The development comprises a small quiet turbine which complies with renewable energy policies & it should be supported.

Following the resolution to approve the application at the November 2012 Planning Committee a number of complaints were made to the council's Monitoring Officer the main grounds were as follows.

- The resolution was in contravention of 1994 Supplementary Planning Guidance for Wind Energy developments, in terms of the nearest dwelling and the new Draft SPG stipulations with regard to height.
- I would like to officially complain about the way the above meeting was conducted. A full investigation into whether correct procedures were followed and also how some councillors voted. Also, please investigate All conflicts of interests in this matter. I understand that councillors are required leave the room if they have an interest in the application in hand. This did not happen in this case.
- The committee report incorrectly categorised the turbine between micro-generation and sub-regional in terms of classification. Contended that the wind turbine should be classified as a medium sized turbine.
- A petition with 320 names against wind turbines in the area of Llanfechell and 160 letters of objection were ignored.
- Photo-montages are misleading.

These complaints have been responded directly in accord with the council's complaints procedure, where applicable they are considered in the committee report below. One of the complainants also referred the matter to the local government ombudsman who decided not to investigate the matter.

## 5. Relevant Planning History

**38C185A/SCR** Screening opinion for the erection of a wind turbine with a maximum hub height of up to 25 metres, rotor diameter of up to 8.5 metres and a maximum upright vertical tip height of up to 29.25 metres.

EIA not required 06.09.11.

**38C185B/SCR** Screening opinion for the erection of a wind turbine with a maximum hub height of up to 32 metres, rotor diameter of up to 29 metres and a maximum upright vertical tip height of up to 46.5 meters. EIA not required 15.11.11.

**38C185D/SCR** Screening opinion for the erection of a 50kw wind turbine with a hub height of 24.6m, rotor diameter of 19.2m and upright vertical tip height of 34.2m EIA Not required 09.08.12.

## **6. Main Planning Considerations**

### **Screening Opinion**

Screening opinion 38C185D/SCR and dated 09.08.12 is relevant to the application subject to this report. This screening opinion concluded that an EIA was not required for the proposed development. As explained in the introduction of this report an appeal against non-determination has been validated and as part of this process a formal screening direction will also be issued by the Welsh Government.

### **Principle of development**

Policy C7 of the Gwynedd Structure Plan states:

“There will be a presumption in favour of renewable energy projects provided that the impacts upon the locality are acceptable to the local planning authority. Where applicable, the proposals should be supported by an environmental assessment.”

Policy 45 of the Ynys Mon Local Plan states:

“Renewable energy projects will be permitted where it can be clearly demonstrated that there will not be any unacceptable impact on i. Landscape character, ii. Sites of international, national or local importance for nature conservation, iii. species which are of nature conservation importance iv. the standard of amenity enjoyed by the resident and tourist population and vi. Essential public services and communications.

Policy 8B- Energy Developments of the Stopped Ynys Mon Unitary Development Plan states:

“Applications for the development of renewable and non-renewable energy resources will be permitted where it can be demonstrated that there will be no unacceptable adverse impact upon the environment. Preference will be given to the development of clean and renewable energy sources, but proposals for non-renewable energy projects will be permitted if they encourage the maximum use of energy efficiency within their design.

Policy EP18 (Renewable Energy) of the Stopped UDP states renewable energy projects will be permitted where it can clearly be demonstrated that there will not be any significant adverse impact on the listed criteria.

Section 12.8 (Renewable and Low Carbon Energy) of Planning Policy Wales (5th Edition) gives strong support for renewable energy projects in line with the Welsh Assembly Government’s Energy Policy Statement (2010), paragraph 12.8.1 states:

“...It explains our aim by 2050, at the latest, to be in a position where almost all of our local energy needs can be met by low carbon electricity production. Our approach is to reduce energy consumption and improve energy efficiency first and maximise renewable and low carbon energy generation at every scale across Wales...”

Paragraph 12.8.2 states:

“...*Planning policy at all levels should facilitate delivery of both the Assembly Government’s overall Energy Policy statement, and UK and European targets on renewable energy...*”

Section 12.10.1 reproduced below highlights matters that should be taken into account in dealing with renewable and low carbon energy development and associated infrastructure by the local planning authority.

This covers the positive aspects such as contribution to meeting national, UK and European targets and wider environmental, social and economic benefits. It also highlights the need to consider impact on the natural heritage, the coast and the historic environment and the need to minimise impacts on local communities. Other matters such as mitigation and infrastructure matters i.e. grid connection and transportation network are also highlighted within this section as follows:

*12.10.1 In determining applications for renewable and low carbon energy development and associated infrastructure local planning authorities should take into account:*

- *the contribution a proposal will play in meeting identified national, UK and European targets and potential for renewable energy, including the contribution to cutting greenhouse gas emissions;*
- *the wider environmental, social and economic benefits and opportunities from renewable and low carbon energy development;*
- *the impact on the natural heritage (See Section 5.5), the Coast ( See Section 5.6) and the Historic Environment (See Section 6.5);*
- *the need to minimise impacts on local communities, to safeguard quality of life for existing and future generations;*
- *ways to avoid, mitigate or compensate identified adverse impacts;*
- *the impacts of climate change on the location, design, build and operation of renewable and low carbon energy development. In doing so consider whether measures to adapt to climate change impacts give rise to additional impacts (see 4.2);*
- *grid connection issues where renewable (electricity) energy developments are proposed; and*
- *the capacity of, and effects on, the transportation network relating to the construction and operation of the proposal.*

Paragraph 12.8.15 states the impacts from renewable energy developments and associated infrastructure will vary depending on their type, location and scale. This requires different policy and development control considerations. A table is provided at Figure 12.3 (Renewable and low energy scales for planning purposes). At 50KW the turbine subject to this report is at the threshold between a Sub Local Authority and Micro development in PPW.

Practice Guidance – Planning Implications of Renewable and Low Carbon Energy (February 2011) which can be regarded as a material consideration contains a different classification in relation to wind turbine technologies in Table 3.1. In terms of the “Typical Turbine Rating” the turbine would be classed as Small. In terms of a Typical Turbine Height (to blade tip) the turbine would be of a Medium scale. A note in relation to the table states – The scales are not definitive and are used for illustration purposes only.

The council’s Supplementary Planning Guidance Onshore Wind Energy refers to Practice Guidance – Planning Implications of Renewable and Low Carbon Energy (February 2011). At 6.8 and 6.9 of the SPG it categorises turbines of up to 65 meters to blade tip as medium and states “For the purpose of clarity in relation to different types of applications the council will use this height range categorisation to define small, medium and large turbines as a basis for dealing with onshore wind turbine applications.”

The previous planning committee report in November categorised the proposed turbine at 50KW being at the threshold between a Sub Local Authority and Micro development. Given the adoption of the SPG in January 2013 the report considers the turbine with a tip height of up to 34.2 m & 50 kw and 50 kw on the basis of it being a medium scale in accord with the SPG Onshore Wind Energy 2013.

The SPG Onshore Wind Energy 2013 replaces the Wind Energy SPG (1994) which was considered in the report to the November Planning Committee. This means that no weight can now be attributed to the Wind Energy SPG (1994). As regard the weight to be attributed to be attributed to the SPG Onshore Wind Energy (2013) it is a material consideration having been subject consultation and a resolution to adopt by the council. This SPG was subject to two public consultations and was amended in response to comments received during the second consultation periods. The revised version was subsequently approved by the council on the 24<sup>th</sup> January 2013, subject to additional amendments in relation to:

- separation distances;
- 2km buffer to the AONB and height restrictions;
- cumulative impact on the community; and a formal requirement for a bond to decommission the site.

Inspectors in subsequent appeal decision have attributed very limited weight to amendments to the SPG listed above.

Technical Advice Note 8 Renewables (2005) (paragraph 14) states the Assembly Government has a target of 4TWh of electricity per annum to be produced by renewable energy by 2010 and 7TWh by 2020. In order to meet these targets the Assembly Government has concluded that 800MW of additional installed capacity is required from onshore wind sources.

Paragraph 2.12 of TAN 8 states the Assembly Government expects local planning authorities to encourage, via their development plan policies and when considering individual planning applications, smaller community based wind farm schemes (generally less than 5 MW). The development subject to this report can be regarded as small but it is not a community based scheme.

Paragraph 2.13 states:

“Most areas outside SSAs should remain free of large wind power schemes. Local planning authorities may wish to consider the cumulative impact of small schemes in areas outside of the SSAs and establish suitable criteria for separation distances from each other and from the perimeter of existing wind power schemes or the SSAs.”

Section 2 of Technical Advice Note 6: Planning for Sustainable Rural Communities contains the following guidance:

“2.1.1 The planning system has a key role to play in supporting the delivery of sustainable rural communities. It can help to ensure that appropriate development takes place in the right place at the right time by making sufficient land available to provide homes and employment opportunities for local people, helping to sustain rural services. Simultaneously, the planning system must respond to the challenges posed by climate change, for example by accommodating the need for renewable energy generation. It must also protect and enhance the natural and historic environment and safeguard the countryside and open spaces. The overall goal for the planning system is to support living and working rural communities in order that they are economically, socially and environmentally sustainable. Planning authorities should seek to strengthen rural communities by helping to ensure that existing residents can work and access services locally using low carbon travel and obtain a higher proportion of their energy needs from local renewable sources.”

In relation to farm diversification Technical Advice Note 6: Planning for Sustainable Rural Communities contains the following guidance:

3.7.2 Many economic activities can be sustainably located on farms. Small on-farm operations such as food and timber processing and food packing, together with services (e.g. offices, workshop facilities, equipment hire and maintenance), sports and recreation services, and the production of non-food crops and renewable energy, are likely to be appropriate uses.

The policies listed above provide a presumption in favour of renewable energy developments subject to detailed considerations. The impacts from renewable energy developments will also vary depending on their location and scale and require different policy and development control considerations. Given the adoption of the SPG in January 2013 the report considers the turbine with a tip height of up to 34.2 m and 50 kw on the basis of it being a medium scale. The principle of the development is still considered acceptable subject to detailed considerations below.

### **Landscape and Visual Impact**

The planning application is supported by a Landscape and Visual Impact Assessment (LVIA) and map illustrating the Zone of Theoretical Visibility for 10km.

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

The Supplementary Planning Guidance (SPG), Onshore Wind Energy Development introduces a 2 km buffer around the AONB.



The application site is approximately 2.3 kms from the edge of the AONB at the closest point in proximity to Llanfairynghornwy, and approximately 1km from the Conservation Area at Llanfechell. It is at approximately 40 metres AOD, in open farmed landscape of medium sized field enclosures, inland of the coastal landscape.

The proposed turbine is within an area where there is a strong visual and landscape influence from wind farms and energy infrastructure. From the site there are views of wind turbines at Rhys y Groes at approximately 2.5 kms from the proposed site and of the wind turbines at Llyn Alaw at 3.5kms from the site. The 132kv pylons are visually prominent energy infrastructure close to the site; Wylfa nuclear power station is also visible.

The proposed turbine would not have a significant adverse cumulative landscape impact, although it may form part of views of other sites and approved turbines. It would not have a significant impact on the AONB; there would be no views from Llanfechell Conservation Area. It's impact would be largely of local significance by virtue of its proximity to Mynydd Mechell and Llanfechell. While it would not be an overbearing structure due to its size and distance from the settlements, it would be a prominent built structure and would have a moderate adverse cumulative impact due to the presence of other energy infrastructure.

### **Residential Amenity**

The application is accompanied by a detailed assessment of the impacts on the residential amenities of surrounding properties.

A number of the objection letters received are made on the basis of proximity to the nearest residential properties including the village and the school.

Annex D of TAN 8 lists factors which should typically be reviewed to identify "technically feasible areas" for the development of onshore wind energy schemes. At paragraph 3.4 it states "500M is currently considered a typical separation distance between a wind turbine and residential property to avoid unacceptable noise impacts, however when applied in a rigid manner it can lead to conservative results and so some flexibility is again advised"

In paragraph 7.9.8 the council's SPG states in the absence of guidance, this document presents the local approach to be taken towards wind turbine development in Anglesey. On medium scale wind turbines (between 20.1 m and 65m tip height) at Table 4 the SPG states that there should be a minimum separation distance from residential or tourist properties of 500 meters or 20 times tip height (in meters) (whichever is the greatest).

As explained previously in this committee report limited weight has been attributed by Planning Inspectors to the amendments introduced during the meeting that led to the Council's adoption of the SPG. The lack of public consultation about the additional amendments, which include the separation distances in paragraph 7.9.8 described above, is cited as a reason for the Inspector's conclusions about the weight that can be afforded to this aspect of the SPG.

The application is accompanied by an assessment of the impacts on the residential amenities of surrounding properties. The proposed turbine is around 312 meters from the nearest residential property or 283 meters to the nearest point of the garden. In order to assess the proposal's conformity with the development plan and other material planning considerations officers have assessed the impact on the visual amenity of surrounding residential properties. On the basis of the size of the proposed turbine and distances from these properties it is not considered that the resident's visual amenity is affected to an unacceptable degree.

Objections have also been received on the basis of the proximity and the effect on the local school including the distraction of children. The turbine would be visible from the school grounds and would be prominent and significant in movement. However, at 500 metres from the school playing field, it would not have an overbearing impact on the school.

Annex C of Technical Advice Note 8 provides advice on Shadow Flicker and Reflected light. Shadow flicker is only found to occur within properties up to 10 rotor diameters of a turbine and within 130 degrees either side of north at these latitudes in the UK. There are no residential properties within this area in this case and shadow flicker nuisance is not expected to occur within any residential properties as a result of the development, a condition has, however, been recommended on a precautionary basis.

Annex C goes on to state turbines can also cause flashes of reflected light, which can be visible for some distances. The guidance states that reflected light can be mitigated by the choice of blade colour and a condition has been recommended on the colour to mitigate impacts to mitigate the impacts.

The application has also been assessed by the council's Environmental Services Section who do not consider that the development will have an unacceptable impact in terms of noise subject to the conditions recommended.

### **Other Policy and Material Considerations**

In terms of the provisions of the SPG (adopted January 2013) the following matters are now material in relation to the application:

- Community Engagement – the applicants have submitted a community engagement statement as part of their Planning Support statement and this is considered suffice the requirements of the SPG.
- Limiting any planning consent to 2 years and this has been recommend in the proposed conditions below.
- A formal requirement for a bond to decommission the site – this was added to the SPG and has not been subject to formal consultation and as explained previously it can be attributed little weight on this basis.
- Community Benefit and Developer Contributions. In accord with TAN 8 the SPG makes clear that where appropriate developers should liaise directly with local communities regarding possible associated community benefits rather than the council. The absence or presence of any contribution to local communities is not an issue which will be considered by the council in its determination of whether planning permission should be given.

The applicants have indicated the connection point to the national electricity grid is within the area of the farm holding, a connection to the national grid will be the subject of a separate application to the statutory undertaker.

The Ministry of Defence have no objections to the development subject to conditions.

No objections are raised by Natural Resources Wales or the council's Environmental Adviser on the grounds of the effect on protected species or other grounds as per their consultation responses.

The effects of the development on tourism is a material consideration. The Isle of Anglesey Council commissioned research on "The Impact of Wind Turbines on Tourism" which has been weighted in making the recommendation below.

### **7. Conclusion**

The principle of the development is considered acceptable. In terms of visual amenity, shadow flicker/reflected light and noise officers consider that the proposal is acceptable subject to conditions. In landscape and visual impact terms the proposed turbine would not have a significant adverse cumulative landscape impact. It would not have a significant impact on the AONB. It's impact would be largely of local significance by virtue of its proximity to Mynydd Mechell and Llanfechell. The report has also weighted the provisions of the Supplementary Planning Guidance Onshore Wind Turbines (2013) in making this assessment.

### **8. Recommendation**

It is recommended that the Planning Inspectorate are informed that the local planning authority do not wish to contest the appeal, and that if they are minded to approve the appeal that the following conditions should be considered:

**(01) The development hereby approved shall commence not later than five years from the date of this approval.**

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

**(02) The planning permission is for a period not exceeding 25 years (“the 25 year period”) from the date that the development is first connected to the electricity grid (“the grid”). The dates of (a) first connection to the grid and (b) of the full operation of the turbine “the commissioning” shall be notified in writing to the local planning authority within 28 days of each of these 2 events occurring.**

Reason: To enable the Local Planning Authority to review the position in the light of circumstances prevailing at the end of the period.

**(03) The turbine hereby approved shall not exceed:**

<b>34.2 metres</b>	<b>maximum tip height *(to the upright vertical tip of an attached blade)</b>
<b>24.6 metres</b>	<b>maximum hub height</b>
<b>19.2 metres</b>	<b>maximum rotor diameter</b>
<b>50 kw</b>	<b>maximum rated power</b>

**No wind turbine shall be installed on site until details of the make, model, design, size, transformer location, power rating, sound levels, external finish and colour of the proposed turbines have been submitted in writing to, and approved in writing by, the local planning authority. The turbine blades shall rotate in the same direction. The development shall thereafter be implemented only in accordance with the approved details.**

Reason: To define the scope of the permission having regard to the assessed impact of the development.

**(04) At the end of the 25 year period, the turbine shall be decommissioned and all related above ground structures shall be removed from the site. Twelve months before the decommissioning of the turbine, a written scheme for the restoration of the site (“the decommissioning scheme”) shall be submitted to the local planning authority for approval in writing. The decommissioning scheme shall make provision for the removal of the wind turbine and associated ancillary equipment to a depth of at least 1m below ground. All decommissioning and restoration works shall be carried out in accordance with the decommissioning scheme as approved and in accord with the timetable therein.**

Reason: To ensure a satisfactory appearance upon cessation of the development.

**(05) If the wind turbine hereby permitted fails to produce electricity for supply to the grid for a continuous period of 12 months the wind turbine and its associated ancillary equipment shall be removed to a depth of at least 1m below ground and removed from the site and the land shall be reinstated within a period of 6 months from the end of that 12 month period in accordance with a scheme (“the removal scheme”) submitted to and approved in writing by the local planning authority prior to the commencement of the development. The developer shall provide written operational data for the turbine to the local planning authority on reasonable written request.**

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

**(06) Within 12 months of the “the commissioning” and on the written request of the local planning authority including any timescales set out therein; a written scheme to mitigate any incidence of shadow flicker at any affected property including a timetable (“the alleviation scheme”) shall be submitted to and approved in writing by the local planning authority. The operation of the development shall thereafter be carried out in accordance with “the alleviation scheme”.**

Reason: To safeguard the amenities of the occupants of the adjacent dwelling.

**(07) All cabling in connection with the development hereby approved shall be installed underground (unless otherwise approved in writing by the local planning authority).**

Reason: In the interests of amenity.

**(08) The development shall not commence until the following has been submitted to and approved in writing by the local planning authority.**

- 1) The date construction starts and ends.
- 2) The maximum extension height of any construction equipment.
- 3) The latitude and longitude of every turbine.

**The development shall thereafter be undertaken strictly in accord with the details approved under the provisions of this condition.**

Reason: To ensure that military aircraft avoid the area and avoid the danger of collision.

**(09) No wind turbine shall be installed on site until confirmation of the following has been submitted to and approved in writing by the local planning authority:**

- 1) The turbine shall only be installed by a suitably qualified person, in accordance with the manufacturer's instructions and the site survey.
- 2) The wind Turbine shall be serviced in accordance with the manufacturer's recommendations.
- 3) The cumulative noise from the wind turbine, measured 3.5m from the facade of any occupied neighbouring property not in the ownership of the applicant, shall not exceed 35dB LA90, (10 minutes) up to wind speeds of 9m/s at hub height. Where the most noise sensitive part of any adjacent premises is above ground level, the monitoring location shall be 1m from the facade and a facade correction of -3dB(A) applied.
- 4) The Wind Turbine shall not be tonal in character.

**(10) The development shall thereafter be implemented only in accordance with the approved details.**

Reason: In the interests of the amenities of the occupants of neighbouring dwellings.

**(11) The development hereby approved shall be constructed strictly in accord with the "Construction Traffic Management Plan" Aspire Planning (June 2012).**

Reason: To minimise danger and inconvenience to highway users.

## **Informatives**

The applicant is advised to contact Colin Edwards (Chief Engineer) 01248 752350 to discuss the requirements of a condition survey of the highway network before commencement of any development on the site. The survey will be useful for all parties to provide a record of the condition of the public highway prior to the completion of the development.

## **9. Other Relevant Policies**

**Gwynedd Structure Plan**  
FF11 (Traffic)

**Ynys Mon Local Plan**  
1 (General Policy)  
35 (Nature Conservation)

**Stopped Anglesey Unitary Development Plan**  
GP1 (Development Control Guidance)  
EN4 (Biodiversity)

Technical Advice Note 5 Nature Conservation and Planning (2009)



Rhif y Cais: **38C236A** Application Number

Ymgeisydd Applicant

**Mr John Huw Jones**  
**Tyddyn Paul**  
**Llanfechell**  
**Amlwch**  
**Ynys Mon**  
**LL68 0RH**

Cais i bennu os oes angen caniatad balenorol i godi sied amaethyddol at ddefnydd storfa yn

Application to determine whether prior approval is required for the erection of an agricultural shed for storage purposes at

Tyddyn Paul, Llanfechell



**Planning Committee: 05/06/2013**

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

The applicant is related to a member of staff.

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.

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## DYDDIADAU CYFARFODYDD Y PWYLLGOR CYNLLUNIO A GORCHMYNION 2013/14

### PLANNING AND ORDERS COMMITTEE DATES OF MEETINGS 2013/14

<b>2013</b>	<b>PWYLLGOR/COMMITTEE</b>	<b>YMWELIAD SAFLE/SITE VISIT</b>
Mehefin/June	5	19
Gorffennaf/July	3 31	17
Awst/August	-	21
Medi/September	4	18
Hydref/October	2	16
Tachwedd/November	6	20
Rhagfyr/December	4	18
<b>2014</b>		
Ionawr/January	8	22
Chwefror/February	5	19
Mawrth/March	5	19
Ebrill/April	2	16

Bydd cyfarfodydd y Pwyllgor yn cychwyn am 2 o'r gloch ar brynhawn Mercher yn Siambr y Cyngor, Llangefni os na hysbyswyd yn wahanol i hyn.

The Committee's meetings will commence at 2:00 p.m. on Wednesday afternoons in the Council Chamber, Llangefni unless otherwise notified.

Bydd ymweliadau safle yn cychwyn am 9:30 y bore. Nid yw rhain yn gyfarfodydd cyhoeddus.

Planning site visits will commence at 9:30.m. These are not public meetings.

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