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CYNGOR SIR
YNYS MÔN
ISLE OF ANGLESEY
COUNTY COUNCIL

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RHYBUDD O GYFARFOD	NOTICE OF MEETING	
PWYLLGOR CYNLLUNIO A GORCHMYNION	PLANNING AND ORDERS COMMITTEE	
DYDD MERCHER, 3 GORFFENNAF, 2013 ➔ 1.00 o'r gloch ←	WEDNESDAY, 3 JULY 2013 ➔ 1.00 pm ←	
SIAMBR Y CYNGOR, SWYDDFEYDD Y CYNGOR, LLANGFNI	COUNCIL CHAMBER, COUNCIL OFFICES, LLANGFNI	
Swyddog Pwyllgor	Mrs. Mairwen Hughes (01248) 752516	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 Management 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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None to be considered by this meeting.

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None to be considered by this meeting.

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11 DEVELOPMENT PROPOSALS SUBMITTED BY COUNCILLORS AND OFFICERS

None to be considered by this meeting.

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PLANNING AND ORDERS COMMITTEE

Minutes of the meeting held on 5 June 2013

- PRESENT:** Councillor William Thomas Hughes (Chair)
Councillor Ann Griffith (Vice-Chair)
- Councillors Lewis Davies, Jeffrey M.Evans, John Griffith, K P Hughes, Vaughan Hughes, Victor Hughes, Raymond Jones, Richard Owain Jones and Nicola Roberts
- IN ATTENDANCE:** Development Control Manager (DFJ)
Chief Planning Officer (GJ)
Planning Assistants
Senior Engineer (Development Control) (EJ)
Legal Services Manager
Committee Officer (ATH)
- APOLOGIES:** None
- ALSO PRESENT:** Local Councillors: None
-

The Chief Planning Officer offered words of congratulations and welcome to both those newly elected members who were joining the Planning and Orders Committee for the first time and also those Members who had been re-elected and were renewing their membership of the Committee at what was an exciting time for the Committee and the Authority alike.

Councillor Jeff Evans wished to make it known that as a new member on the Planning Committee he was disappointed that due to circumstances in relation to his car he had not attended the Planning Training session held on Monday in preparation for this meeting. However, he was not informed and had only recently discovered that as a result of not attending the training session he was now unable to participate and vote on any application before the Committee at this meeting. Councillor Evans said he found it astonishing and wrong that as a new member he had not been alerted to this requirement given that if had known, he would have endeavoured to be present as this was a matter of importance to him. Consequently, he would not be taking part for the duration of this meeting and might only be able to contribute on issues of a local nature but not participate in any voting. Whilst he accepted that those were the rules he emphasised that he should have been made aware of them as a new member particularly with reference to what is essential in terms of attendance in order to be able to exercise voting rights.

The Legal Services Manager confirmed that the planning procedure rules stipulate as such and that that provision has formed part of the Planning Procedure rules for some time. He apologised if the Member felt at a disadvantage at this meeting as a result but he was confident that Planning Officers would arrange training for Councillor Evans prior to the next meeting.

1 APOLOGIES

There were no apologies for absence.

2 DECLARATION OF INTEREST

Declarations of interest were made as follows:

- Councillor John Griffith in respect of application 7.1

- Councillor Victor Hughes in respect of applications 7.3 and 11.1
- Councillor Kenneth Hughes in respect of application 13.1

Councillor Ann Griffith declared a personal interest on the basis that the Plaid Cymru manifesto contained points with reference to wind turbines. She stated that she would consider each application on its planning merits.

3 MINUTES OF THE 24 APRIL, 2013 MEETING

The minutes of the previous meeting of the Planning and Orders Committee held on 24th April, 2013 were presented and confirmed as correct.

4 SITE VISITS

No site visits were undertaken following the 24th 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, 7.3, 11.1, 12.11 and 12.14. (*Consideration of application 7.1 was deferred for a site visit to take place*).

6 APPLICATIONS THAT WILL BE DEFERRED

6.1 34LPA121Q/CC – Installation of a biomass wood pellet boiler unit in connection with the new school to be erected on land at Ysgol Gyfun Llangefni, Llangefni

The Planning Development Manager said that it was considered that it would be of benefit to the Members to view the site and its context prior to making any determination.

It was resolved that a site visit be undertaken in accordance with the Officer's recommendation for the reason given in the written report.

6.2 41C8C – 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 Garnedd Ddu, Star

The Planning Development Manager informed the Committee that the previous Local Member called in the application for determination by the Planning and Orders Committee. It is the Officer's view that Members would benefit from viewing the site and its context prior to making any determination.

It was resolved that a site visit be undertaken in accordance with the Officer's recommendation for the reason given in the written report.

6.3 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, retails 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 extension to the Penrhos Coastal Park Leisure Village comprising refurbished lodges and facility buildings to create a high quality holiday accommodation (up to 315 family lodges); a Visitor Centre and Nature Reserve allowing controlled public access; and Heritage Centre with visitor parking. A residential development comprising up to 360 residential dwellings set in landscaping and open spaces at land at Kingsland, Kingsland Road, Holyhead. Each phase of development will have ancillary development comprising car parking, servicing areas, open spaces and plant at Penrhos Coastal Park, Cae Glas and Kingsland, Holyhead.

The Planning Development informed the Committee's Members that a site visit is required prior to the determination of a major planning application such as the above.

It was resolved that a site visit be undertaken in accordance with the Officer's recommendation for the reason given in the written report.

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

Councillor John Griffith having declared an interest in this application withdrew from the meeting during the discussion and voting thereon.

The Planning Development Manager informed the Committee that the application above dates back to the former Planning and Orders Committee in situ prior to the May local government election. Consideration of the application was deferred at the Committee's previous meeting on 24th April as it was considered that determination of the application prior to the election could be potentially contentious locally. The Officer explained that the difficulty arising at this meeting is that there is not a quorum of members from the former pre May Planning and Orders Committee serving on the current Committee to allow a decision to be made. The Officer's recommendation previously had been that the former Committee undertake a site visit and that therefore is the recommendation to the Committee at this meeting – that Members visit the site prior to determining the application.

Councillor Kenneth Hughes proposed that the Committee visit the site in line with the Officer's recommendation and Councillor Lewis Davies seconded the proposal.

It was resolved that consideration of the application be deferred to allow a site visit to be undertaken anew.

7.2 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 reported to the Committee for determination as it is on land leased by the Council from the Crown Estates. The application has previously been deferred as letters of objection were received by the Department and as the Environmental Health Section also objected to the application. The points raised in the objections have been discussed and since resolved.

The Planning Development Manager said that the bell is a public artefact and he explained its purpose and the manner in which it would work. He explained that consideration of the application was deferred at the previous meeting of the Planning and Orders Committee because there was local opposition to the proposal on the grounds of potential noise nuisance and because the Environmental Health Section's Officers also had similar concerns at the time. Further investigations have since been carried out by Environmental Health Officers particularly with regard to the noise

levels which the bell can potentially generate and, as a means of overcoming the problem they are prepared to give temporary planning consent only. This in practice means that planning permission would be given for a period of one year during which any noise nuisance issues arising can be dealt with by the Environmental Health Officers under relevant Environmental Health legislation and, if it is found that the bell has resulted in noise nuisance the planning consent would not be renewed. This therefore is the Officer's recommendation.

Councillor Kenneth Hughes proposed that the Officer's recommendation of temporary planning consent be approved and he was seconded by Councillor Vaughan Hughes who thought it a most reasonable way of proceeding.

It was resolved to approve the application in accordance with the Officer's recommendation. The planning consent given to be effective for one year in the first instance. (Councillor W.T.Hughes as a Local Member did not vote on the matter)

7.3 42C61G – Removal of existing residential caravan and erection of a 2 storey dwelling within the residential curtilage at the Caravan, Ty'r Ardd, Pentraeth

Councillor Victor Hughes having declared an interest in this application, withdrew from the meeting during the discussion and voting thereon.

The application was been presented to the Committee originally at the request of a former Councillor. Consideration of the application was deferred at the previous meeting of the Planning and Orders Committee following the receipt of legal advice regarding its status. It is now considered that the application constitutes a departure, contrary to Development Plan policies. This being the case, the application has been publicised as such.

The Chair invited Mr Rhys Davies to address the Committee in support of the application.

Mr Rhys Davies explained that the application before the Committee is for the removal of an existing residential caravan on the site and its replacement with a new residential dwelling. The Officers are recommending refusal of the application and he believed that the difference of opinion between them and the applicant is based on the policy in relation to replacement dwellings in terms of being able to change units such as caravans which is a residential unit into a permanent dwelling. There are two relevant policies namely Policy 54 in the Local Plan which states that "The Council will favourably consider proposals for the replacement of an existing permanent dwelling only where it can be shown that the new dwelling can significantly improve the area's appearance." Mr Davies said that what the policy refers to here is the change of one dwelling for another dwelling and he went on to refer to Policy HP9 of the Unitary Plan which provides that "replacement dwellings located in a cluster, hamlet or in open countryside will be permitted where the new dwelling incorporates the original footprint of the existing dwelling and is suitable to the location and exhibits a high quality design." The intention of this application is to change the caravan which is a residential unit and which is supported by a certificate of lawful use which confirms that the unit is a permanent dwelling; the curtilage of the caravan is also incorporated within the certificate of lawful use. Therefore there is a legal right for a residential dwelling on the site. Mr Davies proceeded to say that the applicant wishes to replace the caravan which has been in situ for 10 years or more with a traditional residential dwelling with slate roof and render which will suit the character of the area as an area of outstanding natural beauty. The description of the application in the report refers to a 2 storey dwelling – this is an outline application and if the Committee's Members are in any doubt whatsoever whether a 2 storey dwelling is appropriate for this site then he would encourage them to visit the site to see where the caravan is presently situated and where the proposed new dwelling is to be sited and how the two sit together. As mentioned, the existing caravan has been on the site for over 10 years – there is in line with the policy requirement a certificate of lawful use which proves that this a permanent dwelling so it is a case of changing one for the other for a more purposeful dwelling. It must also be borne in mind that national policy now encourages more sustainable developments and that the Planning Policy in Wales says that the planning system provides a presumption in favour of sustainable developments. This a change of a caravan that has been a home for the applicant for over 10 years for a more appropriate dwelling that is more energy efficient – effective under the Code of Sustainable homes, Level 3. Mr Davies concluded by saying that he hoped that changing one caravan that is a permanent dwelling to a new home that is more

appropriate and more suitable to the site in respect of design is something that Members will be able to approve today. Should there be any doubts then it would be worth the Members visiting the site before determining the application.

Councillor John Griffith inquired of Mr Davies whether permission had been given for a caravan on the site.

Mr Davies replied that the caravan has been in its present location for more than 10 years and has been used as a residential home for that time and more. What has been confirmed on this site is that the caravan has been used lawfully as a home for more than 10 years

Councillor Griffith clarified his inquiry by asking whether permission had been given by the Council to put a caravan on this site in the first place.

Mr Davies said that the caravan was within someone else's garden historically but given that it was used purposely as a home for 10 years or more a certificate of lawful use has been issued on the caravan a little over a year ago.

Councillor R.O. Jones wished to know whether there were any other properties in the vicinity.

Mr Rhys Davies explained that there is a cluster of about 4 dwellings to the north of the site and then to the south and south east there is a further cluster of about 5 to 6 dwellings. Altogether there is a cluster of around 10 dwellings around the area.

The Planning Development Manager said that as the report explains the application is a departure and is contrary to Development Plan policies. There is planning history of refusing several applications for permanent dwellings on this specific site. With regard to some of the points made in the presentation, the Officer explained that notwithstanding that planning permission is not required for a caravan within a garden, permission is required to live in a caravan in a garden and he could confirm that that planning permission had never been given in this case. Whilst the Officers accept that a certificate of lawful use has been granted for a residential caravan on the site they do not accept that this establishes the principle for a house on the site. The policies that deal with replacement dwellings have not been designed to deal with this kind of development – they are meant to apply to the rebuilding of old houses which are no longer suitable for that use. The site in question clearly lies outside of any development area marked out in development plans and whilst there are other houses in the locality the area is not recognised as a hamlet or village; it is designated as countryside in the Development Plan and moreover it also lies within an Area of Outstanding Natural Beauty. The report sets out three principal reasons for rejecting the development in relation to policies, adverse effects on the character and amenities of the area as an AONB and the fact that the principle of residential development within the countryside does not accord with the provisions of local and national planning policies. The position with regard to the caravan is accepted – it has been legalised but the fact remains that it is a caravan and not a permanent dwelling. The issue is one of principle not design and in terms of principle the policy guidance is clear in this respect. The recommendation is therefore one of refusal.

Councillor Lewis Davies inquired when the certificate of lawful use was issued and the basis on which it was granted. The Officer said that the certificate was issued on 9 February, 2012 on the basis that the applicant had been able to prove that residential use of the caravan had been made over a period of time. Councillor Davies inferred therefore that there had been no objections to someone living in the caravan over the course of the 10 years.

Councillor Ken Hughes said that he did not accept the argument that the caravan can be used as a house given that at the end of the day a caravan is a caravan despite the fact that it has been lived in. Furthermore, the application runs contrary to policy and he therefore proposed that it be refused. Councillor Lewis Davies seconded the proposal of refusal.

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

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 33C258B/RUR – 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

Councillor Victor Hughes having declared an interest in this application, withdrew from the meeting and did not take part in the discussion and voting thereon.

The application was reported to the Planning and Orders Committee as the applicant is related to a relevant staff member as set out in the Council's Constitution. The Monitoring Officer had reviewed the file and had raised no concerns.

Mr Rhys Davies speaking in support of the application was invited by the Chair to address the Committee.

Mr Davies said that the application was one for an agricultural dwelling to the north of Penmynydd. The site lies close to the curtilage of the farm and is the closest possible site which the applicant could find that is suitable and near to the agricultural buildings which is what planning policies encourage an applicant to do. The reports accompanying the application show that there is a need for an additional farm dwelling and the proposed development is meant as a dwelling for the son of the farmhouse who wishes to carry on farming with his family on this farm. The application does meet all the criteria which is required under national policy in order to obtain permission for an agricultural dwelling. Mr Davies concluded by saying that he would be happy to answer any questions that may arise with regard to the application.

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

The Planning Development Manager said that both national and local policies permit the erection of dwellings in the countryside if they are required for purposes such as agriculture. Certain criteria have to be met and the Officers are satisfied that those have been fulfilled in this case. Officers are therefore prepared to grant planning consent to the development on condition that it is for agricultural purposes and that a Section 106 agreement is attached to the consent to ensure that the farm is not broken up.

Councillor John Griffith proposed that the application be approved and his proposal was seconded by Councillor R.O. Jones.

It was resolved to approve the application in accordance with the Officer's recommendation subject to the conditions listed in the written report and a Section 106 agreement.

12 REMAINDER OF APPLICATIONS

12.1 11LPA921A/AD/CC – Application for the siting of an interpretation panel at the Car Park, Parys Mountain

The application is reported to the Planning and Orders Committee as it is made by the Local Authority.

The Planning Development Manager explained that the application above is the first of several under section 12 of the agenda for this meeting for interpretation panels. These have been brought to the Committee as the Council is the applicant. The purpose of such panels is to display details of local attractions within their locality and also to provide information about the geology of the area in which they are proposed to be placed. Anglesey's geology is recognised as being significant world-wide and the island is known as Geo Môn Park. These developments therefore contribute towards promoting this aspect, the intention being to create experiences that are both educational and interesting to walkers. Each panel will carry information about the local area along with details of the area's geology. With such developments the two principal planning factors which need to be considered are the effects on amenities and highway safety. Officers have assessed these factors for each of the applications and are satisfied that no problems will arise as a result. The recommendation is therefore one of approval.

Councillor Ken Hughes proposed that the application be approved and his proposal was seconded by Councillor Vaughan Hughes.

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

12.2 12C266K – Retrospective planning application for alterations to the roof design and general amendments to Units 2 to 5 A.B.C. Power Marine, Gallows Point, Porth Lafan, Beaumaris

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

The Planning Development Manager explained the context to the application with reference to planning consent 12C266C which was granted to re-develop the site in its entirety involving the demolition of the existing boat sheds and the erection of new boat sheds, and extensions to the petrol filling shop. What has occurred in this case is that the roofs of Units 2 to 5 forming part of the development have been constructed to a different design, height and materials to that approved under planning consent 12C266C. They are of lower height and different colour to that originally approved but are deemed acceptable by the Officers in terms of according with the relevant planning policies and an improvement on that approved in the first place. The recommendation therefore is one of approval.

Councillor Ken Hughes proposed that the application be approved and he was seconded by Councillor Vaughan Hughes.

It was resolved to approve the application in accordance with the Officer's recommendation subject to a deed of variation of the legal agreement completed in connection with planning application 12C266C and the condition set out in the written report.

12.3 19C484K – 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 and Foreshore, Porth y Felin, Holyhead

The application is presented to the Planning and Orders Committee for determination as it is made on Council owned land.

The Planning Development Manager explained that the application is for the deletion of conditions on the original outline planning consent 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 Officer said that no objections to the proposal have been raised locally and no highways issues have arisen so the Officer recommendation is one of approval.

Councillor Lewis Davies proposed approval of the application and his proposal was seconded by Councillor John Griffith.

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

12.4 20LPA971/CC – Full application for environmental improvements on land at Bonc y Môr, Cemaes Bay

The application is presented to the Planning and Orders Committee because the Isle of Anglesey is the applicant.

The Planning Development Manager stated that the intention with the application above is to site nine stone plinths and one picnic table and bench along part of the Anglesey coastal path. The stone plinths will be constituted from different types of stone from different ages to reflect the geological history of the Island. Officers deem the proposal to be both a positive and educational development and recommend its approval.

Councillor Lewis Davies proposed that the application be approved and his proposal was seconded by Councillor Kenneth Hughes.

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

12.5 20LPA971A/AD/CC – Full application for the siting of an information panel at Cemaes Greenery, Cemaes Bay

The application is brought before the Planning and Orders Committee as it made by the Local Authority.

Councillor Kenneth Hughes proposed that the application be approved; Councillor Lewis Davies seconded the proposal.

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

12.6 20LPA971B/AD/CC – Application for the siting of an interpretation panel on land at Bonc y Mor, Cemaes Bay

The application is brought to the Planning and Orders Committee as it is made by the Local Authority.

Councillor Vaughan Hughes proposed that the application be approved; Councillor Victor Hughes seconded the proposal.

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

12.7 20LPA973/AD/CC – Application for the siting of an information panel at the National Trust Car Park, Llanbadrig

The application is presented to the Planning and Orders Committee as it is made by the Local Authority.

Councillor Ken Hughes proposed that the application be approved and his proposal was seconded by Councillor Lewis Davies.

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

12.8 20LPA973/CC – Full application for environmental improvements at Towyn Llanbadrig, Llanbadrig

The application is reported to the Planning and Orders Committee because the Isle of Anglesey Council is the applicant.

Councillor Victor Hughes proposed that the application be approved and his proposal was seconded by Councillor Lewis Davies.

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

12.9 31LPA977/AD/CC – Application for the siting of an interpretation panel on land at Marquis' Column Car Park, Llanfairpwll

The application is reported to the Planning and Orders Committee as it is made by the Local Authority.

Councillor Ken Hughes proposed approval of the application; Councillor R.O.Jones seconded the proposal.

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

12.10 35LPA976/AD/CC – Application for the siting of an information panel adjacent to the car park at Trwyn y Penryn, Penmon, LL58 8RN

The application is reported to the Planning and Orders Committee as it is made by the Local Authority.

Councillor Lewis Davies drew attention to the fact that the correct address for the location of the application is Aberlleiniog – the correction was noted.

Councillor R.O.Jones proposed that the application be approved and his proposal was seconded by Councillor Victor Hughes

It was resolved to approve the application in accordance with the Officer's recommendation subject to the conditions listed in the written report. (Councillor Lewis Davies as a Local Member did not take part in the voting on this application)

12.11 39C81D – Creation of a car parking area on land near the Menai Bridge Cricket Club, Menai Bridge

The application is presented to the Planning and Orders Committee as the land is owned by the Council.

The Chair invited Mr John Simpson, an objector to the proposal to present his views on the matter.

Mr Simpson explained that he and his neighbours live on the narrow lane which is the only access to the Menai Bridge cemetery and which is much too narrow for the traffic it carries at present. For much of its length the lane is only 4 to 5m wide and has a choke point where it narrows to 3.8m. This is too narrow for cars to pass safely so they are forced to back down to the A5 or to mount the pavement which is itself on 0.9m wide. For large funerals, up to 30 to 40 cars can use the lane putting heavy traffic on the access, which situation would be greatly exacerbated by traffic to the proposed car park when a funeral and cricket match coincide. The problem of the road's narrowness is recognised by the Highways Department in the written report but is not seen as a reason for refusal as users of the car park will arrive and leave at the same times. Mr Simpson pointed out that there will be times when a funeral ends as people arrive for a cricket match creating chaos and has questioned whether a proper survey of the traffic situation has been carried out by the Highways Department which has taken a rather uncritical approach to the proposal. He would further question

whether there has been proper assessment of the risks of accident in peak traffic situations particularly with reference to pedestrians. As the lane is also now designated as part of the National Cycle route 8 there is an increase in the flow of cyclists joining pedestrians on the shared path at the top of the lane. This would also be the entry point to the car park with cars having to cross the cycle route thus creating a hazard which does not seem to have been taken into account.

Mr Simpson said that overall, the proposed access to the car park is highly unsatisfactory and potentially unsafe and he would question whether the club's parking needs cannot be effectively met by expansion of the existing car park at the top of the field with a more extensive use of the David Hughes School car park. Should a new car park be judged to be essential, then a more radical and beneficial alternative would be to open a second access from the Pentraeth road via an extension of a road at the Ty Mawr estate. This would allow a much safer, one way route to the cemetery and car park exiting the A5 down the lane. Mr Simpson concluded his address by saying that these options are submitted in the belief they should be fully explored and proper surveys and risk assessments completed before the Committee sanctions the building of a new car park.

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

Mr Dan Surgey was then asked by the Chair to address the Committee in favour of the proposal.

Mr Surgey speaking as Vice-Chair of the Menai Bridge Cricket Club explained that the club currently runs 3 senior teams in the North Wales cricket league as well as junior teams and under sevens, nines, elevens and thirteen and upwards. The first team is at present quite successful in the North Wales Cricket League meaning it receives quite a large following on Saturday afternoons. The current car park which is towards the top of the field will accommodate up to 25 cars so on a Saturday when there are 11 players from the home team plus 4 to 5 cars from the away team it can become congested. The Club was having problems with people coming to visit and supporters who were parking on Tyn y cae drive which leads to the cricket club. There have been discussions with the caretaker of Ysgol David Hughes who kindly allows use of the school as an overflow car park but that is a goodwill gesture. Therefore the club committee decided that it would rather depend on itself and that the best plan for the club was to try to develop the field towards the bottom of the area of the club. This land currently is not part of the lease and the Property section has been approached before the commencement of the process and it was said that if permission for the car park is forthcoming then the field would be added to the lease. Furthermore, meetings have been held with Menai Bridge Town Council and Property regarding the situation in relation to the cemetery in Menai Bridge. The field north of the cemetery has been outlined for future use for the expansion of the cemetery when it is required. The club's proposal to Menai Bridge Town Council was that it would have access to the club's car park if and when required e.g. large funerals which would alleviate some of the problems with parking when there is a funeral.

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

The Planning Development Manager stated that the written report highlight the principal issue as being the acceptability of the proposed new car park from a highway perspective. There has been consultation with the Highways Department and Highways Officers do not see grounds for refusing the application. At the time of writing the report, the Drainage Section had not given its response to the application; the section has since responded and has asked for further details regarding the means for dealing with surface water on site. The Officer went on to explain that the intention is to surface the car park with gravel and if the application is approved there will be a soak way on the site. In order to deal with this issue Officers propose the imposition of an additional condition requiring those details to be agreed and submitted prior to the commencement of the development. The Highways section has also requested a further condition restricting the use of the car park to the Cricket Club in the main. There are no planning objections to the proposal from the perspective of land use nor do planning officers see any problems in terms of effects on amenities – a condition is proposed with regard to landscaping. Therefore there are no planning reasons for refusing the application.

Councillor John Griffith enquired about the potential for traffic noise generated by a two way traffic flow from the direction of the cricket club late at night as a result of functions following cricket

matches as mentioned in some of the objections and he asked whether this had been investigated and/or considered.

The Planning Development Manager explained that the written report deals with this issue in addressing the points of objections raised including the issue of noise from post-match functions which objectors feel will be exacerbated by the creation of a car park through the addition of traffic noise. The Officer said that whilst this is not essentially a planning issue attaching a condition regarding the car park's hours of use to any planning consent given is possible and is a course which Planning Officers would consider.

Councillor John Griffith further enquired whether any survey of traffic congestion had been undertaken as a result of cars leaving this road and entering onto the A5. The building of a car park is likely to make any existing problems worse and given that the road is narrow there is greater potential for accidents. He sought confirmation whether there had been any examination of the hazard that might thus be created.

The Senior Engineer (Development Control) confirmed that the Highways Section had looked at the application in detail but had not conducted a survey in terms of the number of vehicles using the road. Highways Officers have looked at accident records which have shown that there is no history of accidents in the area. As with every narrow road there is a small risk but this has been assessed by the Highways Officers as has the nature of the road and the current volume of traffic and these considerations have been weighed against the benefit deriving from the use of the car park by funeral traffic as well, and the Officers are satisfied with the application. There is no evidence in accident records of any particular problems.

Councillor Lewis Davies proposed that the application be approved; Councillor R.Jones seconded the proposal.

It was resolved to approve the application in accordance with the Officer's recommendation subject to the conditions listed in the written report and to the imposition of additional conditions in relation to the submission and agreement of details with regard to drainage prior to the commencement of the development; the restriction of the use of the car parking area to the Cricket Club in the main and a restriction as to the hours of use.

12.12 40LPA899B/AD/CC – Application for the siting of an interpretation panel at Traeth Lligwy, Moelfre

The application is brought to the Planning and Orders Committee as it is made by the Local Authority.

Councillor R.O.Jones proposed that the application be approved and his proposal was seconded by Councillor Lewis Davies.

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

12.13 43LPA974/AD/CC – Application for the siting of an interpretation panel at the Coastguard Lookout, Rhoscolyn

The application is reported to the Planning and Orders Committee as it is made by the Local Authority.

Councillor Vaughan Hughes proposed that the application be approved; Councillor Ken Hughes seconded the proposal.

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

12.14 46C520 - 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

The application has been referred to the Planning and Orders Committee at the request of the Local Member.

The Chair called on Mr Carl Bateman to address the Committee in support of the application.

Mr Bateman said that he and his partner had bought the property in question after searching in the area for 2 years. They found the Gadlys property but realised it would require a lot of renovation which they felt they could do and make the property a lot more attractive. They thought the first floor addition would not be out of keeping with the local estate particularly as the house next door is a 2 storey house. Mr Bateman explained that as he and his partner wish to spend a lot of time living in the house they do not want to upset local people who will be their neighbours and are therefore willing to take any advice on board to allay their fears as much as possible. With six children in the family, a larger than average property is required when the family is together. When the plans were drawn the additional rooms were shown as bedrooms whereas in reality they may actually be store rooms or play rooms – there was no intention to suggest anything more than this. The possibility of creating bedrooms in the roof space was looked at but was felt to be restrictive as regards space.

Mr Bateman went on to say that he had been advised of the local objections to the proposal and on some points he could see their merits. Consequently alterations have been made to the original plan to try to co-operate with neighbours to reach a mutual compromise. Having spoken with some of the neighbours as they have raised concerns about potential noise etc., he hoped this may have gone some way to assure them of the true intentions. Parking on site has been shown for 6 vehicles and this has been done to allay any local fears regarding street parking – it not thought for one minute that it will be used to full capacity. If the property was in future to be considered for commercial use then that would require planning permission. That is not his nor his partner's intention.

The Planning Department was consulted regarding his and his partner's intentions and was positive in its response at an early stage. Mr Bateman said that as there had been development of a similar scale in the immediate area, he felt that their proposed extension was in keeping with the properties along the road. It would appear that there is ongoing construction to further develop existing large properties in the immediate vicinity. Mr Bateman brought his presentation to an end by reiterating his wish not to upset local people and to be amenable to advice.

Councillor Jeff Evans in his capacity as Local Member said that there were a number of key issues pertaining to the application which had resulted in 10 letters of objection to the proposal in its current format. The Community Council also opposes the proposed development and all the objections are based on standard reasons around excessive height, over development of the site, the amended scheme could provide an additional two bedrooms leading to an 11 bedroom property. Councillor Evans said that it is a site that has its difficulties with the road without the addition of this development. He believed that the provision of 6 car parking spaces would be insufficient to meet the requirements of a 9 bedroom property with the potential for 9 families and that the proposal was way too large for the area and would cause problems with views which people see as an infringement of their homes. There have been objections from 5 neighbouring properties and they might not have seen the proposed new changes – Councillor Evans thought it would therefore have been advisable for the objectors to have been sent a copy of the new plans. Councillor Evans went on to suggest that given this is such a change a site visit could be a way forward. He said he appreciated the comments made by the applicant in respect of not wanting a dispute with his neighbours and in being willing to consider advice. A site visit would therefore be an amenable way forward to a matter which is causing concern.

The Planning Development Manager stated that the application before the Committee is for adaptations and extensions to a dwelling in order to create one single dwelling on the site. As documented in the written report there are objections to the proposal and the plans have been amended at the requirement of Officers in order to try to overcome some of the objections made. The Officer said that in respect of design, the proposal respects the character of the surrounding properties; there are properties of a variety of design and size in this area so a dwelling such as that

proposed is not out of keeping with the surrounding area. In terms of the effects on the occupants of neighbouring properties, Officers have considered this very carefully and have recognised the possibility that the development would have an adverse effect on neighbouring properties through overlooking. It is therefore considered necessary to condition any permission to erect screening along the boundary of the balcony which it is proposed is erected. The application has also been evaluated against the Council's design guidelines and the details can be found in the report. Whilst the height of the proposal is greater than that of the dwelling as it stands, that is not an unusual feature in this particular area. In terms of overdevelopment there is adequate space on the site for the building so Officers do not accept this particular point. Should there be any intention to change the use of the dwelling to another use then that would require planning permission and would be dealt with on its planning merits if and when it arose. The Officer said that he was not aware of any traffic issues and none have been raised by the Highways Section. The applicant was requested to show that the scheme can accommodate up to 6 vehicles within its curtilage in accordance with parking requirements and the applicant has been able to do so. Therefore no new information has been received only confirmation by the applicant that there is sufficient space within the development's curtilage for parking for 6 cars. The Officer said that he did not accept that the area's residents had not been informed of the intention in its entirety. Mention was also made of the potential for 9 families to reside at the property; the Officer explained that for 9 families to be able to reside in one property requires planning permission and that is not the subject of the application in question. Consideration must be given to the application on its own merits as presented. Whilst the proposal does represent a larger extension it is not out of keeping with the character of the area and any adverse effects on amenities can be ameliorated by screening hence the Officer's recommendation of approval.

Councillor Kenneth Hughes said that he believed there were insufficient reasons to reject the application on planning grounds and therefore he proposed that it be accepted. Councillor R. Jones seconded the proposal.

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

13 OTHER MATTERS

13.1 38C185C – 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

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.

Having declared an interest in this application, Councillor Kenneth Hughes withdrew from the meeting and did not take part in the discussion and voting thereon.

The Planning Development Manager explained that the Planning and Orders Committee resolved to approve the application 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 which remains on-going. In the course of the above events the applicant appealed for non-determination which appeal has been validated meaning that that jurisdiction over the application now lies with the Planning Inspectorate who will determine the application. The Officer went on to say that the application is being reported back to the Committee for a number of reasons as set out in the report including for information; to assess the effect of the supplementary planning Guidance (SPG) on onshore wind energy adopted in January, 2013, and in response to correspondence received following the resolution to grant planning permission. The report addresses these matters in detail. The Committee is now being asked to come to a resolution regarding the Local Planning Authority's position in relation to the appeal. The Officers consider the proposal to be acceptable in terms of the principle of development; visual and residential amenities; shadow flicker/ reflected light; noise and the effects on the AONB. Whilst Officers do recognise that the proposed development would have an impact locally and would be prominent structure they do

not judge those effects to be overbearing. The Officer's original recommendation was one of approval and the recommendation at this meeting is that the Planning Inspectorate is informed that the Local Planning Authority does not wish to contest the appeal and that if the Inspectorate is minded to approve the appeal, that the conditions set out in the report are attached to the consent.

The Legal Services Manager reiterated that the application is not presented to the Committee for determination as the right of determination now resides with the Planning Inspectorate. The Committee is asked to give a lead on the stance to be taken with regard to the appeal. The Officer's recommendation remains one of approval; however there have since been changes by virtue of the SPG although these do not affect the recommendation.

In the subsequent discussion on this matter, Members of the Committee raised the following issues regarding which they sought further explanation –

- The status of the SPG and specifically the provision relating to the separation distance between wind turbines and residential and/or tourist properties. There were a number of questions regarding the weight that could be attached to this provision given that this and certain other additional amendments made at the County Council meeting on 24th January, 2013 when the SPG was adopted had not been subject to public consultation. There were also questions regarding going out to consultation on the additional amendments.
- Whether the Officers were satisfied with regard to the point that the proposed wind turbine will be closer to the nearest residential property than the 500m which the SPG advocates as the local approach and whether recommending approval based on a separation distance of 312m sets a precedent for the distance to be thus reduced in the SPG.
- Members sought further clarification of their position as a Committee with regard to what was expected of them in relation to the application. Some Members stated they found it difficult to come a conclusion without being apprised of the broader background and context of the proposal and were minded to defer consideration of the matter in order to receive further information.

The Planning Development Manager responded to the matters raised by explaining that the report addresses the issue of the weight that can be given to the provision within the SPG in relation to separation distance. There have been several appeals where the planning inspectors have stated that they attach little weight to the provision given that the amendments made have not been subject to the public consultation process. The Officers have assessed the position professionally as regards the potential effects which the proposal might have on neighbouring properties and have concluded that there is not sufficient evidence or planning reasons on that basis to refuse the application.

The Legal Services Manager further clarified the position and the expectations on the Committee by saying that the SPG has been adopted by the full Council as guidelines. Planning Inspectors state that the additional amendments made at the meeting of the Council held on 24 January when the SPG was adopted have not been subject to public consultation which is deemed by the Inspectors to be a shortcoming. Consequently less weight is given by the Inspectors to the provisions made by amendment at the 24th January meeting including the provision in relation to separation distance. There is no further process available through which the SPG can be taken unless the Council decides that it wishes to amend the Guidance. With reference to separation distances, the Legal Services Manager said the SPG is to be used as a guideline rather than as a prescription and each application must be considered on its own merits within its own particular context and environment since what is appropriate in one case might not be in another. In terms of the Committee's position, the Legal Services Manager advised that should the Committee wish to defer coming to a decision on the matter, then it would be expected to specify what further information it wishes the officers to report back on. If Members feel that they do not agree with the application, then it is open for them to come to resolution to that effect and to detail the planning grounds on which they object to the application.

Following further discussion, Councillor Vaughan Hughes stated that given he had voted against the application previously he believed he should adhere to that position in the interest of consistency. Councillor Lewis Davies said that he felt likewise and he proposed that the Committee's position on the application be one of refusal. i.e. to contest the appeal. His proposal was seconded by Councillor

Vaughan Hughes. The reasons given for the Committee's position were the proposal's adverse effects on the landscape; detrimental visual effects; effects on amenities; potential health effects and its proximity to residential properties.

The Planning Development Manager said in response that Planning Officers would not be able to defend those reasons at appeal.

The Legal Services Manager subsequently advised that as a way forward the matter might be deferred to the next meeting to allow the Officers to report back to the Committee on the reasons given for the Committee's position on the matter and to allow the Committee to consider whether it wishes to reaffirm its decision. He believed the appeal timetable would allow that course of action to be taken.

It was resolved –

- **Not to endorse the Office's recommendation that the Planning Inspectorate be informed that the Local Planning Authority does not wish to contest the appeal on the grounds that the Committee rejects the application for reason of its adverse effects on the landscape; detrimental visual effects, effects on amenities; potential health effects and its proximity to residential properties.**
- **That the matter be deferred to the next meeting to allow the Officers to report back on the reasons for the Committee's position of refusal.**

13.2 38C236A – Application to determine whether prior approval is required for the erection of an agricultural shed for storage purposes at Tyddyn Paul, Llanfechell

The applicant is related to a member of staff.

The Planning Development Manager informed the Committee that prior approval of the Local of the Local Planning Authority was not required for the above development and that it constituted permitted development.

It was resolved to note the information presented.

14 PLANNING & ORDERS COMMITTEE DATES OF MEETINGS 2013/14

The dates of the Planning and Orders Committee's meetings for 2013/14 were presented for information.

Members sought an explanation for why the Committee's start time had been changed from 1 to 2:00 p.m.

The Legal Services Manager explained that since the volume of business on the Committee's agenda has reduced in recent months it was deemed appropriate to bring the Planning and Orders Committee's start time into line with that of the Council's other principal committees i.e. a 2:00 p.m. start time.

Councillor Kenneth Hughes proposed that the Planning and Orders Committee's start time revert to 1:00 p.m. and his proposal was seconded by Councillor Lewis Davies.

It was resolved –

- **To note the dates of the Planning and orders Committee's meetings for 2013/14.**
- **To reinstate the 1:00 p.m. start time for meetings of the Planning and Orders Committee.**

**Councillor W.T.Hughes
Chair**

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PLANNING SITE VISITS

Minutes of the meeting held on 19 June, 2013

- PRESENT:** Councillor W.T.Hughes (Chair)
- Councillors Lewis Davies, Jeff Evans, Ann Griffith, John Griffith, Ken Hughes, Vaughan Hughes, Victor Hughes, Raymond Jones, Nicola Roberts
- IN ATTENDANCE:** Chief Planning Officer (Mr Gwyndaf Jones) (for items 3 and 4)
Development Control Manager (Mr Dewi F. Jones) (for item 1)
Development Management Team Leader (Mr David Pryce Jones) (for item 3)
Development Management Team Leader (Mrs Nia Jones) (for items 2 and 4)
Development Control Officer (Highways) (Mr Richard Eames) (for items 3 & 4)
Planning Assistants (for item 3)
Committee Officer (ATH)
- APOLOGIES:** Councillors Richard Owain Jones, J.Arwel Roberts (a Local Member)
- ALSO PRESENT:** Local Members: Councillors R.G.Parry, OBE, Dylan Rees (item 1), Jim Evans Alun Mummery (item 2); Richard Dew, Llinos M Huws, Dafydd Thomas (item 3); R.Llewelyn Jones (items 3 & 4)
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1 34LPA121Q/CC – Installation of a biomass wood pellet boiler unit in connection with the new school to be erected on land at Ysgol Gyfun Llangefni

The site was visited upon the recommendation of the Officers made at the meeting of the Planning and Orders Committee held on 5th June, 2013.

The Chair asked the Planning Officer to present the relevant facts.

The Development Control Manager reminded Members that the application under consideration is for a biomass wood pellet boiler unit. Planning permission for a biomass boiler unit with 11.5m chimney was granted in August, 2012 – therefore the principle of the development on the site has been established. The Officer described the intended location of the boiler unit by reference to the development site plan and he explained the dimensions of the proposed single storey unit as being 12m long by 2.5m wide and 3m to ridge height. The unit is to be finished in the same materials as the new school building's main entrance. The Officer proceeded to say that the main change in the application from that granted in August 2012 is in the height of the boiler unit's chimney stack which has been raised to 16m in order to allow the dispersal of emissions from the flue. The chimney will be 0.6m in diameter and will be composed of stainless steel and coated in a green finish. The roof of the school building at ridge height is approximately 10 to 12m above ground level; the chimney stack will rise 4m above the ridge height.

Members asked questions of the Officer in relation to the following issues –

- Plans for the storage of the wood pellets
- Traffic levels and road safety in the area of the development
- The possibility of integrating the use of the boiler unit by extending the electricity supply generated to the leisure centre on site.

The Officer said that whilst the latter was not essentially a planning consideration, the issues raised would be addressed in the report to the Committee. Councillor Dylan Rees as a Local Member referred to local concerns regarding the effects on still days when there will be no wind to disperse particle emissions from the chimney. The Officer replied by explaining that professional experts have modelled such a scenario and the Health Department and Environmental Health are satisfied that no problems will subsequently arise with regard to this issue.

Members then viewed the proposal from the rear of the school building from the perspective of the Bro Caerwyn estate. The Officer explained that the chimney will not be visible from this elevation since the bulk of the building lies in front of the chimney from this viewpoint apart from the highest few feet and furthermore there is the addition of the landscaping buffer provided by the trees separating the school from the estate. Travelling farther into the estate the less visible the chimney becomes as the number of intruding objects increase. Councillor Dylan Rees pointed out that the chimney would still be visible from the side elevation from the perspective of Cildwrn Road.

Members wished to know whether there were plans for new trees and made reference to the use of a sedum roof. The Officer confirmed that there is a comprehensive landscape scheme for the site covering both new and existing trees together with an intended condition safeguarding the maintenance of the trees for a period of 5 years. He illustrated the prospect from the direction of Cildwrn Road by reference to the site plan and he said that the chimney would be visible from this aspect. He pointed out however that the biomass boiler unit will be located much farther back from the road than what the plan is able to show.

2 41C8C – 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 Garnedd Ddu, Star

The site was visited upon the recommendation of the Officers made at the meeting of the Planning and Orders Committee held on 5 June, 2013

The Chair invited the Planning Officer to present the matter.

Mrs Nia Jones, Planning Development Team Leader said that the application is for the siting of 33 touring caravans on the site and is the second such application to the Planning Department, the first having been submitted some 2 years ago and only recently withdrawn. The Officer pointed out the site, the site access and the access road over which the Members had passed to reach the application site. The Officer went on to explain that although the site location appears to be in an elevated position a landscape and visual impact assessment undertaken in connection with the application shows that whilst the site is not visible from close up it is partially visible from a distance. The farm building is visible but screens the proposal site. In response to questions she confirmed that planning policies do support touring caravans provided that they do not adversely affect the local community. Issues arising in relation to the application include the nature and standard of the access road and whether it can accommodate the additional traffic, the visual effects of the proposal, the nature and extent of facilities on site and local concerns regarding users of the site wandering around the area and vicinity. The Officer confirmed that the application as presented is for caravan site and toilet block.

The Officer pointed out the location of private properties relative to the site and she explained that the Council has requested a residential amenities assessment to examine whether the proposal will have a visual impact on these properties. She confirmed that there have been discussions with the Highways Department and that whilst the department's formal response to the application is awaited there has been no highways objection to the previous application on this site.

Members in questioning the Officer raised the following matters:

- Adequacy of the access road
- Time limitations on the use of the site
- Potential use of an empty area on site
- The creation of passing places on the access road
- Adequacy of the sewerage system
- Drainage

In clarification of the matters raised, the Officer said that theoretically, caravans can remain on the site for 9 months; concerns have been expressed regarding the possible simultaneous arrival and departure of 33 caravans. However, site management arrangements normally include robust rules regarding arrival and departure times. In relation to the reference made to the empty area the Officer said that there are rights without planning approval to site tents on this area. She went on to say that the Highways Department does not consider the creation of passing places on the access road as necessary and the sewerage system will be a private system. Information

regarding the proposed drainage arrangements has only just been received and this will be incorporated within the report to the Committee.

Members then inspected the field in which it was proposed the caravans would be sited – the Officer pointed out that the proposed caravan site would extend beyond the hedgerow to the adjoining field and the Members proceeded to view this area. She drew attention to the fact that a window in a nearby property will overlook the site despite the partial screening provided by existing trees during the summer. On departing the site, the Officer drew attention to other two private properties whose prospects looked up towards the proposed site.

- 3 46C427K/TR/EIA/ECON – 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, retails 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 extension to the Penrhos Coastal Park leisure village comprising refurbished lodges and facility buildings to create a high quality holiday accommodation (up to 315 family lodges); a visitor centre and nature reserve allowing controlled public access; and heritage centre with visitor parking. A residential development comprising up to 360 residential dwellings set in landscaping and open spaces at land at Kingsland, Kingsland Road, Holyhead. Each phase of development will have ancillary development comprising car parking, servicing areas, open spaces and plant at Penrhos coastal park, Cae Glas and Kingsland, Holyhead.**

The site visit was arranged upon the recommendation of Officers made at the meeting of the Planning and Orders Committee held on 5th June, 2013.

Prior to the site visit, Members of the Committee along with the Local Members were given a presentation by the Chief Planning Officer and the Development Management Team Leader. The purpose of the presentation was to provide Members with contextual information regarding the three sites at Penrhos; Kingsland and Cae Glas which constituted the application. During the presentation, the Officers referred to and explained the following matters –

- That the application was initially made in outline form with all matters reserved except for means of access. It was subsequently changed to a hybrid application meaning it is part outline, part full application in so far as it relates to the change of use of buildings.
- That the application is a departure from the Development Plan and why.
- That the application has been made under an Environmental Impact Assessment.
- It was explained that all 3 sites were within the AONB and that the local Planning Authority had been requested to determine them collectively.

- A detailed description of Penrhos, Cae Glas and Kingsland was then provided with reference to the OS Plan.
- The parameter plans for each of the three sites were shown. The parameters included land use plans, building height plans, advanced/retained vegetation plans. In the land use plans, the areas which will remain private and areas retained for public use were explained.
- Illustrative plans which indicate how the three sites may be developed within the parameter plan, but it was explained that the detailed proposals could change within the parameters as part of any reserved matter planning application submitted.
- A detailed description of the proposals in relation to each of the sites.

Members first visited the **Kingsland site** where the Planning Officer showed Members of the Committee the plans for the development of the area under the application entailing the erection of up to 360 residential dwellings to be utilised initially as HMO accommodation in relation to the development of Wylfa B and to be converted thereafter into housing with affordable housing provided on a 50% basis. The Officer pointed out to Members the extent of the development area and other land within the applicant's control. The Members asked questions regarding a wetland area which was apparent on the site and the Officer showed the Members that the area was shown on the submitted plans.

Members then proceeded to walk along the public footpath and vehicular access dissecting the application site and leading to a number of residential properties including the property known as Overdale. (The Local Member had requested that this be viewed). They viewed the proposed development site from the rear elevation of the property – the Officer pointed out that the development site reaches the border of the property's garden and that to the right of the property is situated Holyhead Golf Club. Whilst views in themselves are not a planning consideration there are considerations in relation to outlook particularly in instances where the visual aspects are so detrimental as to justify refusal. Members referred to possible noise effects arising from the development. The Officer explained that reference is made to this consideration within the Environmental Impact Statement and that discussions have been held with the Police Service with regard to policing issues in connection with nuclear workers' accommodation. The Officer also explained that the development is linked to the proposed development at Cae Glas as the use of the site in connection with nuclear workers' accommodation would depend on the facilities proposed for the Cae Glas site.

On departing the site the Planning Officer drew Members' attention to the access to the Kingsland site and he showed Members the location of the site relative to Cae Glas by reference to the map and other land within the applicant's control on the opposite side of the B4545.

Members then proceeded through Parc Cybi and along Lôn Trefignath to the Cae Glas site where it was explained there is currently no public access. The Officer said that the intention is to widen the road and to create a footway and cycle path to the proposed entrance to the Cae Glas site. The Officer pointed out the cricket ground which is proposed to be relocated from Penrhos to a field adjacent to Trearddur Mews. Members were then taken to the other side of Cae Glas and walked along the private road over the railway/A55. The Officer explained that the proposals for Cae Glas entail a leisure village accommodation and facilities to be used initially as an accommodation complex for workers in connection with Wylfa B comprising of up to 315 lodges and a park and ride facility for 700 cars and other associated facilities including a hotel. Subsequent to its use in relation to the development Wylfa B it is proposed that the site will become an extension to the Penrhos Coastal Park Leisure Village. The Officer showed Members the parameter plan and the area wherein the lodges would be developed along with their proposed height. Members were then taken down past a former landfill site to the "Inland Sea" area which the Officer explained formed part of the Beddymynach-Cymyran SSSI. As part of the proposals there would be controlled public access to this area. The application also included a proposal to create a nature reserve on that part of the site adjacent to the designated site of special scientific interest. Members then walked down to the disused landfill site and viewed the area down to the inland sea where the nature reserve is to be located. They questioned the Officers on issues of public access, the extent of any land contamination within the area and water contamination.

Members finally travelled to the **Penrhos Site** where they were informed that the intention is to develop a leisure village and hub with associated ancillary developments. Members took the path along the coast past the “Ty Bedd y Mynach” (proposed visitor centre) and up through the woodland area and were shown the “Quillet” area and that of the estate cottages. The Planning Officers showed Members the parameter plan for this area and how it would be divided into public and private use (the latter for leisure village users) which would be separated by a boundary. Members questioned the Officers on issues of access, access management and any public loss.

Members then proceeded across to the beach area adjacent to the “Bathing House” where they were informed that the coastal path and beach would be retained for public use.

Members then walked up to the position of the proposed leisure village and hub. Officers explained the intended use of the existing estate buildings some of which were listed buildings. In relation to the headland lodges on agricultural land adjacent it was pointed out that it was the intention to undertake advanced planting in order to mitigate the effects on the landscape in what is an AONB.

4 19C313A – Outline application for the erection of 22 dwellings together with the construction of a new access on land between Pentrefelin and Waenfawr Estate, Holyhead

The site was visited anew upon the recommendation of the Officers made at the meeting of the Planning and Orders Committee held on 5th June, 2013

Councillor John Griffith declared an interest in this application and did not participate in the site visit.

Mrs Nia Jones, Planning Development Team Leader informed Members that the application was for the erection of 22 dwellings on land between Pentrefelin and Waenfawr Estate. She pointed out the Waenfawr estate to the back of the proposed development land and said that the proposed access was through the Pentrefelin Estate on the road through which Members had travelled to the site. The Officer said that the site had been earmarked for housing in the development Plan and that 7 out of the 22 dwellings are to provide affordable housing. The Officer distributed a copy of the site plan for Members’ information. She said that the relevant issues include highways and traffic, and ecology – it was intended to create a tunnel to safeguard badgers on site. Slow worms had also been identified on site although in the original ecological assessment no reference was made to this consideration. Enquiries have since been made with the Council’s Ecological Officer and with Natural Resources Wales and conditions are proposed. Other issues arising cover drainage, and the scale of the development within the area. The Officer further referred to issues that had arisen in relation to a ransom strip at the entrance to the Waenfawr Estate. The original proposal was to access the development via this road and although it had since been established by the Highways Department that there is no ransom strip, the applicant wishes to continue with the application as presented with access to the proposed development through the Pentrefelin estate. The Development Officer (Highways) confirmed the information and confirmed also that the Highways Department did not have any objection to the development from a road and traffic management perspective.

Councillor R.Llewelyn Jones as a Local Member referred to the local concerns regarding the proposal which centred on issues in respect of access, traffic, drainage and environmental matters.

Members then proceeded to view the proposed development site from the perspective of the Waenfawr Estate where they inspected the road through the estate which had been the subject of discussion with regard to the ransom strip and which residents suggest provides an alternative route to the development. The Planning Officer drew Members’ attention to objections received from surrounding properties and their substance in relation to construction traffic and effects on amenities. She confirmed that part of the layout had been amended on the request of officers to accommodate some of the concerns raised.

**Councillor W.T.Hughes,
Chair**

6.1

Gweddill y Ceisiadau

Remainder Applications

Rhif y Cais: **20LPA962/CC** Application Number

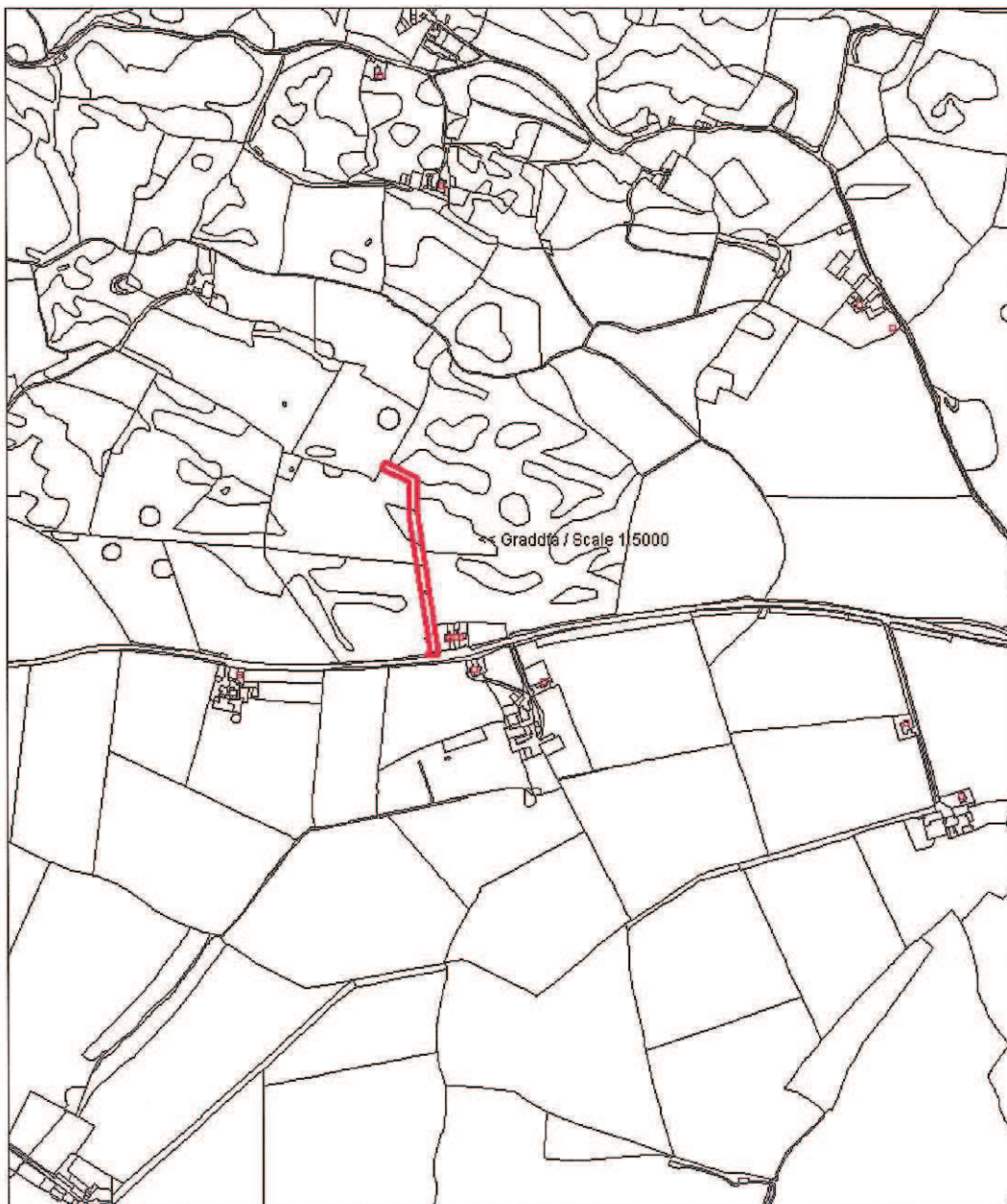
Ymgeisydd Applicant

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

Cais ol weithredol ar gyfer y trac cafodd ei wneud yn ddiweddar ynghyd a gwelliannau i'r fynedfa bresennol ar dir gyferbyn a

Retrospective application for the recently constructed track together with improvements to the existing access on land opposite

Fron Heulog, Cemaes



Planning Committee: 03/07/2013

Report of Head of Planning Service (DPJ)

Recommendation:

Site Visit

Reason for Reporting to Committee:

The Local Member has requested that the Committee visit the application site

1. Recommendation

Site Visit

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

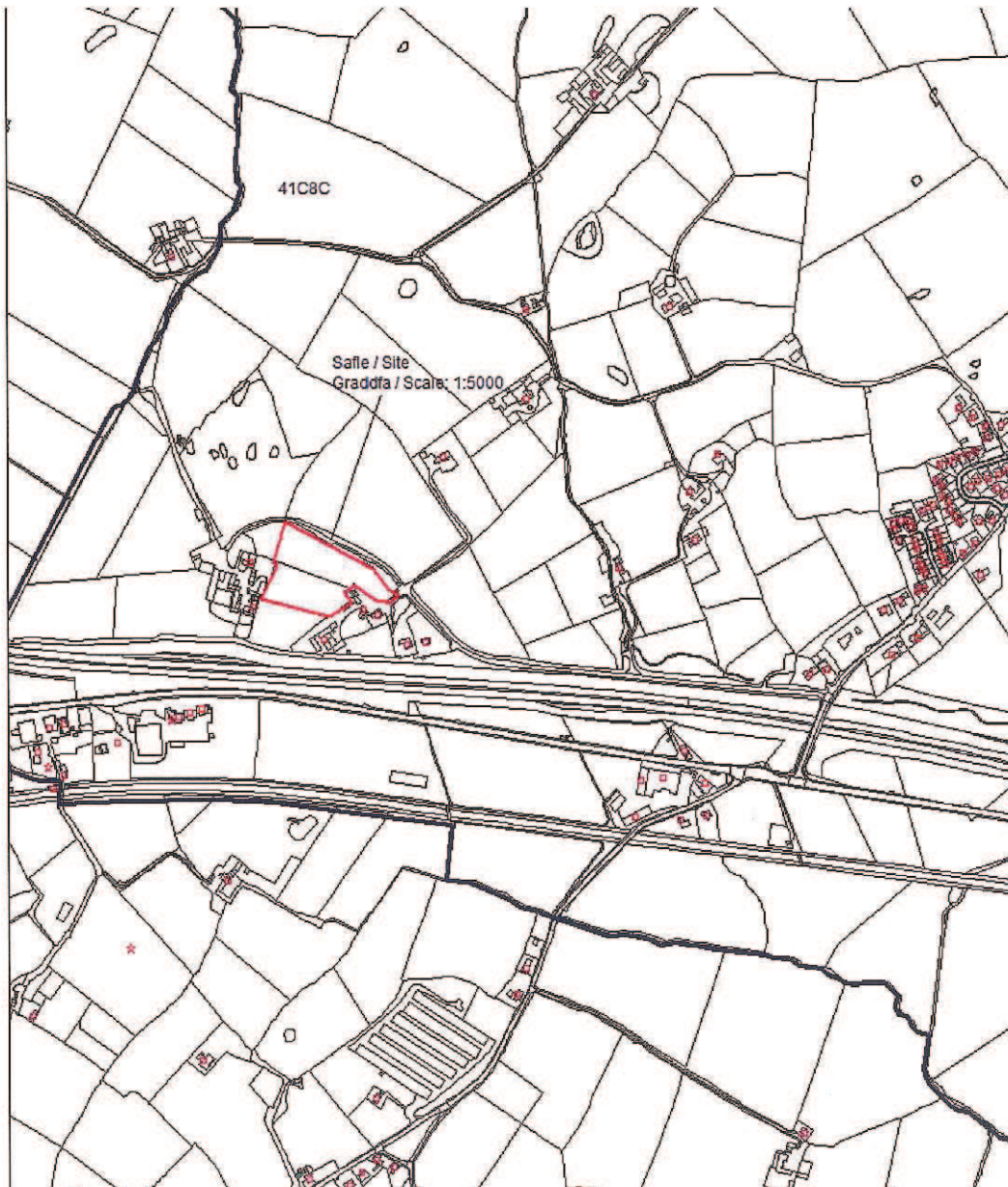
Ymgeisydd Applicant

**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

Garnedd Ddu, Star



Planning Committee: 03/07/2013

Report of Head of Planning Service (NJ)

Recommendation:

Defer

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. The Committee, at the recommendation of officers, undertook site visit on 19th June 2013.

Further information has been submitted in support of the application and in order to allow the expiry of neighbour notification and the consideration of representations and consultation replies arising from this additional information, the application is recommended for deferral.

1. Recommendation

Defer

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 hybrid sy'n cynnig:

A hybrid planning application proposing:

Amlinellol gyda'r holl faterion wedi eu cadw'n ôl ac eithrio dull mynediad, ar gyfer :

Outline with all matters reserved except for means of access, for:

Pentref Hamdden ym Mharc Arfordirol Penrhos, Ffordd Llundain, Caergybi yn cynnwys: Hyd at 500 o unedau hamdden newydd gan gynnwys porthdai a bythynnod newydd; Adeilad canolbwynt canolog newydd gan gynnwys derbynfa gyda chyfleusterau hamdden gan gynnwys parc dwr isdrofannol dan do, neuadd chwaraeon dan do, caffis, bariau, bwytai ac adwerthu; Adeilad canolog newydd ar gyfer Marchnad Ffermwyr; Adeilad hamdden a sba canolog newydd; Canolfan chwaraeon dwr a chaffi newydd ar safle'r hen Dy Cwch; Dymchwel y Baddondy ac adeiladu bwyty ar ei safle; Dymchwel adeiladau eraill gan gynnwys tair ysgubor amaethyddol a thair annedd; Darparu a chynnal 29 hectar o ardaloedd cyhoeddus gyda maes parcio i'r cyhoedd a gwelliannau i'r llwybr arfordirol gan gynnwys: Rhodfeydd a reolir o fewn 15 hectar i goetir, cadw a gwella Pwll Grace, Pwll Lili, Pwll Sgowtiaid gyda llwyfannau gweld, y Fynwent Anifeiliaid Anwes, y Gofeb, y Ty Pwmp a maes picnic gyda gorsafodded bwydo adar a chuddfannau gwylio adar, gydag arwyddion dehongli addysgiadol a dwyieithog trwy'r cyfan; Creu trywydd cerfluniau newydd trwy goetir a llwybrau pren a gwel cysylltiad gyda Llwybr yr Arfordir; Bydd y traeth yn parhau i fod yn hygyrch i'r cyhoedd gan ddarparu mynediad diogel i'r dwr bas; Canolfan Bwer a Gwres gyfun.

A leisure village at Penrhos Coastal Park, London Road, Holyhead comprising: up to 500 new leisure units including new lodges and cottages; Central new hub building comprising reception with leisure facilities including indoor sub-tropical water park, indoor sports hall, and cafes, bars, restaurants and retail; Central new Farmer's Market building; Central new spa and leisure building; A new café and watersports centre at the site of the former Boathouse; Demolition of the Bathing House and the construction of a restaurant at its former location; Demolition of other existing buildings including three agricultural barns and three residential dwellings; 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 signage created throughout; Creation of a new woodland sculpture trail and boardwalks and enhanced connection to the Coastal Path; The beach will continue to be accessible to the public providing safe access to the shallow shelving water; A Combined Heat and Power Centre

Tir yn Cae Glas - Codi llety a chyfleusterau pentref hamdden sydd wedi eu dylunio i'w defnyddio yn y lle cyntaf fel llety dros dro i weithwyr adeiladu ar gyfer Wylfa B ar dir Cae Glas, Parc Cybi, Caergybi yn cynnwys: Hyd at 315 o borthdai i'w hisrannu yn y lle cyntaf fel llety ar gyfer gweithwyr niwclear; Adeilad canolbwynt canolog gan gynnwys derbynfa a chantin ar gyfer y llety; Cyfleuster Parcio a Theithio gyda hyd at 700 o lecyddau parcio ceir; Gwesty newydd; Adeilad canolbwynt wrth ochr llyn yn cynnwys bwyty, caffi, adwerthu a bar; Cae pêl-droed glaswellt newydd a chae criced; a Canolfan Bwer a Gwres Gyfun. I'w haddasu wedyn (ar ôl adeiladu Wylfa B) i fod yn estyniad i Bentref Hamdden Parc Arfordirol

Land at Cae Glas: The erection of leisure village accommodation and facilities which have been designed to 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 which will be initially sub divided for nuclear workers accommodation; 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 an extension to the Penrhos

Penrhos gan gynnwys: Porthdai ac adeiladau cyfleusterau wedi eu hadnewyddu i greu llety gwyliau o safon uchel (hyd at 315 o borthdai i deuluoedd); Canolfan Ymwelwyr a Gwarchodfa Natur sy'n caniatáu mynediad i'r cyhoedd dan reolaeth; a Canolfan Dreftadaeth gyda lle parcio i ymwelwyr.

Tir yn Kingsland - Codi datblygiad preswyl a ddyluniwyd i'w ddefnyddio yn y lle cyntaf fel llety i weithwyr adeiladu yn Kingsland, Ffordd Kingsland, Caergybi yn cynnwys: Hyd at 360 o dai newydd i'w defnyddio yn y lle cyntaf fel llety dros dro i weithwyr adeiladu. I'w haddasu wedyn(ar ôl adeiladu Wylfa B) i fod yn ddatblygiad preswyl a fyddai'n cynnwys: Hyd at 360 o anheddau mewn tirwedd o safon uchel a llecynnau agored. Bydd datblygiadau atodol ar gyfer pob cam o'r gwaith datblygu, gan gynnwys darpariaethau ar gyfer parcio, ardaloedd gwasanaeth, llecynnau agored a pheiriannau/gwaith.

Manylion llawn ar gyfer newid defnydd yr adeiladau Stad cyfredol ym Mharc Arfordirol Penrhos, Ffordd Llundain, Caergybi gan gynnwys newid defnydd: Twr y Beili ac adeiladau allanol yn Fferm Penrhos o dy clwb criced i fod yn ganolfan wybodaeth i ymwelwyr, bwyty, caffi, bariau ac adwerthu; Ysgubor y Fferm ac Adeiladau Trol o fod yn adeiladau fferm i fod yn ganolfan ar gyfer hurio beiciau ac offer chwaraeon; Y Twr o ddefnydd preswyl i fod yn llety i reolwyr a swyddfa atodol; a Ty Beddmanarch o annedd i fod yn ganolfan i ymwelwyr

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 parking.

Land at Kingsland: The erection of a residential development which has been designed to be used initially as temporary construction workers accommodation at land at Kingsland, Kingsland Road, Holyhead comprising: Up to 360 new houses to be initially used as temporary construction workers accommodation. To be subsequently converted (post Wylfa B construction) into a residential development comprising: Up to 360 residential dwellings set in high quality landscaping and open spaces. Each phase of development will have ancillary development comprising car parking, servicing areas, open spaces and plant.

Full detail for the change of use of the existing Estate buildings at Penrhos Coastal Park, London Road, Holyhead including the change of use for: The Bailiffs Tower and outbuildings at Penrhos Home Farm from a cricket clubhouse to a visitors information centre, restaurant, café, bars and retail; Home Farm Barn and Cart Buildings from farm buildings to cycle and sports hire centre; The Tower from residential to a Managers accommodation and ancillary office; and Beddmanarch House from residential to a visitors centre.

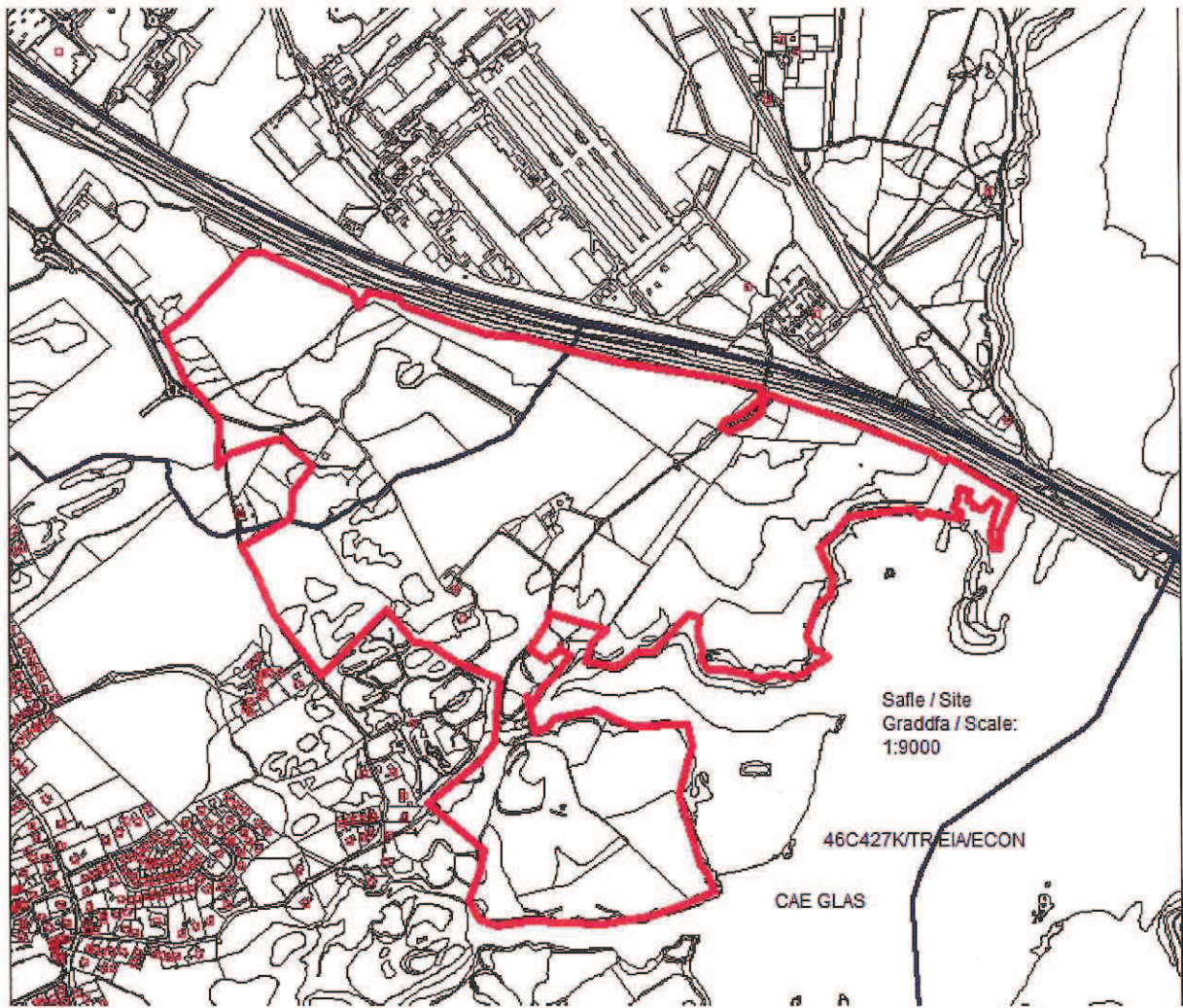
Parc Arfordirol Penrhos \ Penrhos Coastal Park, Cae Glas a Kingsland, Caergybi \ Holyhead

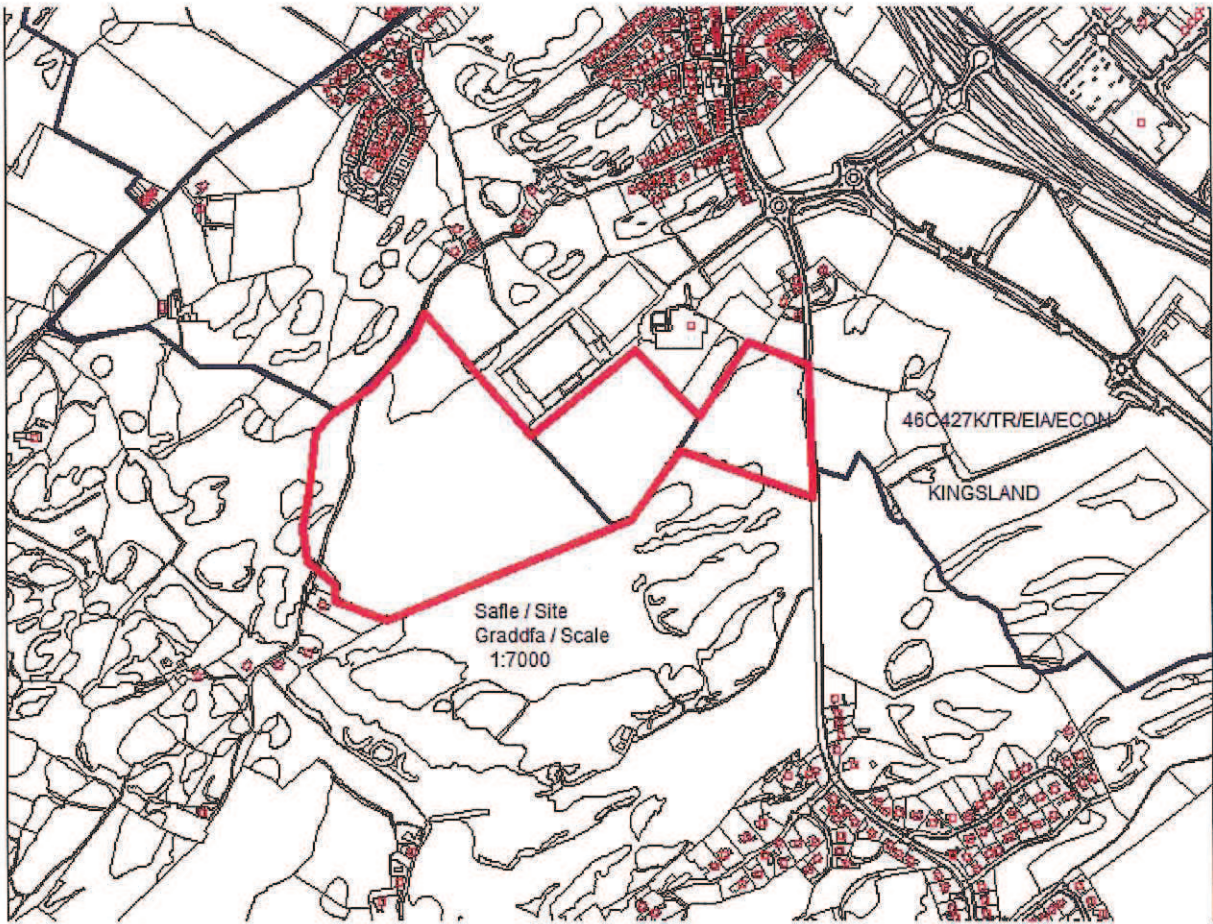
46C427K/TR/EIA/ECON
PENRHOS

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Salfe / Site
Graddfa / Scale 1:9000







Planning Committee: 03/07/2013

Report of Head of Planning Service (DPJ)

Recommendation:

Defer

Reason for Reporting to Committee:

Following the site visit on 19.06.13 consultations and notifications are being collated and it is anticipated that a report on the planning application will be presented to the next Planning Committee on 31.07.13.

1. Recommendation

Defer

7.1

Gweddill y Ceisiadau

Remainder Applications

Rhif y Cais: 19C313A Application Number

Ymgeisydd Applicant

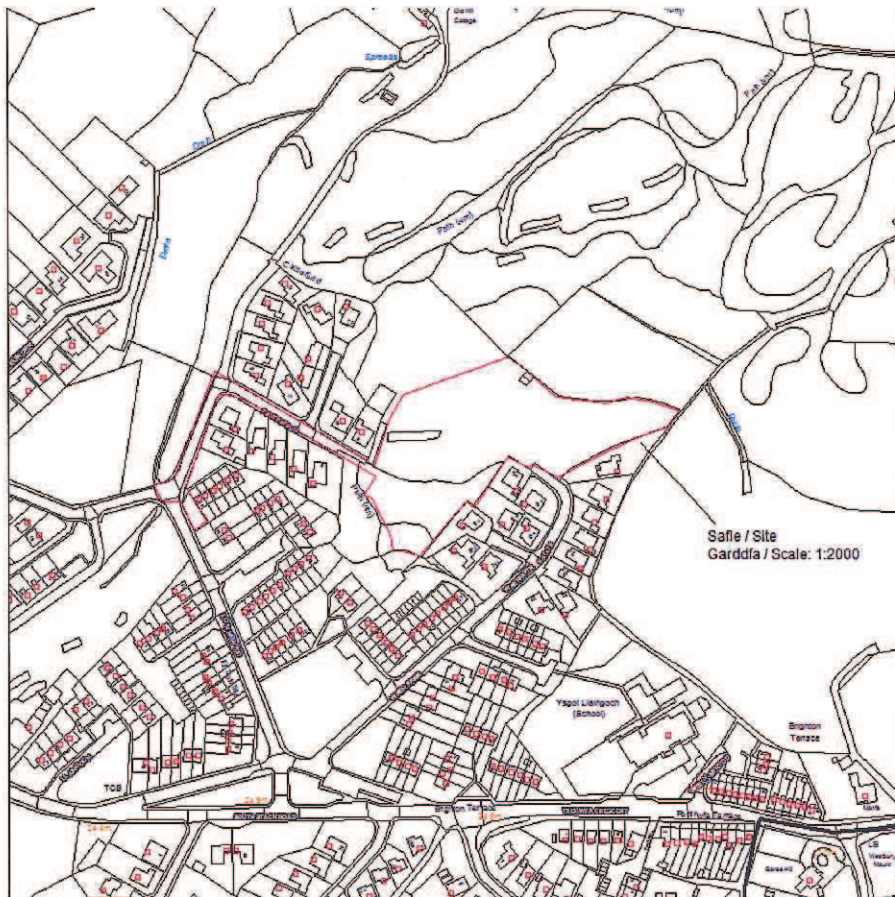
**Executors of the Estate of Eleanor Bouch Jones Deceased
c/o Jan Tyrer Planning Consultant**

**Awelfryn
Allt Cichle
Llandegfan
Menai Bridge
Ynys Mon
LL59 5TD**

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

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

Pentrefelin and Waenfawr Estate, Holyhead



Planning Committee: 03/07/2013

Report of Head of Planning Service (NJ)

Recommendation:

Permit

Reason for Reporting to Committee:

At its meeting held on 9th 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 23rd January. At its meetings held on 6th February and 6th March the application was deferred to allow submission of a Welsh Language statement and to resolve technical issues. At its meeting held on 3rd 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 17th 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 24th 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.

At its meeting held on 5th June, it was evident that due to a new membership of the Committee following local elections in May, insufficient of the members had visited the site to enable a determination to be made. The application was consequently deferred in order to arrange a new site visit which took place on 19th June.

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 – the previous Local Member requested 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; in relation to ecology, nature conservation and highways concerns;
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.

The Highway Authority has confirmed that it is satisfied that no ransom strip exists at the entrance to the Waenfawr Estate and that the estate road connects directly to the public highway. 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. It has also been suggested that taking a route through Waenfawr would be less ecologically damaging than the proposed access through Pentrefelin. The application is supported by Ecological Reports and supplementary information on the survey work. These have been assessed by the Countryside Council for Wales and the Council's Ecological Advisor and are considered acceptable. An objection letter raising concerns regarding effects on slow worms at the site has been specifically considered by the consultees. The application proposes a landscape and habitat buffer zone between existing dwellings at Pentrefelin and the application site and further proposes an additional landscape buffer to the northern boundary of the site on land in the applicant's ownership to both provide a natural transition between the built form of the development and open land to the north but also to provide suitable habitat for wildlife species including badgers and slow worms.

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

Welsh Language: In accordance with policy requirements a Welsh language Statement has been submitted in support of the application. This has now been assessed and it is not considered that the scale of the proposed development would be likely to result in a significant increase in the local population which would

negatively affect the Welsh language. It should be noted that the scheme will provide an element of affordable housing for local needs which will assist with keeping local connections with the site.

7. Conclusion

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

8. Recommendation

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

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

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

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

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

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

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

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

Reason : To ensure a satisfactory appearance of the development

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

Reason: In the interests of amenity.

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

Reason: To ensure the satisfactory appearance of the development

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

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

(08) No site clearance works shall take place during the bird breeding season(1st March to 31st August inclusive) unless the site has been checked by a suitably qualified ecologist and the results

of any such survey are confirmed in writing by the local planning authority.

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

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

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

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

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

(11) The dwelling hereby permitted shall be constructed to achieve a minimum Code for Sustainable Homes Level 3 and achieve a minimum of 1 credits under category 'Ene 1 – Dwelling Emission Rate' in accordance with the requirements of the Code for Sustainable Homes: Technical Guide 11th November 2010 (Version 3). The development shall be carried out entirely in accordance with the approved assessment and certification.

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

(12) Construction of the dwellings hereby permitted shall not begin until an 'Interim Certificate' has been submitted to and approved in writing by the Local Planning Authority, certifying that a minimum Code for Sustainable Homes Level 3 and a minimum of 1 credits under 'Ene 1 – Dwelling Emission Rate', has been achieved for the dwelling in accordance with the requirements of the Code for Sustainable Homes: Technical Guide 11th November 2010 (Version 3).

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

(13) Prior to the occupation of the dwellings hereby permitted, a Code for Sustainable Homes 'Final Certificate' shall be submitted to and approved in writing by the Local Planning Authority certifying that a minimum Code for Sustainable Homes Level 3 and a minimum of 1 credits under 'Ene 1 – Dwelling Emission Rate', has been achieved for the dwelling in accordance with requirements of the Code for Sustainable Homes: Technical Guide 11th November 2010 (Version 3).

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

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

Reason in the interests of highway safety

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

Reason in the interests of amenity

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

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

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

Reason To ensure a satisfactory means of development

(18) The estate road(s) shall be completed to a base course finish with the surface water drainage system complete operational before any work is commenced on the dwellings which it serves. 'complete and operational'

Reason in the interests of amenity

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

Reason In the interests of amenity

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

Reason to ensure that the site is satisfactorily drained

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

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

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

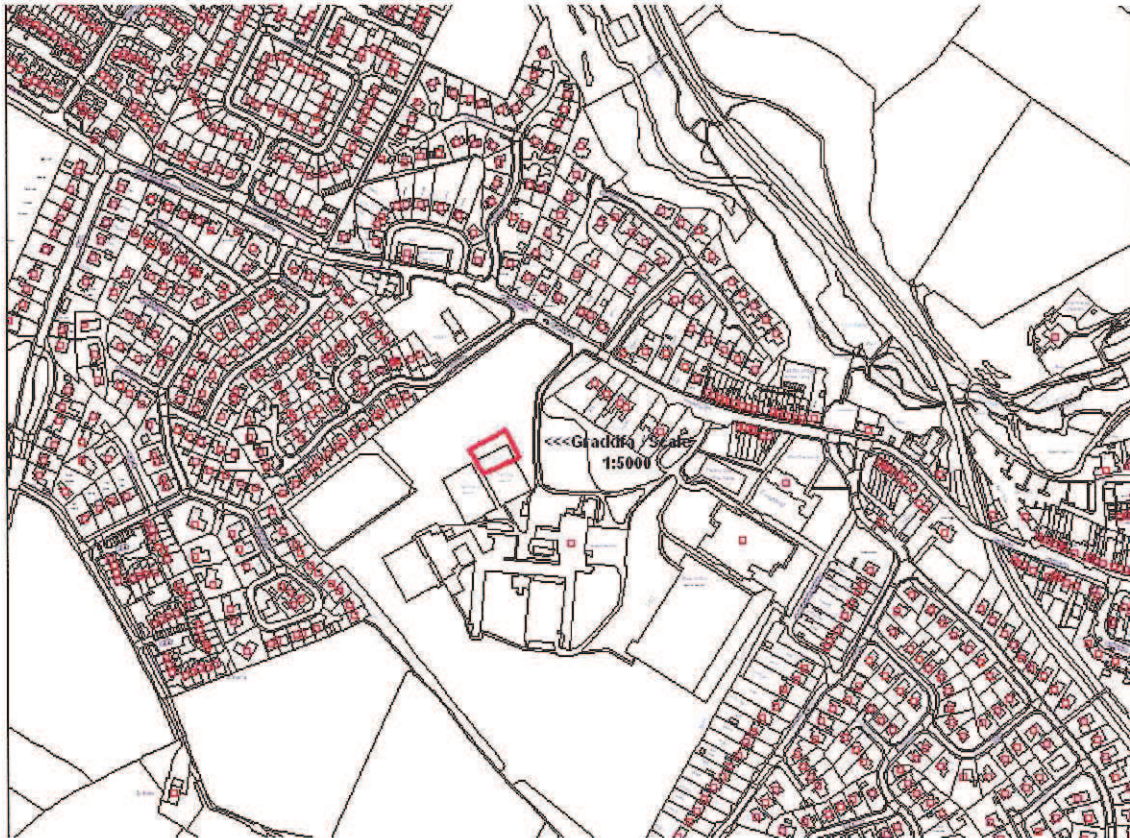
Ymgeisydd Applicant

**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: 03/07/2013

Report of Head of Planning Service (DPJ)

Recommendation:

Permit

Reason for Reporting to Committee:

The application is reported to the Planning Committee because the Isle of Anglesey Council is the applicant and the landowner.

1. Proposal and Site

The application relates to the re-located Ysgol y Bont which is currently under construction at Ysgol Gyfun Llangefni. Planning permission has already been granted for a biomass wood boiler in connection with the school, with a flue height of 11.5 meters. As part of this planning application the proposed flue would be increased in height by 3.5 meters to 16 meters. The proposed flue would be a green powder coated colour.

This is a revised full planning application for a wood pellet biomass boiler unit. The proposal would entail the siting of a steel container (12 m by 3.7m by 3.5m high) centrally within the site which would be clad to match the existing school. Wood pellet fuel would be stored within the container.

2. Key Issue(s)

- Principle of Development
- External appearance and relationship with its surroundings.
- Amenity & health issues

3. Main Policies

Gwynedd Structure Plan

C7 (Renewable Energy)
C8 (Energy Conservation)
D4 (Siting Location and Design)
D20 (Pollution)
D29 (High Standard of Design)

Ynys Mon Local Plan

1 (General Policy)
42 (Design)
45 (Renewable Energy)

Stopped Ynys Mon Unitary Development Plan

GP1 (Development Control Guidance)
GP2 (Design)
EP18 (Renewable Energy)
SG8 (Air Quality)

Planning Policy Wales (2012)

Technical Advice Note 8 Renewables (2005)

Technical Advice Note 12 Design (2009)

Technical Advice Note 22: Sustainable Buildings (2010)

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)

4. Response to Consultation and Publicity

Councillor Bob Parry No formal response received at the time of writing.

Councillor Dylan Rees I am aware that installation of the biomass boiler unit was previously approved on 02.08.12 and at that time the flue height was intended to be 11.5m. This further application seeks to increase the flue height by a further 3.5m to 16m. I have two concerns in relation to this application which are as follows:

Firstly I want to be satisfied that there will be no harmful emissions caused by this boiler unit to local residents and would like to know exactly why it is necessary at this late stage to increase the height of the flue by 3.5m. I am aware that you have requested a report from the Chief Environmental Health Officer on the impact of this proposed application but at this stage his response is not known.

Secondly I am concerned about the visual impact that increasing the height of the flue will have on neighbouring residents. You will be aware that numerous local residents have complained about the size of the new school which has greatly affected the surrounding landscape. Whilst at this stage you have only received one written objection I know, from talking to local residents, that many are extremely unhappy with the overall design. To what extent, if any, will increasing the height of the flue be a further blot on the landscape?

I believe that it is very important that the Planning Committee takes the above issues into consideration, especially taking into account the general controversy that surrounds biomass heating systems. In order that the Planning Committee can therefore make as informed decision as possible in respect of this application I want to formally request that they first carry out a site visit.

Councillor Nicola Roberts No formal response received at the time of writing.

Town Council No formal response received at the time of writing.

Highways No recommendation on highway grounds.

Drainage – No comments.

Environmental Services – No objections but wishes to agree the number and location of N02 diffusion tubes once the biomass plant is operational via planning condition.

Ecological and Environmental Adviser – No ecological comments.

Natural Resources Wales – We have no objection in principle to the proposed development; however, have the following comments for consideration:

Appliances that have a net rated thermal input between 0.4MW and 3 MW will require an environmental permit from the Local Authority. All waste wood used in the appliance should be clean and untreated, with all wood securely stored to reduce the risk of leakages. The ash resulting from the incineration will continue to be regulated as waste and must be recovered or disposed of in accordance with waste legislation.

MOD Safeguarding – No formal response at the time of writing.

Two letters received objecting to the development on the following grounds:

- Concern expressed that the prevailing winds from the south west will carry smell and fumes which would have an unacceptable effect on the amenities of occupants of adjacent properties.
- A relative of the writer suffers from Asthma and any noxious fumes/reduction in air quality will affect their daily life.
- Concerned about large windows in the school overlooking their property.
- Queries why the school need to be so large and high.
- Objector states that they were not notified of changes to the school.

5. Relevant Planning History

34LPA121M/CC/ECON Re-location of Ysgol y Bont from Llangefni Industrial Estate onto the Ysgol Gyfun Llangefni Campus. Works to include the construction of a new Special Educational Needs School, together

with relevant enabling works including the re-location of playing field, car park, modifications to site entrance and covered games area Granted conditionally 18.10.11.

34LPA121N/CC Variation of conditions (06) and (07) of planning permission 34LPA121M/CC/ECON Conditionally granted 03.08.12.

34LPA121P/CC Installation of a biomass wood pellet boiler unit in connection with the new school Conditionally approved 02.08.12.

6. Main Planning Considerations

Principle of Development

The principle of renewable energy development and energy conservation accords with the policies listed above. subject to detailed consideration below.

External Appearance and Relationship with its Surroundings

As detailed previously planning permission has already been granted for a biomass boiler with a flue of up to 11.5 meters in height. The applicants have confirmed that the flue needs to be increased in height to 16 metres to be clear of any turbulence caused by wind to enable the exhaust gases from the boiler to disperse without causing nuisance or harm taking into account the proximity and height of adjacent buildings.

The flue is a relatively slim structure but it would be prominent by virtue of the 16 meter height. Having regard to the fact that planning permission has been granted for a flue of 11.5 meters in height it is not considered that the increase in height would be unacceptable in the context of the overall school development within an urban area.

Amenity & Health Issues

The applicants have confirmed that there will be visible smoke from the flue each time the boiler ignites from cold until fully efficient combustion is achieved after 10 - 20 minutes. This will occur during the mornings at around 7am. The boiler may also need to re-ignite during the day – depending on consumption within the school and external weather conditions. In addition they have confirmed that the selection of wood pellets as a fuel for the biomass boiler due to its cleaner burning properties and it's much finer particulate matter and for providing more efficient combustion. No objections are raised by the council's Environmental Services Section subject to the conditions recommend.

It is not considered that the development will unacceptably affect the amenities of any adjacent properties in terms of outlook.

Other Issues

Some of the objections received relate to the school development which is not subject to this planning application and have been responded to separately.

7. Conclusion

Though the flue will be prominent by virtue of its 16 meter height this is considered acceptable in this location. No objections are raised by the council Environmental Services on health grounds and it is not considered that the amenities of any residential properties will be affected in terms of outlook.

8. Recommendation

That the planning application is approved subject to the following conditions:

(01) The development hereby permitted shall be begun before the expiration of (five) years from the date of this permission.

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

(02) An air quality assessment using Nitrogen Dioxide Diffusion Tubes shall be undertaken and submitted in writing to the local planning authority within 12 months and 24 months of the

commencement of the operation of the development hereby approved “the monitoring”. The results of “the monitoring” shall be approved in writing by the local planning authority. Where “the monitoring” indicates a significant negative impact on air quality a scheme of mitigation including a timetable for the implementation thereof shall be included with the results of “the monitoring”.

Reason To demonstrate that the stack height of the biomass boiler is sufficient to prevent emissions having a significant negative impact on air quality objectives for nitrogen dioxide (NO₂).

(03) The biomass boiler hereby approved shall not be installed until the following has been submitted to an approved in writing by the local planning authority:

- Evidence to demonstrate that the boiler has been tested and certified as an exempt appliance.
- Technical specifications for the biomass boiler.
- A written schedule of maintenance which shall include removal of ash, inspection and maintenance of particulate arrestment equipment, boiler servicing and stack cleaning.

The biomass boiler hereby approved shall be installed and maintained in accord with the details to be approved under the provisions of this condition unless otherwise approved in writing by the local planning authority.

Reason To prevent emissions having a significant negative impact on air quality.

(04) The biomass boiler hereby approved shall only be fuelled with wood chip sourced from virgin timber or clean wood pellets that comply with a recognised fuel standard. The quantity of wood pellets to be used on an annual basis and the fuel specification of the wood pellets (in accordance with CEN/TS 14961:2005 or similar recognised standard) shall be submitted to an approved in writing by the local planning authority prior to the installation of the biomass boiler hereby approved. The operation of the biomass boiler hereby approved shall be in accord with the details to be approved under the provisions of this condition unless otherwise approved in writing by the local planning authority.

Reason To prevent emissions having a significant negative impact on air quality.

(05) The flue hereby approved shall be coloured Leaf Green (RAL 6002) in a matt finish.

Reason: To ensure a satisfactory appearance to the development.

(06) The development hereby permitted shall only be constructed with a slab level as indicated on drawing number AL(20)54 Rev A received 25.04.13 (or any other drawing as maybe approved in writing by the local planning authority).

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

9. Other Relevant Policies

Technical Advice Note 5 Nature Conservation and Planning (2009)

Technical Advice Note 16 Sport, Recreation and Open Space (2009)

Technical Advice Note 22 Sustainable Buildings (2010)

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10.1

Ceisiadau'n Tynnu'n Groes

Departure Applications

Rhif y Cais: 42C231 Application Number

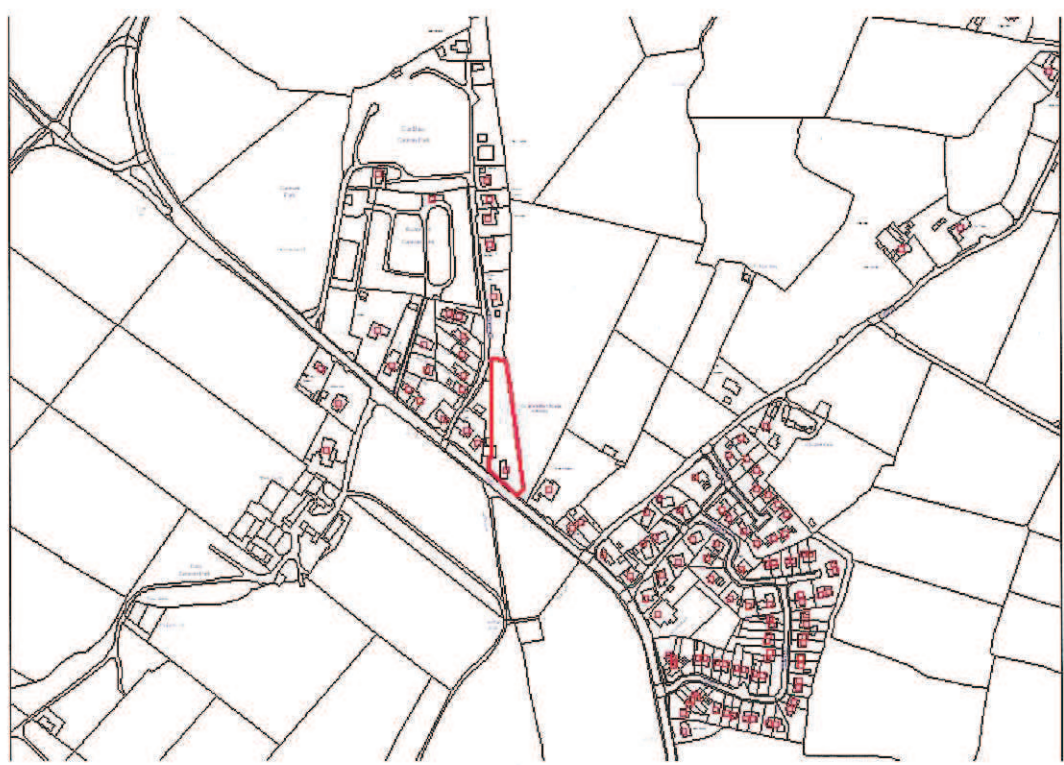
Ymgeisydd Applicant

Foremost Estates UK
c/o J.S Allan Architect
3 Stad Castellor
Cemaes Bay
Ynys Mon
LL67 0NP

Cais llawn i godi 13 annedd newydd ynghyd a creu mynedfa newydd ar dir yn

Full application for the erection of 13 new dwellings together with creation of a new access on land at

The Sidings, Pentraeth



Planning Committee: 03/07/2013

Report of Head of Planning Service (MTD)

Recommendation:

Permit

Reason for Reporting to Committee:

This application is a departure from Local Plan Policy but can be permitted under the Unitary Development Plan

1. Proposal and Site

The site comprises a railway sidings off the A5025 due to the site being at a lower level than the land surrounding extensive infilling will be required.

It is proposed to construct 13 houses with access onto the A5025.

Due to the size of the development a number of affordable units will need to be provided. This will be the subject of a S106 agreement.

2. Key Issue(s)

Is the principle of the proposal acceptable
Highways issues
Drainage issues
Is the proposal acceptable in amenity terms

3. Main Policies

Gwynedd Structure Plan

Policy A3 Housing
Policy A6 Housing in the Countryside
Policy D1 AONB
Policy D4 Environment
Policy FF12 Transport

Ynys Môn Local Plan

Policy 1: General Policy
Policy 26: Car Parking
Policy 30: Landscape
Policy 32 Landscape
Policy 42: Design
Policy 48; Housing Development Criteria
Policy 49: Defined Settlements
Policy 51 Large sites

Stopped Unitary Development Plan

GP1: General Policy
GP2: Design
TR10: Parking Standards
EN2 AONB
HP2: Housing Density
HP3: New Housing Development
SG4; Foul Sewage Disposal
SG6; Surface Water Run Off
HP7 Affordable Housing

Planning Policy Wales Edition 5 (November 2012)

SPG Design guide for the Urban and Rural Environment.

4. Response to Consultation and Publicity

Local Member no comments

Community Council not against affordable housing but site not suitable to bring up children
There are too many houses and they are too small
Access is poor and unsafe

Welsh Water Conditions

Natural Resources Wales No objection and condition

Highways Conditions

Environmental Health comments and condition recommended

4 letters have been received comments made include;

Vehicles using the lane would be dangerous access should be via main road not lane
Helens Crescent should not be used for construction traffic this would be detrimental to the road surfaces.
This is an unadopted road and this would be damaged
The infill would generate dust and disturbance
Where is the hardcore from?
The 3 properties at the end would be tempted to use the access onto the lane. Should these not be developed then this area could be used as the access
Concerns over noise and disturbance from heavy vehicles
Insufficient parking may be parking on Helens Crescent
What is the intended use of the remaining land to the rear
Social housing will detract from house values

In addition a petition has been received containing 68 signatures, The petition states;

"...it would result in significant increase in noise,traffic, relocation of the bus shelter,destruction of old railway bridge bricks and further drainage problems this area already suffers from and the creation of another access on an already extremely busy main road.

5. Relevant Planning History

30C674 erection of 8 dwellings approved 18/4/11

42C231A/SCR no Environmental Impact Assessment required 21/06/2013

6. Main Planning Considerations

Whilst a departure from Local Plan policies the application can be supported under policy HP3 of the UDP.
This was recognized when the previous application was approved.

The details as submitted here are acceptable to the Councils Highways Engineers, subject to conditions and also the matter of drainage is again acceptable in principle. Conditions relating to both these technical issues are listed in the recommendation section.

Given the layout proposed and with the existing form of development in mind, it is not considered that there will be harm to visual or residential amenity.

It should also be noted that this area of "previously developed land" could potentially be used for a more unneighbourly use which would impact both visual and residential amenities. This must also be recognized when assessing the impact of this part of the Area of Outstanding Natural Beauty.

There is much concern over the use of the adjacent private lane by construction traffic. The applicant claims a right of way over this and whether this can be use lawfully is a matter between the relevant parties.
However, to impose control on vehicular movements a condition requiring that a Traffic Management Plan be

submitted to the Local Planning Authority prior to the commencement of works has been imposed.

7. Conclusion

The proposals can be supported in policy terms and the form of the development is considered acceptable in this location.

Details are acceptable to the Council Highways Engineers

8. Recommendation

Permit subject to the signing of a S 106 agreement securing the inclusion of a number of units as being of an "Affordable" type

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

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

(02) Full details of all fencing, walling or other means of enclosure or demarcation shall be submitted to and approved in writing by the local planning authority before any work on the site is commenced, unless otherwise agreed in writing with the local planning authority. Such works shall be erected following completion of the building(s) or the completion of the development, whichever is the sooner.

Reason: In the interests of amenity.

(03) The site shall be landscaped and trees and shrubs shall be planted in accordance with a scheme to be agreed in writing with the local planning authority before any development work is commenced on the site, unless otherwise agreed in writing with the local planning authority. This planting and landscaping work shall be carried out in full to the satisfaction of the local planning authority during the first planting season following the occupation of the building(s) or the completion of the development, whichever is the sooner. The said trees and shrubs shall be maintained for a period of five years from planting and any trees or shrubs that die, or become severely damaged or seriously diseased during this period shall be replaced in the next planting season with others of similar size and species to those originally required to be planted, unless the local planning authority gives written consent to any variation.

Reason: In the interests of amenity.

(04) Prior to the commencement of works full drainage details to include design calculations shall be submitted to the Local Planning Authority for its written approval

Reason: To ensure the site is adequately drained

(05) If during development, contamination not previously identified and found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority for an amendment to the remediation strategy detailing how this unsuspected contamination shall be dealt with.

Reason: Given the location of the site it is considered possible that there may be unidentified areas of contamination at the site that could pose a risk to controlled waters if they are not remedied.

(06) 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

Reason: To ensure that effective drainage facilities are provided from the development and that no adverse impact occurs to the environment or the existing public sewerage system.

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

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

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

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

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

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

(10) No development shall commence until a scheme for the relocation of the bus stop has been submitted to and approved in writing by the LPA the approved scheme shall be completed before any works on site commence.

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

(11) The access shall be laid out and constructed strictly in accordance with the submitted plan No: SP02 received on the 28th March, 2013 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.

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

(13) 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.

(14) All conditions relating to the access to the County Highway to be complied with before the remainder of the development is commenced.

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

(15) Before any development commences, plans shall be submitted and approved by the Planning Authority in consultation with the Highway Authority showing details of the following reserved matters:

(a) the proposed road layout and typical construction details based on ground investigation information to verify its adequacy.

(b) longitudinal and cross sections through the estate roads showing the proposed road levels relative to the existing ground levels and proposed garage floor levels.

(c) the extent and position of vehicle turning facilities.

(d) The estate road(s) and its access shall be designed and constructed in accordance with 'Technical Requirements for Estate Roads in Anglesey' (copies of this document are available free on request from the Local Planning Authority).

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

(16) The estate road(s) shall be completed to a base course finish with the surface water drainage system complete and in perfect working order before any work is commenced on the dwellings which it serves.

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

(17) 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.

(18) The car parking accommodation shall be completed to the satisfaction of the Local Planning Authority before the use hereby permitted is commenced.

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

(19) No development shall commence until measures are in place to secure the future maintenance of the access and estate roads in accordance with details previously submitted such details should be approved in writing with the Local Planning Authority

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

(20) Unless otherwise agreed a road management and maintenance plan for the lifetime of the development shall be submitted to the Local Planning Authority for its written approval this shall include the arrangements for adoption by any public authority or statutory undertaker or other arrangements to secure the operation of the scheme throughout its lifetime.

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

(21) No development shall commence until a traffic management scheme detailing all vehicular movements for the duration of the construction of the proposed has been submitted to and approved in writing by the Local Planning Authority

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

(22) No development shall commence until samples or trade descriptions of all materials to be used on external surfaces have been submitted to and approved in writing by the Local Planning Authority

Reason: In the interests of amenity.

(23) The dwellings hereby permitted shall be constructed to achieve a minimum Code for Sustainable Homes Level 3 and achieve a minimum of 1 credits under category 'Ene 1 – Dwelling Emission Rate' in accordance with the requirements of the Code for Sustainable Homes: Technical Guide 11th November 2010 (Version 3). The development shall be carried out entirely in accordance with the approved assessment and certification.

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

(24) Construction of the dwellings hereby permitted shall not begin until an 'Interim Certificate' has been submitted to and approved in writing by the Local Planning Authority, certifying that a minimum Code for Sustainable Homes Level 3 and a minimum of 1 credits under 'Ene 1 – Dwelling Emission Rate', has been achieved for the dwelling in accordance with the requirements of the Code for Sustainable Homes: Technical Guide 11th November 2010 (Version 3).

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

(25) Prior to the occupation of the dwellings hereby permitted, a Code for Sustainable Homes 'Final Certificate' shall be submitted to and approved in writing by the Local Planning Authority certifying that a minimum Code for Sustainable Homes Level 3 and a minimum of 1 credits under 'Ene 1 – Dwelling Emission Rate', has been achieved for the dwelling in accordance with requirements of the Code for Sustainable Homes: Technical Guide 11th November 2010 (Version 3).

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

12.1

Gweddill y Ceisiadau

Remainder Applications

Rhif y Cais: 21C84E Application Number

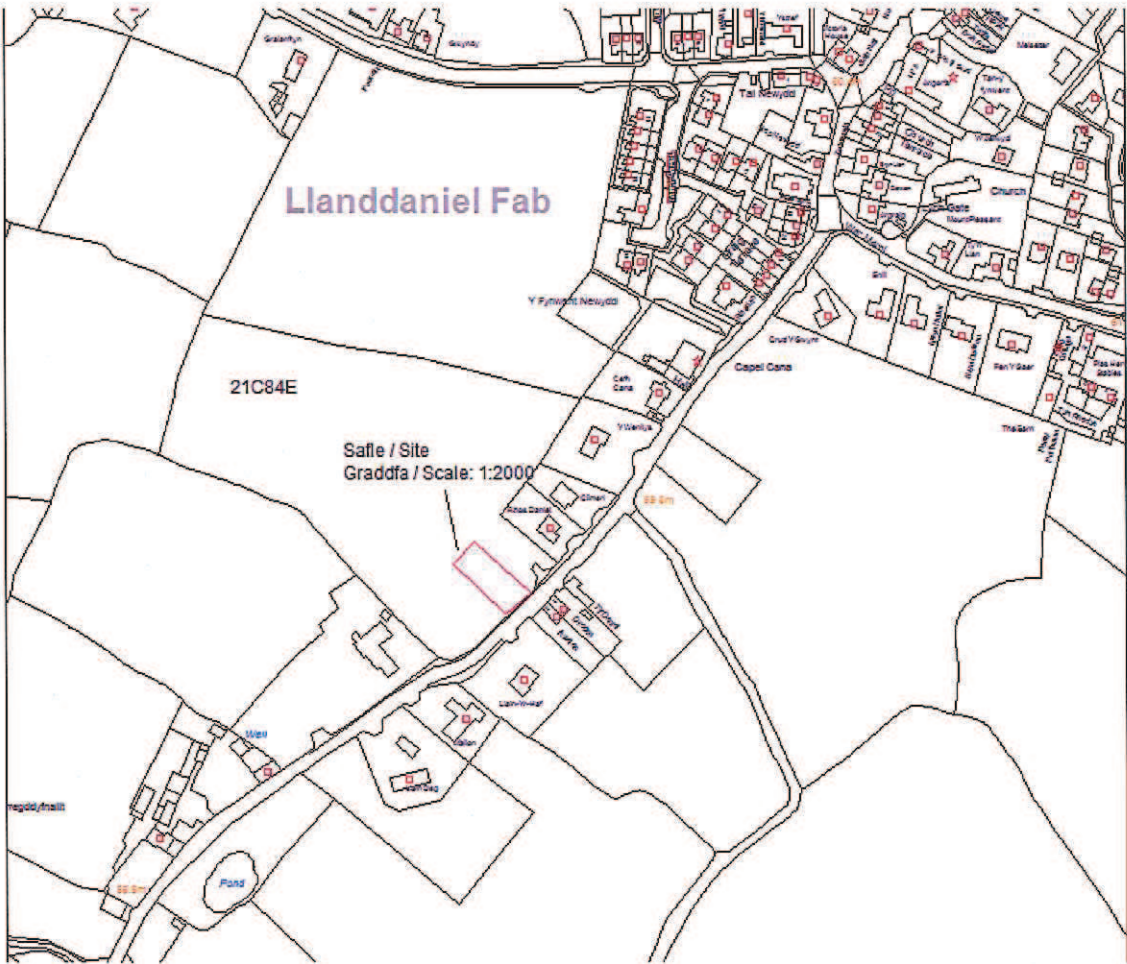
Ymgeisydd Applicant

Ms Leah Roberts
c/o Penseiri Russell-Hughes Architects
56 Bridge Street,
Llangefni,
Ynys Môn.
LL77 7HH.

Cais llawn ar gyfer codi annedd a chreu mynedfa
newydd i gerbydau ar dir ger

Full application for the erection of a dwelling and the
construction of a new vehicular access on land
adjacent to

Drogan, Llanddaniel



Planning Committee: 03/07/2013

Report of Head of Planning Service (NJ)

Recommendation:

Refuse

Reason for Reporting to Committee:

At the request of the Local Member

1. Proposal and Site

The application site is located outside the settlement boundary under the Unitary Development Plan (Policy HP4) and directly adjoining, but further out of the village than the site where an application for a dwelling was refused on 20th October 2008. That application (21C84C) proceeded to appeal where it was dismissed for the reasons set out in the Inspector's decision letter of 21st July 2009.

The application is a full application for the erection of a dormer bungalow and the construction of a new vehicular access.

2. Key Issue(s)

The application's key issues are compliance with relevant housing policies and whether the proposal will affect the character of the local area.

3. Main Policies

Ynys Môn Local Plan

Policy 1 – General Policy

Policy 31- Landscape

Policy 32- Landscape

Policy 48 – Housing Development Criteria

Policy 50 – Listed Settlements

Gwynedd Structure Plan

Policy A2 – Housing Land

Policy A3 – Scale and Phasing of New Housing Development

Policy D3 – Landscape Conservation Areas

Policy D4– Location, Siting and Design

Policy D29 - Design

Stopped Unitary Development Plan

Policy GP1 – Development Control Guidance

Policy GP2 – Design

Policy EN1 – Landscape Character

Policy HP4 – Villages

Planning Policy Wales (Edition 5 November 2012)

Technical Advice Note 12- Design

4. Response to Consultation and Publicity

Local Member – On the basis that the application is for a disabled person, requests that the application be referred to the Committee should the recommendation be to refuse.

Community Council – No response at the time of writing

Welsh Water – no response at the time of writing

Highways – no response at the time of writing

Drainage – Greater detail of surface water drainage required

Response to Publicity

In response to the publicity undertaken, 5 letters of support were received, including from the applicant's GP and occupational therapist. The letters outline the applicant's debilitating medical conditions and her difficulties in performing daily tasks as a consequence. It is stated that returning to her community and living closer to family members would assist the applicant in dealing with her condition and provide her with necessary daily support from friends and family

Paragraph 3.1.8 of Planning Policy Wales states that:

"When determining planning applications local planning authorities must take into account any relevant view on planning matters expressed by neighbouring occupiers, local residents and any other third parties. While the **substance of local views must be considered**, the duty is to decide each case on its planning merits. As a general principle, local opposition or support for a proposal is not, on its own, a reasonable ground for refusing or granting planning permission; objections, or support, must be based on valid planning considerations".

5. Relevant Planning History

21C84 Erection of a dwelling on part of OS 3233 Llain yr Haf – Refused 3-10-97

21C84A Erection of a dwelling on part of OS 3233 Llain yr Haf – Refused 2-4-98 Appeal Dismissed 18-12-98

21C84B Construction of an agricultural access on land adjacent Llanddaniel Business Park – approved 20-10-08

21C84C Erection of a dwelling on land adjacent to Rhos Daniel, Llanddaniel – Refused 20-10-08 Appeal Dismissed 21-07-09

21C84D Full application for the erection of a dwelling and the construction of a new vehicular access on land adjacent to Drogan, Llanddaniel Withdrawn 30-4-13

6. Main Planning Considerations

Principle of the Development– As stated above, the application site is located outside the settlement boundary under the Unitary Development Plan (Policy HP4) and directly adjoining, but further out of the village than the site where an application for a dwelling was refused on 20th October 2008. That application (21C84C) proceeded to appeal where it was dismissed for the reasons set out in the Inspector's decision letter of 21st July 2009 including that it would result in sporadic development in an area of open countryside and would be a development out of character with the countryside of which it is part, rendering it contrary to policies 50 of the Local Plan and HP4 of the stopped Unitary Development Plan. Furthermore, it was considered that the proposal would establish a precedent for further incremental ribbon development.

The site is located further out of the village than the appeal proposal and is clearly contrary to well established housing policies.

The application cites the medical condition of the applicant. Planning Policy Wales states that:

"3.1.6 Unless otherwise specified, **a planning permission runs with the land** and it is seldom desirable to provide for any other arrangement. Exceptionally, even though such considerations will rarely outweigh the more general planning considerations, the **personal circumstances** of occupiers, personal hardship or the difficulties of businesses which are of value to the local community, may be material to the consideration of a planning application. In such circumstances, permission may be granted subject to a condition that it is personal to the applicant. Authorities should bear in mind that personal permissions will hardly ever be justified for works or uses that will remain long after the personal circumstances of the applicant have changed".

Although sympathy is expressed, the granting of planning permission because of an applicant's medical condition is a situation which could be repeated too often on various sites which would erode the purpose of planning policies as well as the character of the area in which developments are situated. It would be difficult for the Committee to weigh the needs of other individuals and their particular circumstances were a

precedent to be set by this proposal.

The site is further out of the village than a vacant plot which was subject to the above appeal. Beyond the vacant plot closer to the village are two plots granted permission as exception sites for affordable housing needs. As exception sites, they are accepted as being outside the boundaries of the village. Between the affordable dwelling and the application site is the vacant appeal plot currently used as an agricultural access. Should permission be granted on the application site, it would be extremely difficult to restrict the development of the vacant plot although it has on appeal been considered wholly unacceptable for development. The granting of planning permission for this site would lead to policy difficulties and contradictions on adjoining sites while purporting to support the applicant in her particular difficulties. It could lead to pressure for the development of 3 other plots along this road frontage as well as the release of 2 affordable dwellings into the open market, making a mockery of exception site policies.

Affect on the locality – On dismissing the appeal in 2009 in relation to the adjoining plot, the Inspector opined that

“there is a distinct difference in the pattern and density of housing either side of the road, with the area to the northwest of the road characterised by open countryside with occasional houses. There is also a significant difference between the density and scale of development between this area and the main village centre that lies to the north-east. The main characteristic of this area is one of openness and spaciousness.

I consider that this proposal would have an urbanising effect that would erode the amount of open space between existing development. This would undermine the sense of spaciousness and rurality and would further diminish the established walled boundary between the road and adjoining agricultural land. This would significantly harm the character of this village edge zone and the surrounding area, consolidating development on either side of the road and enclosing this currently open approach to the village”

The above considerations are equally applicable to the application site.

7. Conclusion

The site is located well out of the village nucleus and its development would be contrary to Policy 50 of the Ynys Mon Local Plan and Policy HP4 of the stopped UDP. Furthermore, its development would erode the rural character of this countryside location. These matters have been proven on appeal on the adjoining site. The applicant's personal circumstances are insufficient to outweigh these policy considerations which have been sustained on appeal. Of considerable concern is the precedent that approving this proposal would set in these circumstances as well as the policy difficulties arising with two other approved sites which have been granted planning permission as exception sites to provide affordable homes for local needs as well as the vacant site in between, and the remaining road frontage between this proposal and the property at Bryn Maelon.

8. Recommendation

Refuse

(01) The site is located outside the village of Llanddaniel as designated under Policy 50 of the Ynys Mon Local Plan and Policy HP4 of the stopped Unitary Development Plan and the proposal is therefore contrary to Policy A2 of the Gwynedd Structure Plan, Policy 50 of the Ynys Mon Local Plan and Policy HP4 of the stopped Unitary Development Plan together with the advice contained within Planning Policy Wales (Edition 5).

(02) The proposal would have an urbanising effect that would undermine the sense of spaciousness and rurality of this village edge zone, consolidating development on either side of the road and enclosing the currently open approach to the village, contrary to Policies D3 and D4 of the Gwynedd Structure Plan; Policies 1 and 31 of the Ynys Mon Local Plan, Policies GP1 and GP2 of the stopped Unitary Development Plan and the advice contained within Planning Policy Wales (Edition 5).

12.2

Gweddill y Ceisiadau

Remainder Applications

Rhif y Cais: 33LPA981/CC Application Number

Ymgeisydd Applicant

Head of Service Property
Council Offices
Llangefni
Ynys Mon
LL77 7TW

Cais llawn i ddymchwel to fflat presennol ynghyd
ag addasu ag ehangu yn

Full application of demolition of existing flat roof
together with alterations and extensions at

Fron Capel, Gaerwen



Planning Committee: 03/07/2013

Report of Head of Planning Service (OWH)

Recommendation:

Permit

Reason for Reporting to Committee:

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

1. Proposal and Site

The site is situated off Junction 7 on the A55 off the A5152 road which leads towards Ceint/Star. The property is a double storey dwelling surrounded by fields and sheds. The road lies to the front of the dwelling. The closest dwelling is around 223 metres, which is known as 'Fron Deg'.

The proposal entails the demolition of existing flat roof together with alterations and extensions to the dwelling known as 'Fron Capel'.

2. Key Issue(s)

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

3. Main Policies

Ynys Môn Local Plan

Policy 1 – General

Policy 42 – Design

Policy 58 – Extensions

Gwynedd Structure Plan

Policy D4 – Location, Siting and Design

Policy D29 - Design

Stopped Unitary Development Plan

Policy GP1 – Development Control Guidance

Policy GP2 – Design

Planning Policy Wales, Edition 5, November 2012

Technical Advice Note 12: Design

4. Response to Consultation and Publicity

Councillor Victor Hughes – No response received at the time of writing this report

Councillor Hywel Eifion Jones – No response received at the time of writing this report

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

Welsh Water - 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 21/06/2013. At the time of writing this report, no representations had been received at the department.

5. Relevant Planning History

None.

6. Main Planning Considerations

Design: The proposal entails the demolition of the existing flat roof together with alteration and extension to accommodate a new kitchen and dining room and storage. The proposed extension is much smaller than that demolished but will also include a flat roof. Although Policy 58 of the Ynys Mon Local Plan states that pitched roofs will be preferred to flat roofs, it is not considered that the proposed extension would adversely affect the dwelling and the surrounding properties/area as it is now much reduced in size and in my opinion is an improvement.

Effect of the proposal on occupiers of neighbouring properties: Given the fact that the nearest property lies over 223 metres away, I do not consider that the proposed extension will affect any neighbouring properties. The fact that the proposed new extension will be smaller than the original means that it is more appropriate in terms of scale and design.

7. Conclusion

The proposal is considered acceptable subject to conditions, although Policy 58 from Ynys Mon Local Plan states that there is a preference for a pitched roof rather than a flat roof, however I do not consider that the proposal will affect the character of the building and the amenities of the neighbouring properties such an extent that it should warrant refusing the application.

8. Recommendation

Permit subject to no additional adverse comments received following publicity.

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

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

(02) The development permitted by this consent shall be carried out strictly in accordance with the plan(s) submitted on the 23/05/2013 under planning application reference 33LPA981/CC.

Reason: For the avoidance of doubt.

Rhif y Cais: **45C429/AD** Application Number

Ymgeisydd Applicant

**Miss Lauren Kirk
Menter Mon
Neuadd y Dref
Bulkeley Square
Llangefni
Ynys Mon
LL77 7LR**

Cais i osod 4 panel dehongli ar dir yn

Application for the siting of 4 interpretation panels on land at

Ynys Llanddwyn



Planning Committee: 03/07/2013

Report of Head of Planning Service (OWH)

Recommendation:

Permit

Reason for Reporting to Committee:

The application is made on Council owned land.

1. Proposal and Site

The site is situated on Llanddwyn Island situated south of Newborough.

The proposal entails the siting of 4 advertisements across the island.

2. Key Issue(s)

The key issue is whether the siting of the interpretation panels at these locations is acceptable in amenity, terms and their impact on listed buildings.

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

Councillor Ann Griffith – No response received at the time of writing this report

Councillor Peter Rogers – No response received at the time of writing this report

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

Ecological and Environmental Advisor – No ecological comments.

Natural Resource Wales – Comments – no objections.

Footpath Officer - No response received at the time of writing this report

Gwynedd Archaeological - No response received at the time of writing this report

Public Consultation – The application afforded two means of publicity; these included the placing of a site notice near the site and an advertisement in the local press due regarding with the effect on Listed Buildings and the footpath. The closing date for the site notice is 21/06/2013. The closing date for the effect on the public footpath is 19/06/2013 and the closing date for the setting of a Listed Building is 26/06/2013. At the time of writing this report, no letters had been received at the department.

5. Relevant Planning History

None.

6. Main Planning Considerations

Design: The proposal entails the siting of 4 information panels across Llanddwyn Island. The panels sizes are:

Advertisement 1: 3000 x 1400 mm. This advertisement will replace the existing advertisement.

Advertisement 2: 1130 mm in height. This will be a swing arm post which essentially means when the reading panel is not in use it can be adjusted to slot back into the post, becoming less intrusive on the environment and the public footpath.

Advertisement 3: 1083 x 455mm. This panel will interpret the remains of St Dwynwen.

Advertisement 4: 1100 x 1050mm. This panel will interpret the view of mountain ranges from the Carneddau, Snowdonia down to the Lleyn. It also endeavours to highlight the foreground including names of small islands off Llanddwyn. It is not considered that the proposal will affect the amenity of the environment or the listed buildings and the footpaths.

Setting of Listed Buildings: I do not consider that the proposal will affect the listed buildings across Llanddwyn Island as the scale of the new interpretation panels are small and the largest will only replace the existing panels.

Footpath: I do not consider that the proposal will affect the public footpath as they are small in scale and well sited.

7. Conclusion

The proposal is considered acceptable subject to conditions.

8. Recommendation

Permit subject to no additional adverse comments received following publicity.

(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: In the interests of amenity.

(06) No advertisement shall be sited or displayed so as to obscure, or hinder the ready interpretation of, any road traffic sign, railway signal or aid to navigation by water or air, or so as otherwise to render hazardous the use of any highway, railway, waterway or aerodrome (civil or military).

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 21/05/2013 under planning application reference 45C429/AD.

Reason: For the avoidance of doubt.

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13.1

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Other Matters

Rhif y Cais: 38C185C Application Number

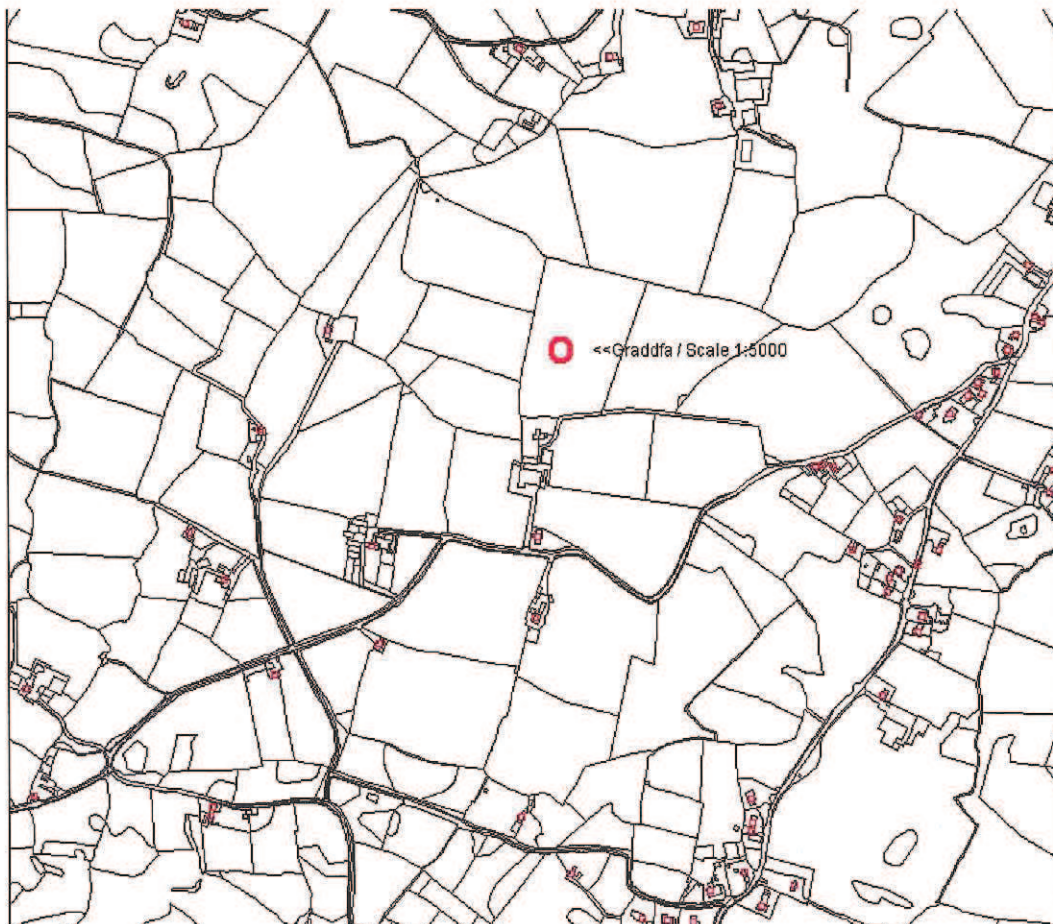
Ymgeisydd Applicant

**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 twrbin 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: 03/07/2013

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. The matter was also referred to the Public Services Ombudsman for Wales who decided not to investigate. A legal challenge was subsequently made to the High Court, the challenge was refused and since the last Planning Committee in June the claim has been withdrawn.

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 member's 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.
- 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.
- The Planning Committee was requested in June to make a resolution as regard the local planning authority's position in relation to the appeal. The Committee wished to refuse planning permission on the basis that they considered the turbine unacceptable on the following grounds:
 1. Landscape impact.
 2. Visual impact.
 3. Creates visual pollution.
 4. Effect on health.
 5. Residential amenity.
 6. Proximity to residential properties.

In accord with the council's constitution the matter is again being presented to members so that they can consider their resolution.

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 Onshore 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 have been re-consulted but formal response have been received.

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 or 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 In formatives 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 meters. 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 metres. 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 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 24th 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

As explained in the introduction of this report member resolved that they considered the proposed turbine unacceptable, the following grounds were included in the reasons:

1. Landscape impact.
2. Visual impact.
3. Creates visual pollution.

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 & Health Considerations

Member also considered the proposed turbine unacceptable on the following grounds:

4. Effect on health.
5. Residential amenity.
6. Proximity to residential properties.

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.

Members included the effect on health amongst their reasons why they considered the proposed turbine unacceptable. Appendix 1 provides Public Health Wales information sheet on various health issues and wind turbines, which members are urged to consider before contesting an appeal on this ground.

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 recommended 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. Planning Policy Wales at section 12.10.6 refers to the need to consider mechanisms to mitigate impacts including decommissioning. In this instance it is considered that for a single turbine of this scale a planning condition is satisfactory.
- 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

Members have resolved to object to the proposed turbine on the grounds listed in the report.

It is your officers view that 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.

In terms of visual amenity, shadow flicker/reflected light and noise officers consider that the proposal is acceptable subject to conditions. The Public Health Wales information sheet provides information on the various health issues and wind turbines, which members are urged to consider before contesting an appeal on this ground.

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 two 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:

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

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)



ENVIRONMENTAL PUBLIC HEALTH INFORMATION SERIES

WIND TURBINES

Non-ionising radiation (power frequency electric and magnetic fields)

What are electric and magnetic fields?

Electric and magnetic fields are present around all appliances, power lines and power generating devices.

The electricity that runs through power lines, houses and schools is in a form called alternating current. Alternating current produces two types of fields or areas of energy — an electric field and a magnetic field. An electric field is produced by voltage and as the voltage increases, the electric field increases in strength. A magnetic field results from the flow of current through wires or electrical devices and increases in strength as the current increases. These two fields together are referred to as electric and magnetic fields, or EMFs.

Electric fields are easily shielded or weakened by walls and other objects, whereas magnetic fields can pass through buildings, humans, and most other materials. Since magnetic fields are most likely to penetrate the body, they are the component of EMFs that are usually studied in relation to cancer. Numerous studies have looked at whether leukaemia, brain tumours, and breast cancer in adults are linked to exposure to magnetic fields in the home. But, there are only a few large studies with long-term, magnetic field measurements.

What effect do electric and magnetic fields have on health?

No consistent association between magnetic fields and leukaemia, brain tumours or breast cancer in women has been established. In addition, there is no evidence that living close to installations producing electrical or the magnetic fields, is associated with increased risk of childhood leukaemia or any other childhood cancer.

Guidelines on exposure are available (see below) and there are concerns about carcinogenic effects below these levels. However, in 2004 the NRPB (now part of HPA) concluded that there is too little definitive data available from studies of health effects to derive exposure guidance.

voluntary code of practices which set out key principles for complying with the ICNIRP guidelines for industry⁴.

Limiting exposure to lower frequency electric and magnetic fields – precautionary approach

The Stakeholder Advisory Group on ELF EMFs (SAGE) was set up to explore the implications for a precautionary approach to extremely low frequency electric and magnetic fields (ELF EMFs) and to make practical recommendations to Government.

The First Interim Assessment of the Group considered mitigation options such as the 'corridor option' near power lines, and optimal phasing to reduce electric and magnetic fields⁵. A Second Interim Assessment addressed electricity distribution systems up to 66 kV.

The HPA has given advice to Health Ministers on the First Interim Assessment of SAGE regarding precautionary approaches to ELF EMFs and specifically regarding power lines and property, wiring and electrical equipment in homes⁶. The evidence to date suggests that, in general, there are no adverse effects on the health caused by exposure to ELF EMFs below the guideline levels. The evidence also supports the view that precautionary measures should address solely the possible association with childhood leukaemia and not other more speculative health effects. The measures should be proportionate in that overall benefits outweigh the fiscal and social costs, have a convincing evidence base to show that they will be successful in reducing exposure, and be effective in providing reassurance to the public.

The Government response to the SAGE report is given in the Ministerial Statement by Gillian Merron, then Minister of State, Department of Health, published on 16th October 2009⁷:

Emissions

Possible emissions from wind turbines and wind farms?

Currently, there is no consistent evidence conclusively linking wind turbines and wind farms with adverse health effects arising from emissions of chemicals. When operational, wind generation should not produce chemical emissions, pollutants, or waste products. Installations are therefore highly unlikely to lead to public health impacts associated with emissions of chemicals. There is, however, potential for impacts to arise during the construction and decommissioning phases from the transport of material and equipment (e.g. accidental leaks, spills, and releases).

The potential for noise related emissions in the form of audible environmental noise and inaudible infrasound has also been raised, but again, unequivocal evidence is lacking.

⁴ http://www.decc.gov.uk/en/content/cms/what_we_do/uk_supply/consents_planning/codes/codes.aspx

⁵ <http://sagedialogue.org.uk/>

(go to "Document Index" and Scroll to SAGE/Formal reports with recommendations)

⁶ http://www.hpa.org.uk/webw/HPAweb&HPAwebStandard/HPAweb_C/1204276682532?p=1207897920036

⁷ <http://www.publications.parliament.uk/pa/cm200809/cmhansrd/cm091016/wmstext/91016m0001.htm>



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Electric fields are easily shielded or weakened by walls and other objects, whereas magnetic fields can pass through buildings, humans, and most other materials. Since magnetic fields are most likely to penetrate the body, they are the component of EMFs that are usually studied in relation to cancer. Numerous studies have looked at whether leukaemia, brain tumours, and breast cancer in adults are linked to exposure to magnetic fields in the home. But, there are only a few large studies with long-term, magnetic field measurements.

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No consistent association between magnetic fields and leukaemia, brain tumours or breast cancer in women has been established. In addition, there is no evidence that living close to installations producing electrical or the magnetic fields, is associated with increased risk of childhood leukaemia or any other childhood cancer.

Guidelines on exposure are available (see below) and there are concerns about carcinogenic effects below these levels. However, in 2004 the NRPB (now part of HPA) concluded that there is too little definitive data available from studies of health effects to derive exposure guidance.

However, these results highlighted the uncertainty over evidence in relation to health effects and this and people's concerns led to a recommendation for the UK Government to consider the need for further precautionary measures, particularly with respect to the exposure of children to lower frequency magnetic fields.

Limiting exposure to electric and magnetic fields – general guidance

Therefore, it is sensible to limit exposure to electromagnetic fields and the Health Protection Agency (HPA) have issued advice on this based on an extensive review of the science and a public consultation on its website.

The HPA has recommended that the UK adopts the EMF exposure guidelines published by the International Commission on Non-ionizing Radiation Protection (ICNIRP)¹.

The ICNIRP guidelines are based on the avoidance of exposure to electromagnetic fields (EMF) at frequencies up to 300GHz (gigahertz), which includes static magnetic fields and 50Hz electric and magnetic fields associated with electricity transmission. Current UK Government policy is that the ICNIRP guidelines are implemented in line with the terms of the EU Council Recommendation on limiting exposure of the general public (1999/519/EC)².

For static magnetic fields, the latest ICNIRP guidelines (2009) recommend that acute exposure of the general public should not exceed 400 mT (millitesla), for any part of the body. However, the EU Council Recommendation is that a value of 40mT should be used. ICNIRP does recognise that practical policies need to be implemented to prevent inadvertent harmful exposures. These may include people with implanted electronic medical devices and implants containing ferromagnetic materials, and injuries due to flying ferromagnetic objects. These issues can lead to much lower restrictions, such as 0.5mT as advised by the International Electrotechnical Commission.

The ICNIRP guidelines give reference levels for public exposure to 50Hz electric and magnetic fields of 5kV m⁻¹ (kilovolts per metre) and 100µT (microtesla), respectively. Known direct effects of these exposures include those of induced currents in the body on the central nervous system (CNS) and indirect effects include the risk of painful spark discharge on contact with metal objects exposed to the field. If people are not exposed to field strengths above these levels, direct effects on the CNS should be avoided and indirect effects such as the risk of painful spark discharge will be small.

The reference levels are not 'limits' but provide guidance for assessing compliance with the basic restrictions and reducing the risk of indirect effects.

Further advice on exposure guidelines for 50Hz electric and magnetic fields is provided on the HPA website³. The Department of Energy and Climate Change has also published

¹ <http://www.hpa.org.uk/Publications/Radiation/NPRBArchive/DocumentsOfTheNRPB/Absd1502/>

² http://www.dh.gov.uk/en/Publichealth/Healthprotection/DH_4089500

³ http://www.hpa.org.uk/webw/HPAweb&HPAwebStandard/HPAweb_C/1195733805036

voluntary code of practices which set out key principles for complying with the ICNIRP guidelines for industry⁴.

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The HPA has given advice to Health Ministers on the First Interim Assessment of SAGE regarding precautionary approaches to ELF EMFs and specifically regarding power lines and property, wiring and electrical equipment in homes⁶. The evidence to date suggests that, in general, there are no adverse effects on the health caused by exposure to ELF EMFs below the guideline levels. The evidence also supports the view that precautionary measures should address solely the possible association with childhood leukaemia and not other more speculative health effects. The measures should be proportionate in that overall benefits outweigh the fiscal and social costs, have a convincing evidence base to show that they will be successful in reducing exposure, and be effective in providing reassurance to the public.

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Emissions

Possible emissions from wind turbines and wind farms?

Currently, there is no consistent evidence conclusively linking wind turbines and wind farms with adverse health effects arising from emissions of chemicals. When operational, wind generation should not produce chemical emissions, pollutants, or waste products. Installations are therefore highly unlikely to lead to public health impacts associated with emissions of chemicals. There is, however, potential for impacts to arise during the construction and decommissioning phases from the transport of material and equipment (e.g. accidental leaks, spills, and releases).

The potential for noise related emissions in the form of audible environmental noise and inaudible infrasound has also been raised, but again, unequivocal evidence is lacking.

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⁶ http://www.hpa.org.uk/webw/HPAweb&HPAwebStandard/HPAweb_C/1204276682532?p=1207897920036

⁷ <http://www.publications.parliament.uk/pa/cm200809/cmhansrd/cm091016/wmstext/91016m0001.htm>

Are there other public health concerns associated with wind turbine / farm emissions?

The most common public health concerns relate to siting of wind turbines close to housing, leading to disturbance from noise (audible and infra sound) and shadow flicker (which occurs when the sun is at low-levels and the sunlight is intermittently blocked by the blades of the turbine, causing a flashing effect).

Infra sound emissions may be man-made (e.g. explosions, machinery, low speed fans and buildings) or natural (thunderstorms, wind and waves).

In 2010, the Independent Advisory Group on Non-Ionising Radiation (AGNIR)⁸ reviewed studies of infrasound carried out using animal models and volunteers, subjected to acute, intense exposures, and investigating effects on hearing and balance and on the cardiovascular system.

They found that while very high levels of infrasound may produce acute effects, such as aural pain and body vibration, no ill-effects have been established using levels commonly experienced in the everyday environment. However, they noted the lack of useful epidemiological and clinical data and highlighted that there have been few studies on the effects of longer-term exposure to infrasound;

"there is no consistent evidence of any psychological or behavioural effects of acute exposure to infrasound in humans. There is, however, little good quality research and interpretation is complicated because low frequency noise often includes audible as well as infrasonic frequencies. At high levels of infrasound, aural pain and eardrum rupture can occur. There have been few studies on longer-term effects of infrasound in humans, and no ill-effects have been established. Animal studies of infrasound have reported biological effects, mainly after exposures at levels above 100dB, while at levels above 140dB, hearing loss or damage to the ear can occur. At lower levels of exposure, there is a sparse literature and no confirmed biological effects. Few animal studies have investigated the consequences of long-term exposure to infrasound and no adverse effects have been established."

The report concluded that the general lack of adverse effects with low levels of infrasound does not suggest that further studies should be given a high priority.

In addition, a DTI study⁹ in 2006 concluded that there is a consensus that modern upwind turbines are not sources of substantial infra sound and low frequency noise.

Linked to this, and in relation to audible noise, it has also been suggested that the beat like character or 'swish' associated with some turbines, is often mistakenly interpreted as low frequency noise, in an effect known as Amplitude Modulation. However, the frequency of the generated turbine noise is actually well above what would usually be considered to be low frequency.

⁸ Health Effects of Exposure to Ultrasound and Infrasound

⁹ The measurement of low frequency noise at three UK wind farms,

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