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

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

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RHYBUDD O GYFARFOD	NOTICE OF MEETING
PWYLLGOR CYNLLUNIO A GORCHMYNION	PLANNING AND ORDERS COMMITTEE
DYDD MERCHER, 31 GORFFENAF, 2013 am 1 o'r gloch y prynhawn	WEDNESDAY, 31 JULY 2013 at 1:00 p.m.
SIAMBR Y CYNGOR, SWYDDFEYDD Y CYNGOR, LLANGFNI	COUNCIL CHAMBER, COUNCIL OFFICES, LLANGFNI
Swyddog Pwyllgor	Ann Holmes 01248 752518 Committee Officer

AELODAU / MEMBERS

Cynghorwyr / Councillors:

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

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None to be considered at this meeting.

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None to be considered at this meeting.

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PLANNING AND ORDERS COMMITTEE

Minutes of the meeting held on 3 July 2013

- PRESENT:** Councillor William Thomas Hughes (Chair)
Councillor Ann Griffith (Vice-Chair)
- Councillors Lewis Davies, Jeff M. Evans, John Griffith, K P Hughes, Vaughan Hughes, Victor Hughes, Raymond Jones, Richard Owain Jones and Nicola Roberts
- IN ATTENDANCE:** Planning Development Manager (DFJ),
Planning Assistants
Senior Engineer (Development Control) (EJ),
Development Control Officer (RE),
Legal Services Manager (RJ),
Committee Officer (MEH),
Administrative Assistant (SC).
- APOLOGIES:** None
- ALSO PRESENT:** Local Members : Councillor J. Arwel Roberts (Portfolio Holder – Planning & Environment) – 7.1;
Councillor R.L.L. Jones – 7.1;
Councillor Ieuan Williams – 10.1
-

1 APOLOGIES

There were no apologies for absence.

2 DECLARATION OF INTEREST

Declarations of interest were made as follows :-

Councillor W.T. Hughes in respect of application 6.1
Councillor John Griffith in respect of application 7.1
Councillor Victor Hughes in respect of application 10.1.
Councillor Kenneth P. Hughes in respect of application 13.1

Councillors Lewis Davies, Ann Griffith, John Griffith, Vaughan Hughes, Nicola Roberts declared a personal interest on the basis that the Plaid Cymru manifesto contained points with reference to wind turbines. The Members stated that they would consider each application on its planning merits.

3 MINUTES

The minutes of the previous meeting of the Planning and Orders Committee held on 5 June, 2013 were presented and confirmed as correct.

4 SITE VISITS

The minutes of the Site Visit held on 19th June, 2013 were confirmed as correct.

5 PUBLIC SPEAKING

There were Public Speakers present in respect of applications 7.1 and 10.1.

6 APPLICATIONS THAT WILL BE DEFERRED

6.1 20LPA962/CC – Retrospective application for the recently constructed track together with improvements to the existing access on land opposite Fron Heulog, Cemaes

Councillor W.T. Hughes declared a personal interest in respect of this application.

The Planning Development Manager stated that the Local Member has requested that the Committee should visit the site.

RESOLVED that a site visit be undertaken in accordance with the request of the Local Member.

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 stated that the Planning and Orders Committee undertook a site visit, at the recommendation of Officers, 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 was recommended for deferral.

RESOLVED to defer consideration of the application at the request of the Officers.

6.3 46c427K/TR/EIA/ECON – A hybrid planning application proposing :- 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.

It was reported that a site visit to the site was undertaken on 19 June, 2013.

RESOLVED to defer consideration of the application as consultations and notifications are being collated and it is anticipated that a report on the planning application will be presented to the next meeting of the Planning and Orders Committee on 31 July, 2013.

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.

It was reported that at its meeting held on 5th June, 2013 it was evident that due to a new membership of the Committee, the Members wished to visit the site to enable them to view the site. The application was consequently deferred in order to arrange a new site visit which took place on 19th June, 2013.

The Chair invited Mr. Derrick Edwards to address the Committee in opposition of the application. Mr. Edwards stated that he was speaking against the application on behalf of the local estate residents. He explained that the 'design and access fails in improving the character and quality of an area should not be accepted' this is a quote from the Design and Access Statement to assist in planning decisions.

Why does it fail our area? - Routes that are longer, with 3 hills and around 5 hazardous bends adversely affecting the infrastructure of over 177 properties is wrong. It ignores the existing parking problems in Lon Newydd and the worries of over 60 people who have signed a petition expressing serious concerns on safety, flooding and existing drainage problems. Holyhead Town Council has voted against this application on safety issues.

One of the biggest failures of this application is that it does not benefit people who will eventually live on this new 22 house, cul-de-sac development. They will have to make longer journeys into and out of an existing problematic area with their vehicles. Traffic low and delays are already common on Lon Newydd Hill, it will be further increased when the other new estate of 20 dwellings is completed. 50 extra vehicles doing 2 trips daily is 200 extra journeys on this route. Extra traffic does create extra risk with young children being the most vulnerable. Effective planning is to listen to community concerns, not increasing them but no communication; this has not happened and it is evident with the objections raised.

When the shorter Waenfawr route became available this application was flawed along with any recommendations. This shorter, flat, wider, straighter and safer route is the preferred route by the Head of Highways who has given the applicant full assurances that the 'ransom strip' does not exist and that the road will be adopted after work is completed. It will bring in extra revenue, with a full community rate return. It benefits everyone with a new road, after 35 years of pot holes and neglect, especially the senior citizens who have mobility problems. It is better for the environment with fuel savings and with less problems in snow and icy conditions, unlike the hills of Pentrefelin and Lon Newydd.

The Council's legal duty and responsibility towards Nature Conservation is served under the N.E.R.C. Act 2006 by keeping the protected wildlife zone intact with no roadway dividing. A safer access point into South Stack Road is more suitable for future development.

It is a logical, legal and sensible decision to refuse this application. The community is totally opposed to this illogical routed application and has the full support of the local MP who has asked for a full review of all proceedings. It was the initial ransom strip demands that prevented the logical route being used and clarity is required for all parties.

Councillor Jeff Evans questioned where Mr. Edwards attained information regarding the safety, difficulties of the potential flooding and ascertained the effects on the environment, habitat and the wildlife in the area. Mr. Edwards responded that there are 'slow worms' in the area and this was proven on the day of the Site Visit. Badgers can be seen regularly in the area, in the gardens of residents. The wildlife zone has been put there to protect them. He further stated that young children on bikes use the road near the area. Flooding issues relate to a stream in the area; heavy rain can flood the area even though attempts to rectify the issue have failed in the past.

Councillor K.P. Hughes questioned if Mr. Edwards was against the application or mainly the road to the site. Mr. Edwards responded that it is the illogical access route that the residents are concerned with.

The Chair invited Mrs. Jan Tyrer to address the meeting in support of the application.

Mrs. Tyrer stated that this proposal for the development of 22 dwellings is in accord with its allocation for housing under proposal T8 in the adopted Ynys Môn Local Plan. Given that the Officer report provides a clear recommendation of approval she stated that she would only comment on 3 specific matters that have been raised by local objectors.

1. Access – the road access for the development remains via Pentrefelin as the only viable option. Discussions at both pre-application and post-application stages have been unable to satisfactorily resolve issues associated with an alternative vehicle access from Waenfawr Estate that certain objectors favour. Engineering consultants Richard Broun Associates have advised that using the 'All Wales Estate Development Highways Design Guide', Pentrefelin is classed as a 'Collector Cul-de-sac' with a capacity of 150 dwellings and Lon Newydd is a 'Collector Loop' with a capacity of 300 dwellings. Pentrefelin currently serves just 24 dwellings and Lon Newydd approximately 200, therefore an additional 22 dwellings will mean that the local road system is still operating well within its capacity limit. This fact is endorsed by the Council's own highways officers who have raised no objection to the development or its proposed means of access via Pentrefelin. Concerns raised by local objectors over the suitability of this access and the ability of the existing road system to cope with increased levels of traffic are therefore unfounded, and to refuse the application on this basis would be unreasonable.
2. Drainage: Porosity tests were undertaken on the site in accord with BRE 365. These showed that ground conditions on site would not support soakaway and that a different system of dealing with surface water needed to be worked out. Discussions with the Council's drainage department and Welsh Water were held resulting in an agreed drainage system design. This incorporates the use of rainwater harvesting for each dwelling and in-built attenuation within the new pipework of the surface water drainage system for the development. Consequently concerns raised by local objectors over flooding etc., are also unfounded.
3. Ecology issues: These matters were also fully explored during the preparation of the planning application. As a result the proposal incorporates protection measures for an existing badger sett, a landscaped buffer zone to create a natural transition between the built environment and the open countryside, and enhancement of the existing habitat on adjoining open land in the applicant's ownership. This will improve the foraging grounds for badgers, the nesting grounds for birds and allow for any translocation of slow worms etc. that may be necessary.

Councillor Jeff Evans stated that Mrs. Tyrer stated that the route to the site was only the viable option. He believed that the intent of the developer was to follow an alternative route. Councillor Evans questioned if the new route, as per the application, was determined following Council misinterpretation as to the original 'ransom' route? Mrs. Tyrer responded that as part of the pre-application research, both route options were considered. The history of the site is that Pentrefelin has always provided an access point for this land, in previous applications, as well as Waenfawr Estate road. Issues arose in respect of the 'ransom strip' as well as other issues relating to the works required to upgrade that road to adoptable standard, particularly dealing with surface water as there was no knowledge of the drainage system within that road. The applicant is in a position

where there is no assurance that they can achieve access through that route whereas Pentrefelin Estate road system gave no problems.

Councillor R.L.I. Jones, one of the Local Members stated that the local residents are concerned about the traffic that will be generated from the approval of this application. The roads are narrow in Pentrefelin and Lon Newydd. He stated that he considered that the application would not have been before the Committee if it was not for the mistake of the Highways Officer that there is a 'ransom strip' preventing the use of the Waenfawr Road as a better/preferred route to the site. Councillor Jones further stated that there are a number of issues that this application should be refused; wildlife habitat, slow worms exist on the site. He considered that the voice of the residents of Llaingoch should be listened to and that the applicant should reconsider the route to the site.

Councillor J. Arwel Roberts, one of the Local Members stated that traffic issues will be of concerns in respect of this application as the access to the site is not suitable. He considered that the best access route is through the Waenfawr Estate.

The Planning Development Manager reported that a copy of a letter had been received, addressed to the Chief Executive of the Council from Mr. Albert Owen MP expressing his concerns in respect of how this application had been dealt with and he had asked that the application should be reviewed. The Chief Executive's response to the Member of Parliament was that he considered that the application had been dealt with in the proper manner and would have to be dealt with under its own merits. The Member of Parliament had responded his disappointment with the response of the Chief Executive.

The Officer further stated that the application is within the development boundary of the statutory plan. 30% of the dwellings will be affordable housing. He considered that the main opposition locally to this application was the access to the site. The Senior Engineer (Development Control) stated that the Highways Authority has considered the application carefully, as with every other application, on its own merits. The roads leading to the site are of a standard width for such a development and there are traffic speed humps in the area. Snow and icy conditions are common to many roads such as these are not unique to this site. It is not a relevant consideration when assessing applications such as this as they are no different to other similar roads on the Island. The development is within the development boundary of the Development Plan. Professional Highway Officers are happy with the access to the site.

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

Councillor T.V. Hughes proposed that the application be refused. There was no seconder to his proposal.

Councillor R.O. Jones wished it to be recorded that he had not voted in respect of this application as he was not present at the site visit.

RESOLVED to approve the application in accordance with the Officer's recommendation, subject to a S106 agreement, as listed within the report.

7.2 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 application was reported to the Planning and Orders Committee as the County Council is the applicant and the landowner. At the meeting held on 5th June, 2013 it was resolved to visit the site in accordance with the Officers recommendation. The site visit took place on 19th June, 2013.

The item to be considered at the next meeting.

8 ECONOMIC APPLICATIONS

None considered at this meeting.

9 AFFORDABLE HOUSING APPLICATIONS

None considered at this meeting.

10 DEPARTURE APPLICATIONS

10.1 42C231 – Full application for the erection of 13 new dwellings together with creation of a new access on land at The Sidings, Pentraeth

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

The Chair invited Mr. Alan Foster to address the meeting in support of his application. Mr. Foster stated that the site is a brownfield site and the application is for detailed planning for 13 two bedroomed terrace houses based on the outline planning permission granted on 9th April, 2010. He stated that he acknowledged that there are some objections from the local residents, and because of this he agreed to extend the official decision date from 23 May until today to give the Planning Officers sufficient time to consider their concerns. As well as information to satisfy Highways, Welsh Water and the Environment Agency he has provided :-

Full detailed surface water drainage design;
A risk assessment to Controlled Waters and Contamination Survey;
An ecological assessment

The objections therefore have been addressed, but there is one concern that was outside the planning officers remit. This concern by the residents of Helens Crescent and the use of the road by construction vehicles. Assurances have been given to the residents that, should approval be obtained, although they have a right to use the road, it is not their intention to use it for fully loaded wagons and heavy plant. The main works access would be from the A5025, any traffic along Helens Crescent would be kept to a minimum, also if there was any damage caused by activities then it would be repaired.

Finally, this application is for two bed starter units which will be affordable homes; every new home constructed creates 3 new jobs.

Councillor John Griffith questioned Mr. Foster as to what price did he consider appropriate for these affordable homes and how many of the houses will be affordable? Mr. Foster responded that the price of the affordable houses was considered by the appropriate Officer dealing with the application. He stated that the two first houses would be for sale for around £100k and thereafter £110k.

Mr J. Quinn, an objector to this application, was present at the meeting but declined the opportunity to comment on the application.

Councillor Ieuan Williams, one of the Local Members stated that residents of neighbouring properties have stated that part of the development land is not in the ownership of the developer and is taken up by a parking area. He also stated that the residents have stated that there is a covenant on the site which restricts development. Councillor Williams requested that the application be deferred until the legal and technical issues have been sorted.

Members of the Committee considered that as the Membership of the Planning and Orders Committee has changed considerably since the last local elections, it would be advantageous to visit the site before determination of the application.

Councillor J. Griffith proposed that the site be visited and Councillor A. Griffith seconded the proposal.

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

11 DEVELOPMENT PROPOSALS SUBMITTED BY COUNCILLORS AND OFFICERS

None considered at this meeting.

12 REMAINDER OF APPLICATIONS

12.1 21C84E – Full application for the erection of a dwelling and the construction of a new vehicular access on land adjacent to Drogan, Llanddaniel

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

The Planning Development Manager reported that a response has been received from the Llanddaniel Fab Community Council yesterday. He stated that the Community Council stated that they did not object to the application providing the applicant uses the present access to the site. The Community Council considered that the road near the site is dangerous. The Officer stated that the application includes a new vehicular access to the highway and therefore he considered that the Community Council would object to the application. However, the Highways Authority is satisfied with a new access to the site.

He further noted that 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 proceeded to appeal where it was dismissed for the reasons set out in the Inspector's decision letter of 21st July, 2009.

The Officer stated that the Planning Officers sympathise with the needs of the applicants, however as professional Officers they have to be aware of planning policies.

Councillor T. Victor Hughes, as one of the Local Members, stated that there is medical evidence in respect of this application that the applicant will need intense medical care in the future. The applicant wishes to build a home for her needs and to be near family members. He referred to Section 3.1.8 of Planning Policy Wales and summarised that personal circumstances can be considered to grant planning permission.

Councillor K.P. Hughes whilst sympathising with the medical needs of the applicant, was not happy with approving the application due to personal circumstances and proposed that the application be refused. Councillor Lewis Davies seconded that proposal.

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

12.2 33LPA981/CC – Full application of demolition of existing flat roof together with alterations and extensions at Fron Capel, Gaerwen

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

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

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

12.3 45C429/AD – Application for the siting of 4 interpretation panels on land at Ynys Llanddwyn

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

The Planning Development Officer reported that a letter from the Community Council has now been received stating no objection to the application. Consultation has been undertaken with the

Countryside Officers of the Council to ascertain if such interpretation panels are acceptable within this location.

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

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

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

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

Councillors Lewis Davies, Ann Griffith, John Griffith, Vaughan Hughes and Nicola Roberts declared a personal interest on the basis that the Plaid Cymru manifesto contained points with reference to wind turbines. The Members stated that they would consider each application on its planning merits.

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.

The Planning Development Officer stated that an appeal has been lodged with the Planning Inspectorate. The Committee is requested to state the Council's stance in this appeal.

Members of the Committee considered that as the Membership of the Planning and Orders Committee has changed considerably since the last local elections, it would be advantages to visit the site before determination of the application. The Committee wanted to assess the landscape surrounding the application site and the distance of dwellings from the proposal under the provisions of the SPG.

Councillor J. Griffith proposed that the site be visited and Councillor A. Griffith seconded the proposal.

It was RESOLVED that the site be visited to afford the Committee to view the site.

**COUNCILLOR W.T. HUGHES
CHAIR**

PLANNING SITE VISITS

Minutes of the meeting held on 17 July, 2013

- PRESENT:** Councillor W.T. Hughes (Chair)
Councillor Ann Griffith (Vice-Chair in the Chair for Item 2)
- Councillors John Griffith, T. Victor Hughes (Items 2 & 3 only),
Nicola Roberts.
- IN ATTENDANCE:** Development Management Team Leader (DPJ) (for Item 2 & 3),
Planning Officer (MD) (for Item 1),
Senior Engineer (Development Control) (EJ),
Committee Officer (MEH),
Administrative Assistant (SC).
- APOLOGIES:** Councillors Lewis Davies, Jeff M. Evans, Vaughan Hughes,
Raymond Jones.
- ALSO PRESENT:** None
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1 42C231 – FULL APPLICATION FOR THE ERECTION OF 13 NEW DWELLINGS TOGETHER WITH CREATION OF A NEW ACCESS ON LAND AT THE SIDINGS, PENTRAETH

The site was visited upon the recommendation of the Committee at its meeting held on 3 July, 2013 as Members considered that as the membership of the Planning and Orders Committee has changed considerably since the last local elections, it would be advantageous to visit the site before determination of the application.

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

The Planning Officer stated that the site comprises a railway siding off the A5025. As the site is at a lower level the land surrounding will entail extensive infilling. Members were asked to view the site from the old bridge along the side of the A5025 and thereafter entered the site. Detailed plans of the development and the design of the proposed dwellings were viewed by the Members. It was noted that due to the size of the development a number of affordable units will need to be provided.

Members questioned the parking arrangements for the proposed dwellings. A copy of the site plan was viewed by the Members.

2 20LPA962/CC – RETROSPECTIVE APPLICATION FOR THE RECENTLY CONSTRUCTED TRACK TOGETHER WITH IMPROVEMENTS TO THE EXISTING ACCESS ON LAND OPPOSITE FRON HEULOG, CEMAES

The site was visited upon the request of the Local Member made at the meeting of the Planning and Orders Committee held on 3 July, 2013.

The Chair asked the Development Management Team Leader to present the relevant facts.

The Development Management Team Leader stated that the application is made for retrospective permission for the retention of a track and an agricultural access which will serve two parcels of land. It was noted that one of the parcels of land is a Council owned smallholding at Fronheulog, the other was 24 acres at Calfdy. The land areas on which the track has been developed is in the process of being sold by the Council. The Officer referred to objections from the neighbouring dwellings which consist of 3 privately owned properties and 1 Council house and listed the grounds of objections. A septic tank which serves these dwellings was viewed together with a concrete reinforcement encasing the connections to these properties where it crosses the track.

Members were concerned in respect of the access as it is entering a dangerous highway. Members questioned the Highways Officer in respect of the required visibility distance from the access. The Highways Officer responded that whilst the normally required 215m visibility splay is not available, this is an existing access which it is proposed to improve. Whilst the full visibility would not be achievable, the modifications to the access would be an improvement over the existing situation. Visibility distances have been checked as part of the assessment of the application and will be available at the next meeting of the Planning and Orders Committee at the end of the month.

3 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, LLANFEHELL

The site was visited upon the recommendation of the Committee at its meeting held on 3 July, 2013 as Members considered that as the membership of the Planning and Orders Committee has changed considerably since the last local elections, it would be advantageous to visit the site before determination of the application. The Committee wanted to assess the landscape surrounding the application site and the distance of dwellings from the proposal under the provisions of the SPG.

The Chair asked the Development Management Team Leader to present the relevant facts.

The position of the turbine was identified on the agricultural field and the proposal explained.

The Development Management Team Leader went on to explain 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. In the meantime an appeal has been lodged by the applicant with the Planning Inspectorate for non-determination. It was necessary to refer the application back to the Planning and Orders Committee as the Council has adopted a Supplementary Planning Guidance on Onshore Wind Energy Development in January 2013 and this comprised a material change in circumstances. The Planning and Order Committee therefore is asked to come to a resolution regarding the Local Authority's position in relation to the appeal.

Photomontages were afforded to the Members to visualise the application for various locations within the vicinity. The Officer highlighted the residential properties near the application site and explained that Officers had undertaken a detailed assessment on the impact of the development on the amenities of occupants of these dwellings.

Members viewed the application site for numerous locations within the vicinity of Llanfechell.

**COUNICLLOR W.T. HUGHES
CHAIR**

6.1

Ceisiadau'n Tynnu'n Groes

Departure Applications

Rhif y Cais: 34C553A Application Number

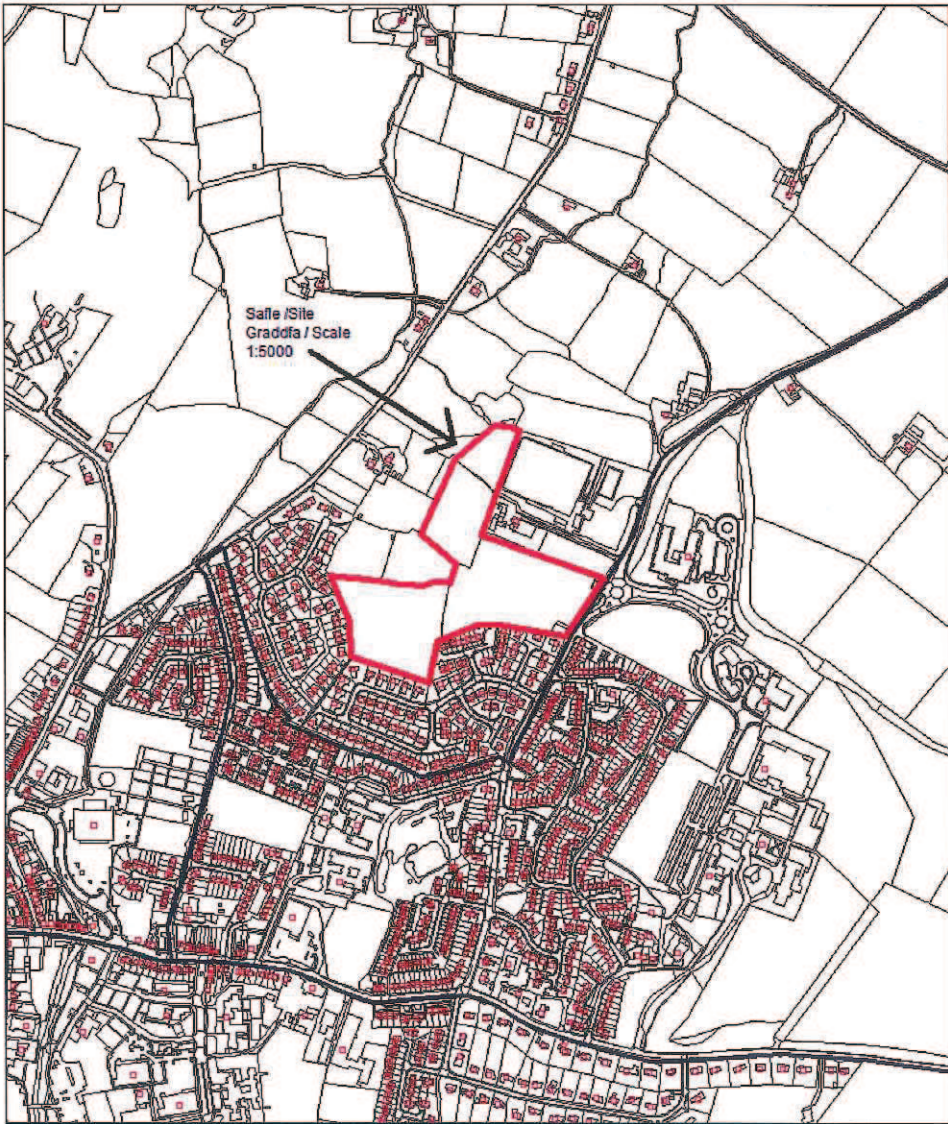
Ymgeisydd Applicant

St Malo (Llangefni) Ltd
c/o Berwyn Owen
Owen Devenport
1st Floor
Metropolitan Buildings
25 High Street
Llangefni
LL77 7NA

Cais amlinellol ar gyfer datblygiad trigiannol yn cynnwys cyfleuster gofal ychwanegol, priffordd a rhwydwaith cysylltiol yn

Outline application for residential development including extra care facility, highway and associated infrastructure at

Ty'n Coed, Llangefni



Planning Committee: 31/07/2013

Report of Head of Planning Service (MTD)

Recommendation:

Site visit

Reason for Reporting to Committee:

The application was originally reported to the Planning Committee back in November, 2008 because it had been advertised as a departure from the development plan, and part of the submitted proposal was being recommended for approval.

1. Recommendation

It is considered that due to the nature and context of the development that it would be beneficial for the members to view the site prior to making any determination.

6.2

Gweddill y Ceisiadau

Remainder Applications

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

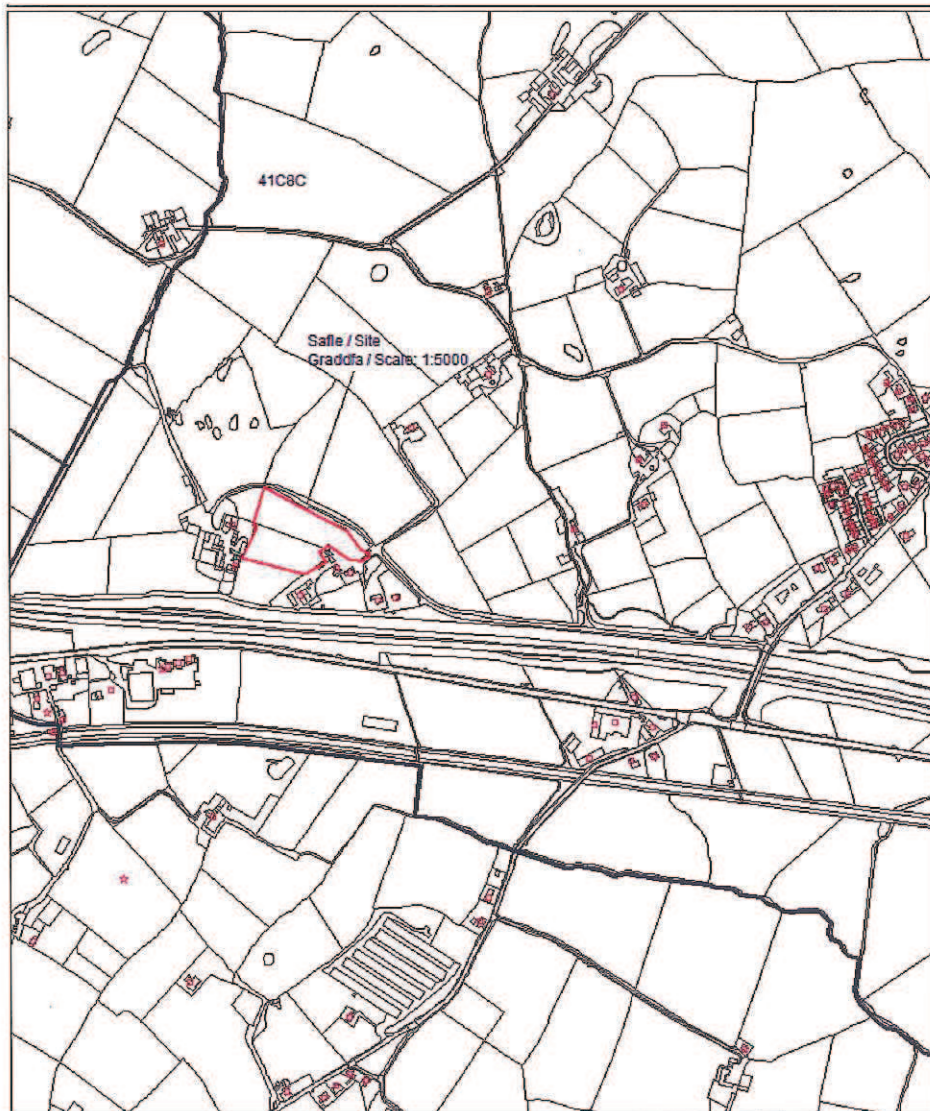
Ymgeisydd Applicant

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

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

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

Garnedd Ddu, Star



Planning Committee:31/07/2013

Report of Head of Planning Service (NJ)

Recommendation:

Defer

Reason for Reporting to Committee:

At the request of the previous Local Member

1. Recommendation

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 was 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 was deferred. Drainage matters however remain under discussion and it is therefore recommended that the application is deferred.

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, Caerdybi 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, bariâu, 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 gorsafoedd bwydo adar a chuddfannau gwyllo adar, gydag arwyddion dehongli addysgiadol a dwyieithog trwy'r cyfan; Creu trywydd cerfluniau newydd trwy goetir a llwybrau pren a gwell 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, Caerdybi 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 lecynnau 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.

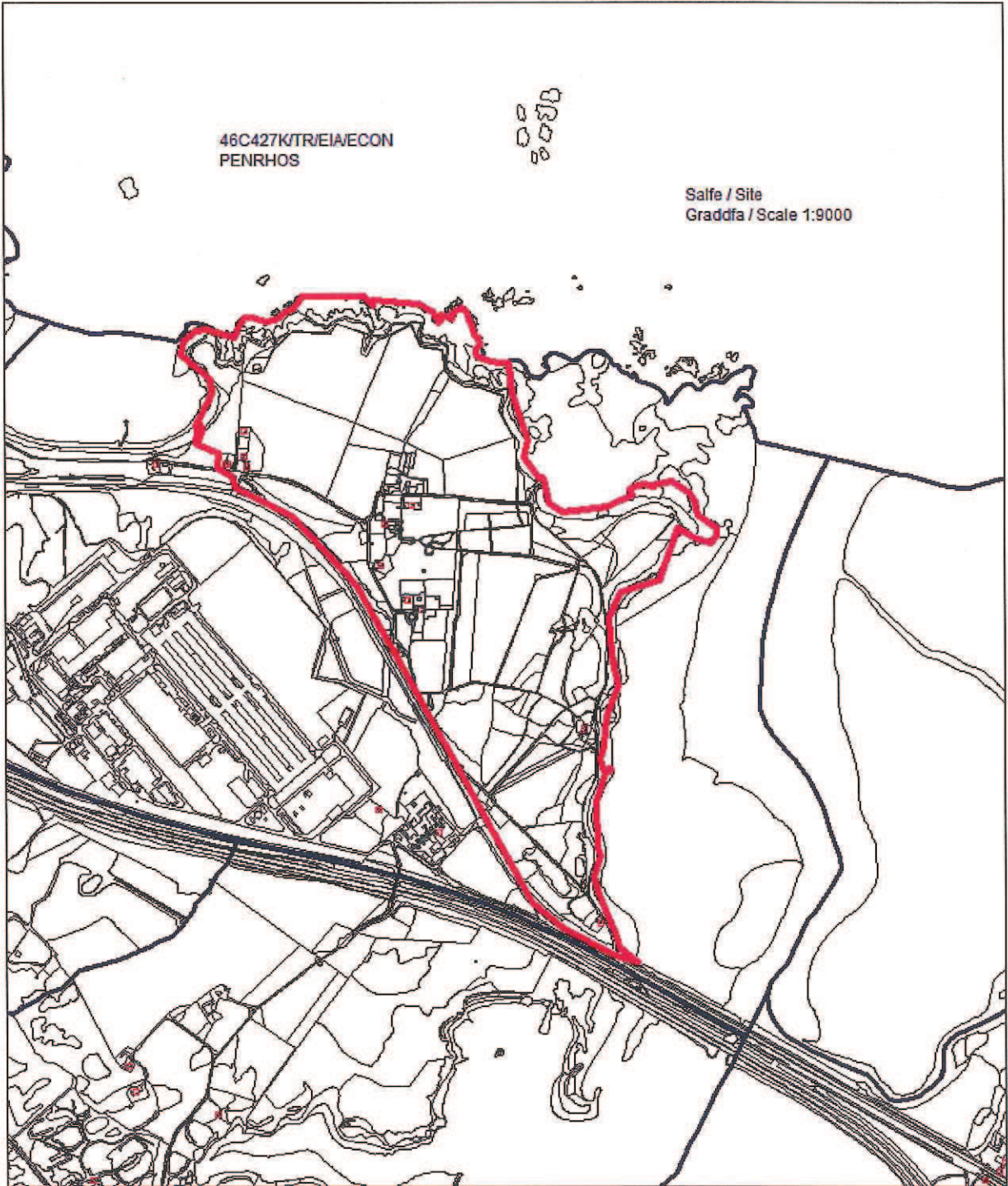
Land at Kingsland: The erection of a residential development which has been designed to be used initially as temporary construction workers accommodation at land at Kingsland, Kingsland Road, Holyhead comprising: Up to 360 new houses to be initially used as temporary construction workers accommodation. 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.

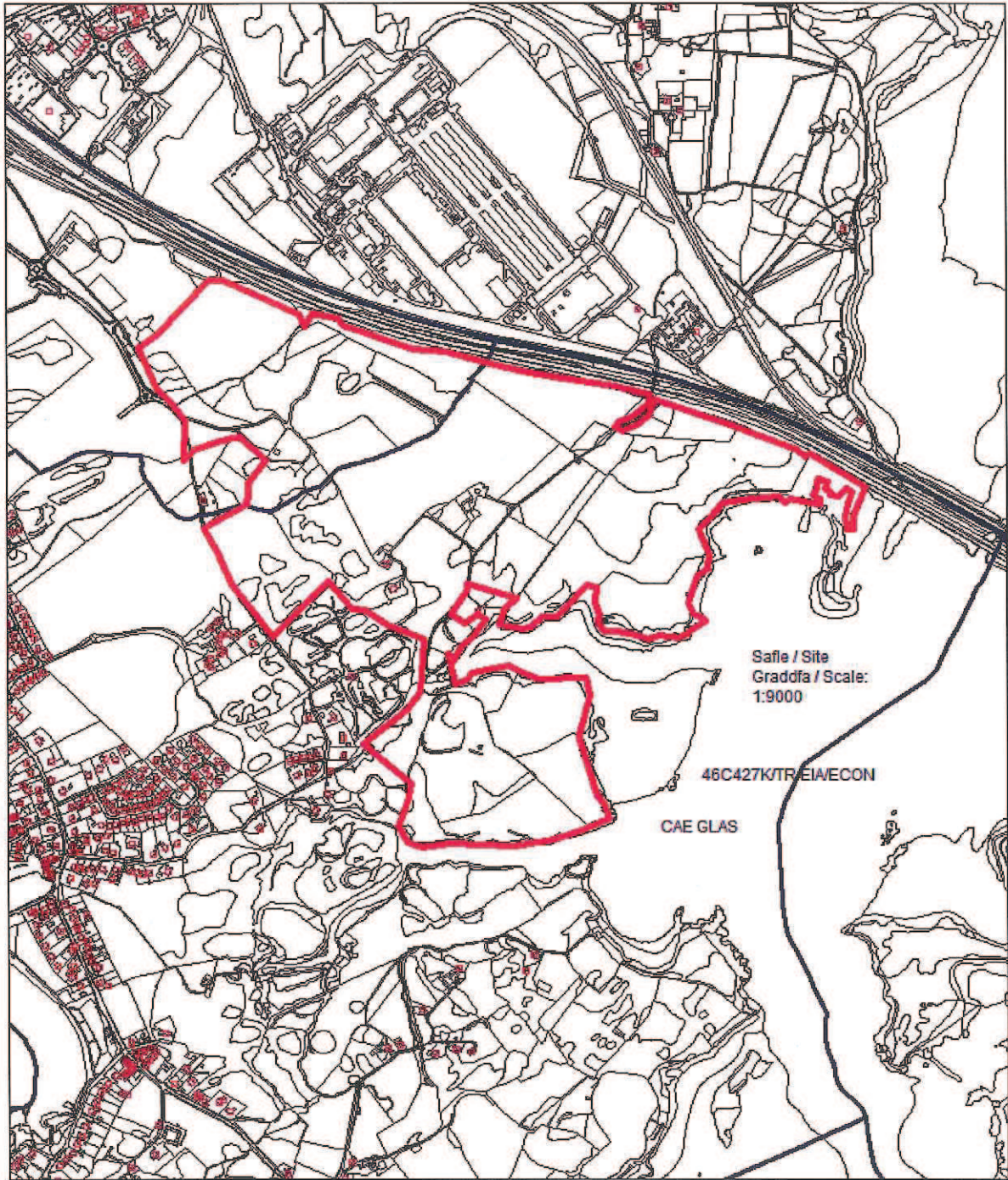
Full detail for the change of use of the existing Estate buildings at Penrhos Coastal Park, London Road, Holyhead including the change of use for: The Bailiffs Tower and outbuildings at Penrhos Home Farm from a cricket clubhouse to a visitors information centre, restaurant, café, bars and retail; Home 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.

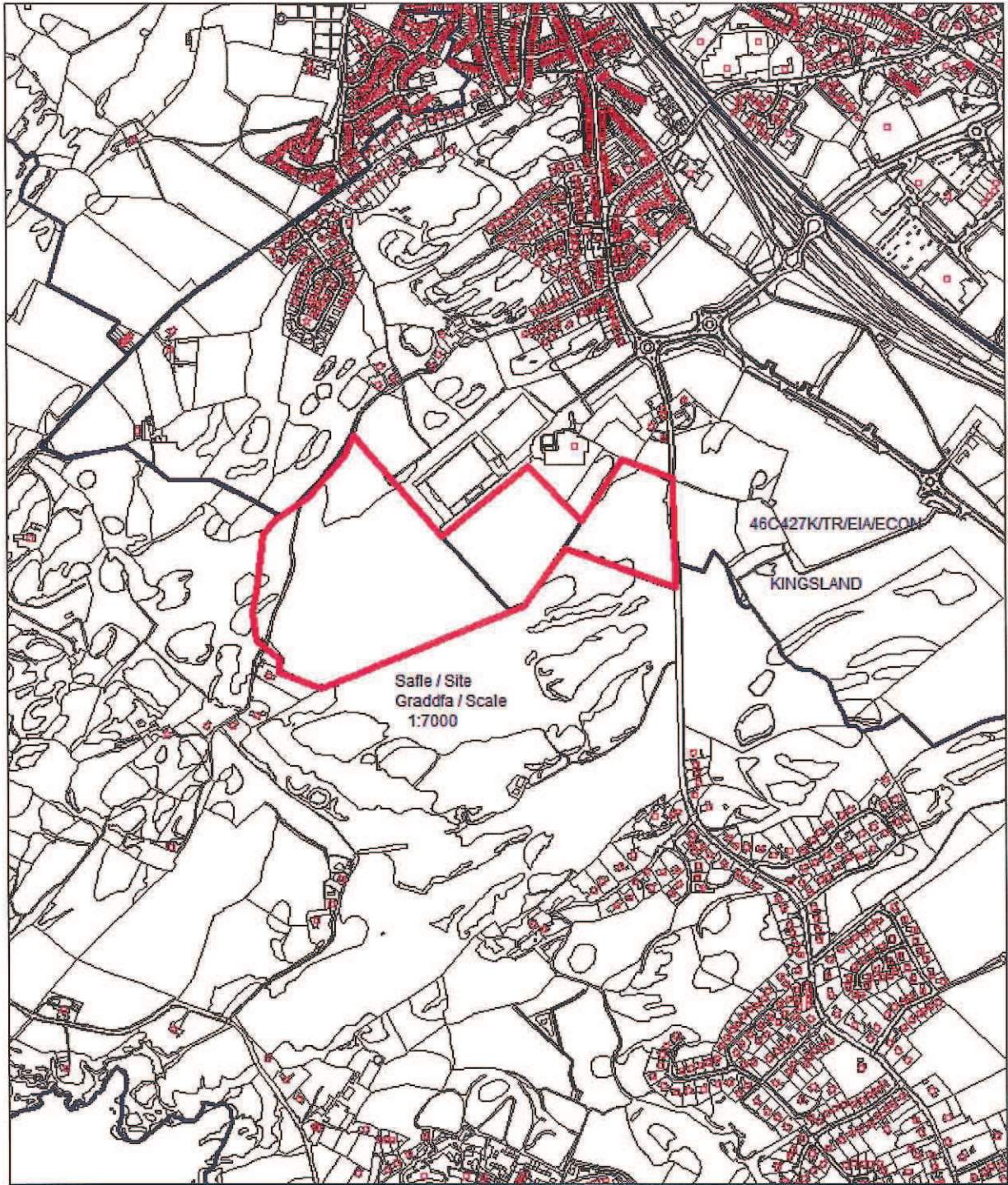
Parc Arfordirol Penrhos \ Penrhos Coastal Park, Cae Glas a Kingsland, Caergybi \ Holyhead

46C427K/TR/EIA/ECON
PENRHOS

Salfe / Sita
Graddfa / Scale 1:9000







Planning Committee: 31/07/2013

Report of Head of Planning Service (DPJ)

Recommendation:

Site visit

Reason for Reporting to Committee:

The application is accompanied by an Environmental Impact Assessment

1. Recommendation

It is anticipated that a full report on the planning application will be presented to the September Planning Committee. Members expressed a desire to attend a further briefing session on the proposals at the last site visit and it is recommended that this is convened on the same date as the site visits.

7.1

Gweddill y Ceisiadau

Remainder Applications

Rhif y Cais: 20LPA962/CC Application Number

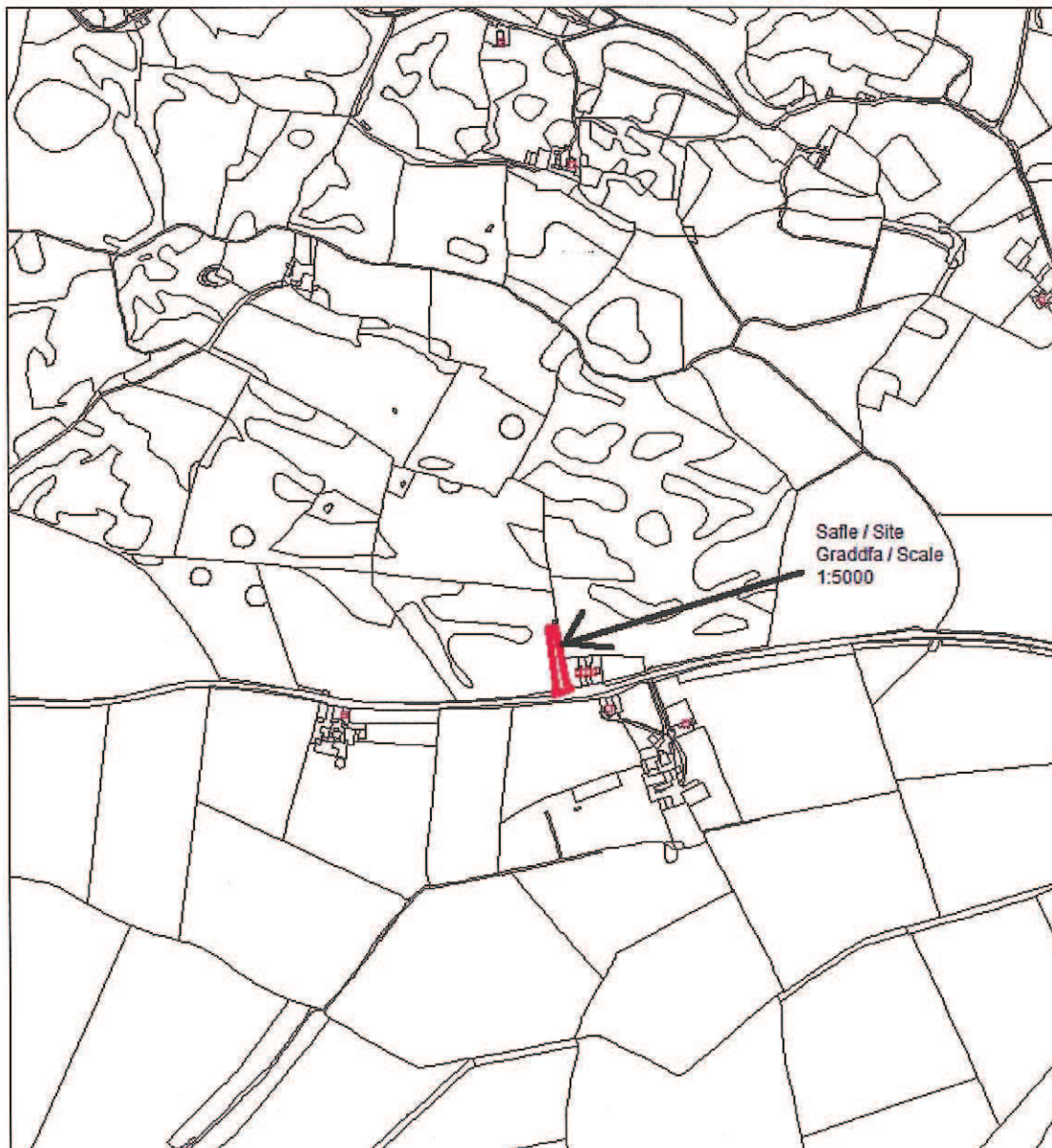
Ymgeisydd Applicant

**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: 31/07/2013

Report of Head of Planning Service (DPJ)

Recommendation:

Permit

Reason for Reporting to Committee:

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

1. Proposal and Site

The application relates to land in Betws adjacent to the A5025 which is within the Area of Outstanding Natural Beauty. To the east there are existing residential properties at Tai Betws and a lay-by.

The planning application is made for the following:

- Alterations and improvements to an existing agricultural vehicular access onto the A5025.
- Retention of a stone track agricultural access, set back from the public highway.

The proposed agricultural vehicular access onto the A5025 is on land owned by the Isle of Anglesey Council Smallholdings Department. It would serve agricultural land within the ownership of the council at Fronheulog and that of third party at Clafdy. Fronheulog amounts to a total land holding of 89.04 acres, with 42.02 acres being situated to the north of the A5025 and being accessible by this agricultural access. The Clafdy holding accessible via the agricultural access amounts to an area of around 24 acres.

The stone track access is on land that the council have agreed to sell to the owners of Clafdy as an access since 2011, since the committee visited the site it is understood that the sale has moved to completion.

The previous access to Clafdy was via a right of way from the A5025 to the west over the council's agricultural land at Fronheulog, a relative of the applicant was previously an agricultural tenant on part of this land. This access no longer exists because it was stopped up when the council amalgamated two agricultural holdings into the Fronheulog agricultural holding in 2012.

In support of the planning application the applicants have submitted a report which details the background and makes submissions as regard highway safety.

2. Key Issue(s)

- Highway Safety.
- Amenity
- Landscape Impact.

3. Main Policies

Gwynedd Structure

D1 (AONB)

D4 (Environment)

FF1 (Increase Traffic Generation)

Ynys Mon Local Plan

1 (General Policy)

30 (Landscape)

Stopped Ynys Mon Unitary Development Plan

GP1 (Development Control Guidance)

GP2 (Design)

EN1 (Landscape Character)

EN2 (Area of Outstanding Natural Beauty)

Planning Policy Wales

Technical Advice Note 18 Transport

4. Response to Consultation and Publicity

Community Council No observations received at the time of writing, but they have been provided with a 21 day period commencing 15.07.13 to make observations on the report on background and highway safety submitted by the applicant.

Councillor William Thomas Hughes I write as local member to request a site visit regarding this planning application. Concerns - the on-going problems with the A5025. Inconsistencies with information given.

Highways Conditional permission.

Drainage Informatives listed.

Two letters received each signed occupiers of the adjacent properties at Tai Betws, and objecting to the planning application on the following grounds:

- Numerous letters have been written to the Highways Department in an attempt to get a speed restriction on this part of the A5025 due to the highly dangerous brow of a hill and the speed of some drivers at this point.
- The situation is so dangerous that permission to build a garage for the vehicles of 1 Betws adjoining the application site was refused because the access was considered too dangerous and that there is a double white line in the middle of the road in this location.
- Access to Fron Heulog field has always been there, and been no problem for the farmer at Fron Heulog, so why now does there have to be a process of applying for planning permission for a new road to Clafdy that has to the writer's knowledge been constructed before permission was applied for.
- Why make a new road when there has always been an access to Clafdy on half a mile west of this point.
- To increase the traffic by adding another farm to the access of Fron Heulog's field is ludicrous, more danger to speeding traffic in the road, and much more life threatening to all.
- The four houses at Tai Betws have a septic tank in the field in question, the tank is serving four properties & the new road has been constructed over the sewage pipe that feeds the tank. Nobody asked our permission to construct the road over this pipe. Who takes liability for any damage to that pipe through heavy machinery being driven over it who do we approach or take the blame for any damage?
- Request that the planning application is refused.
- The track was constructed before planning permission was applied for.
- No easement has been granted to construct the track over the sewage pipe serving Tai Betws.
- The following sections of the report submitted in support of the planning application is incorrect.
- (Paragraph 2) Clafdy should not be accessed through Fron Heulog as planning permission for the track has not been granted, adding more traffic and the movement of animals to an already dangerous position is unacceptable.
- (Paragraph 6) If the access via Rhos-Isaf field is dangerous with bad visibility, how did the previous tenant use it on a daily basis with no problems. There is more visibility at this access point than Fron Heulog.
- (Paragraph 7) Clafdy house and outbuildings could be renovated. Clafdy is not land locked , it has always had an access.
- (Paragraph 8) There is no herd crossing daily as there is no longer a dairy farm.
- (Paragraph 9) Not once while living alongside the access have we (the adjacent occupiers) seen a traffic hazard due to farm machinery or from farm animals.
- (Paragraph 10) The supporting report states that the tanker emptying the septic does so from the carriageway causing danger to the operator and other road users. The residents state that they have never seen a tanker driver emptying the tank from the road. The tanker has always parked in the field alongside the house. The fence erected hinders the emptying of the septic tank.
- Llanbadrig Community Council have not been notified.
- Proposal should not be passed as an improvement to a track which should not be there.

5. Relevant Planning History

No material planning history.

6. Main Planning Considerations

Highway Safety

In support of the planning application the applicants have submitted a report which makes the following submissions as regards highway safety.

- The council agreed to sell the access track to Clafdy due to it being considered a safer option than allowing the family to continue using the route through Fronheulog. The Fronheulog access with the A5025 is extremely dangerous due to the land being lower than the road restricting visibility to the near side when coming out with a vehicle onto the highway.
- Clafdy comprises agricultural land with no dwelling present.
- There has been an existing access in this position for many years which was previously used twice daily in summer months to cross a dairy herd for milking.
- The existing junction results in farm and other vehicles having to stop on the A5025 before they can access the land resulting in danger, whereas the proposal provides a pull in area.
- The submission concludes that the safety of users of the highway and the access will be improved as a result of the development.

The applicant's report has been objected to and questioned by the objectors as detailed in the relevant section of this report. The objections have been forwarded to the council's Highways Section.

The council's Highway Officer has assessed the applicant's submission, and the points made in the objections and the proposal is considered to be acceptable. The improvements to the existing agricultural access will facilitate any agricultural vehicles exiting and entering the site. The existing access has been in use for many years without any reports traffic incidents. The visibility towards Cemaes Bay is substandard at present however as the applicant has control over the land the highway authority have imposed planning conditions to achieve a the visibility splay of 2.4x215m.(towards cemaes) The visibility towards Amlwch is not fully achievable ,however the modifications to the access would be an improvements over the existing situation. Therefore the improvements that are to be achieved would enhance road safety.

It should be noted that the landowner could utilise the existing access without any improvements to the access.

Amenity

The new access track abuts the western boundary of 1 Tai Betws which comprises a wall & some hedging. It is not considered that the formation of an access track for the area of land described in the submission would unacceptably affect the visual amenity of the adjacent property. Neither is it considered that the passage of vehicles to the third party agricultural land described previously would affect amenity in terms of noise and general disturbance.

Landscape Impact

The development is located in an area forming part of the Area Of Outstanding Natural Beauty. The track & fencing are typical agricultural features on agricultural areas of Anglesey. The proposed track also follows and existing field boundary and hedge along its eastern boundary to the third party agricultural land to the north. It is not considered that the development materially affects the character or appearance of this part of the Area of Outstanding Natural Beauty.

Other Issues

The future liabilities and responsibilities in relation to the pipe and septic tank is not a material planning consideration in this instance. The objection letter has been passed to the relevant section of the council.

As explained in the introduction of the report part of the development has commenced but this is not an offence and the application should be considered on its merit irrespective of the commencement of development.

7. Conclusion

The principal consideration in this instance is highway safety, and the council's Highways Section are satisfied with the proposal subject the improvements to the access and a visibility splay of 215 meters being provided in the western direction towards Cemaes. A 21 day consultation period and been provided to the community council and the recommendation requests delegated powers to approve the planning application following this period.

8. Recommendation

That delegated powers are granted to officers to **permit** the application subject to the following conditions upon the expiry of the 21 day consultation period and receipt of any comment from the community council:

(01) Within 3 months of the planning permission hereby approved (or any other date as may be approved in writing by the local planning authority) the access shall be laid out and completed strictly in accord with drawing reference HP236-A3-04 received 13.07.12 (or any other drawing as may be approved in writing by the local planning authority) and thereafter shall be retained and kept free from permanent obstruction and used only for access purposes.

Reason: In order to minimise danger, obstruction and inconvenience to users of the highway and of the access.

(02) No other part of the development shall commence until a visibility splay has been provided in the westerly direction from the access between a point 2.4 meters along the centre line of the access measured from the edge of the carriageway and a point 215 meters along the edge of the carriageway measured from the intersection of the centre line of the access. The area contained within the splays shall be kept free from any obstruction exceeding 1.0 meters in height above the nearside channel level of the carriageway.

Reason: To provide adequate intervisibility between the access and the existing public highway for the safety and convenience of users of the highway and of the access.

(03) No surface water from the development hereby approved shall discharge onto the highway.

Reason: To minimise danger and inconvenience to highway users.

Informatives

The Highway Authority shall not be responsible for any road surface water entering the site as the result of the development.

Any adjustments, resiting and/or protection of any statutory services in the highway shall be his responsibility and carried out at his own expense.

The footway and/or verge crossing required in connection with this development shall be carried out at his expense by the Highway Authority, their Agents or other approved Contractor before the access is brought into use and completed before the use is commenced.

If he/she chooses to carry out the work himself/, the Applicant should be advised to apply in writing to the Corporate Director of Highways, Transportation and Property for the necessary consent, as required under Section 171 of the Highways Act, 1980 to carry out work within the highway for the formation of the footway and/or verge crossing.

The applicant should ensure that no land drainage systems or ditches are obstructed as a consequence of the development. Care should also be taken to ensure that the proposed works do not conflict with the non-mains drainage system which serves the Betws Council houses

7.2

Gweddill y Ceisiadau

Remainder Applications

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

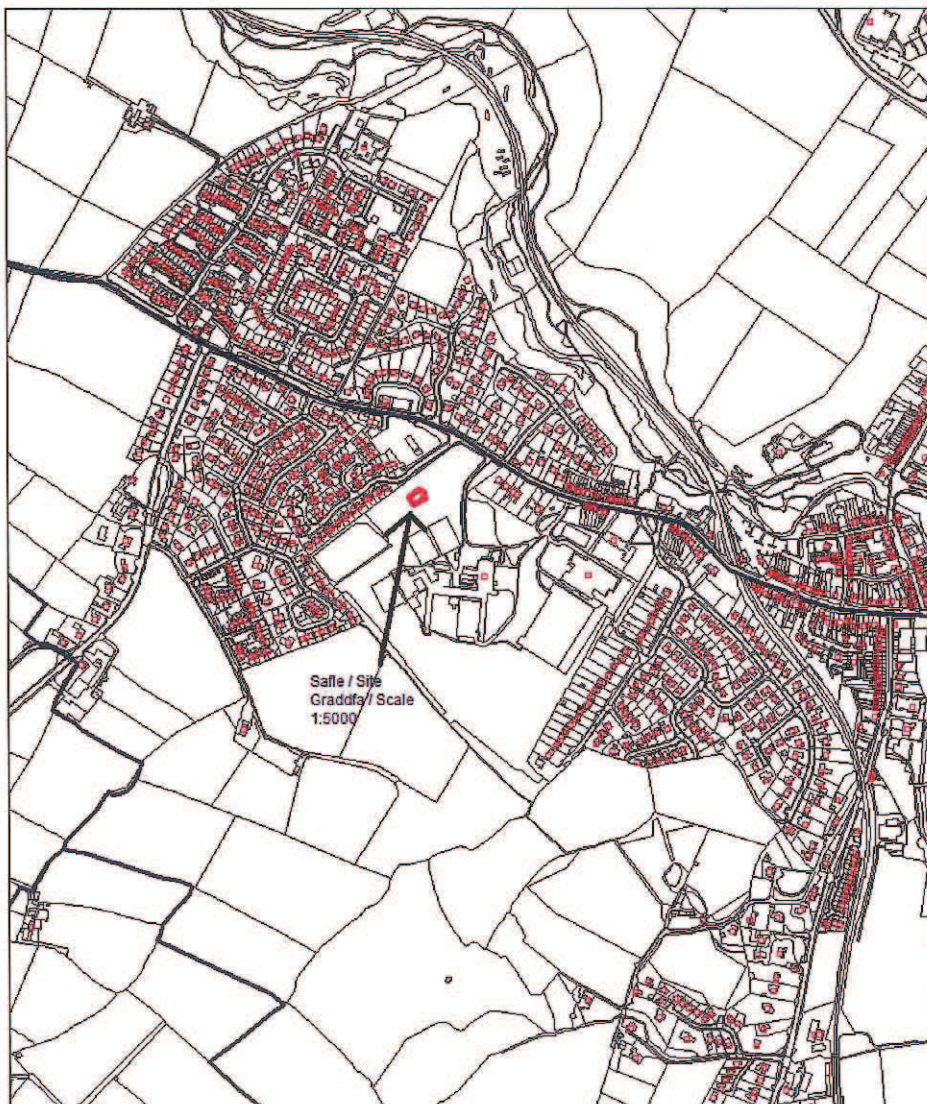
Ymgeisydd Applicant

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

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

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

Ysgol Gyfun Llangefni, Llangefni



Planning Committee: 31/07/2013

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.

A committee site visit was carried out on 19th June, 2013

1. Proposal and Site

The application relates to the re-located Ysgol y Bont which is currently under construction at Ysgol Gyfun Llangejni. 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 NO₂ 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's 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” ‘significant negative impact on air quality’ means a breach of any air quality standard.

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 (“maintained”), 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)

Rhif y Cais: 42C231 Application Number

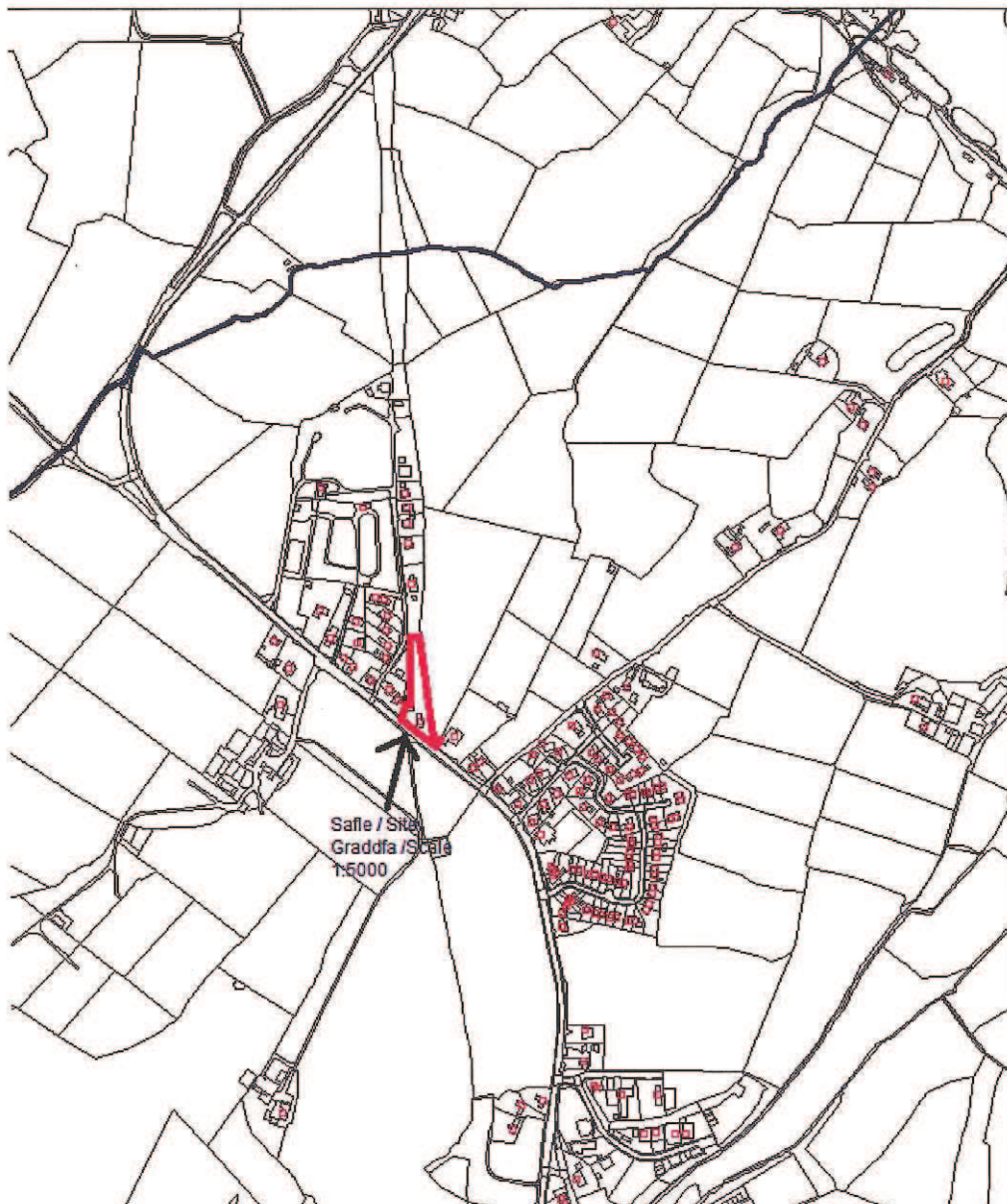
Ymgeisydd Applicant

**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: 31/07/2013

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.

Negotiations are taking place at present in respect of affordable units and the provision will be in accordance with the relevant Supplementary Planning Guidance and Policies namely a provision of 30%. It should be noted however that the units to be provided will be of a low cost type

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

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

6. Main Planning Considerations

Whilst a departure from Local Plan policies the application can be supported under policy HP3 of the Unitary Development Plan. 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.

With this previous use in mind and that the scheme will be providing an element of affordable housing it is considered that the density is acceptable with adequate amenity space and parking being provided.

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.

In respect of land ownership the applicant has confirmed that the application site is owned and there is a covenant which does not encroach on the part to be developed and its removal is being negotiated

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 Local Planning Authority 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.

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10.1

Ceisiadau'n Tynnu'n Groes

Departure Applications

Rhif y Cais: **45C294C** Application Number

Ymgeisydd Applicant

**Mr T Evans
c/o Thomas Evans
Evans Architecture
Mermaid Cottage Foel
Brynsiencyn
Ynys Mon
LL61 6TQ**

Cais llawn i godi annedd newydd ynghyd a creu mynedfa i cerbydau ar dir ger

Full application for the erection of a dwelling together with the formation of a vehicular access on land adjacent to

Minffordd Cottage, Penlon, Niwbwrch



Planning Committee: 31/07/2013

Report of Head of Planning Service (SCR)

Recommendation:

Permit

Reason for Reporting to Committee:

The application is presented to the Committee as an application which is contrary to the adopted Ynys Môn Local Plan but that can be supported under the Stopped Unitary Development Plan.

1. Proposal and Site

The application site is located in Penlon in Newborough. The site is located fronting the A4080. Access to the site is to be afforded via the single track that runs down to the public car park. The site lies within the designated Area of Outstanding Natural Beauty. The plot of land lies between two residential properties. The dwellings in the locality are predominantly single storey or dormer style properties.

The proposal is a full application for the erection of a bungalow together with alterations to the existing access.

2. Key Issue(s)

The key issue is whether the proposal is acceptable in terms of policy, design and impact on the surrounding landscape and on the amenities of nearby residential properties.

3. Main Policies

Ynys Mon Local Plan

Policy 1 – General Policy
Policy 48 – Housing Development Criteria
Policy 53 – Housing in the Countryside.
Policy 30 – Landscape

Gwynedd Structure Plan

Policy A2 – Housing Land
Policy A3 – New Housing Development
Policy A6 – New Dwellings in the Open Countryside

Policy D1 – Protection of the environment
Policy D4 – Location, Siting and Design.

Stopped Unitary Development Plan

Policy GP1 – Development Control Guidance
Policy GP2 – Design
Policy HP5 – Countryside Hamlets and Clusters
Policy EN2 – Areas of Outstanding Natural Beauty

Planning Policy Wales November, 2012 - 5th Edition

Supplementary Planning Guidance: Design Guide for the Rural and Urban Environment.

4. Response to Consultation and Publicity

Local Member – Cllr. Peter Rogers – No response at the time of writing this report.

Local Member – Cllr. A Griffith – No response at the time of writing this report

Community Council – Concerns regarding the foul pipe that runs along the side of the site

Natural Resources Wales – No objection

Welsh Water – Recommended conditional approval

Highways – Recommended conditional approval

Drainage – Requested further information and confirmed that the details received were acceptable.

5. Relevant Planning History

45C294 – Change of use of outbuilding into a dwelling, construction and alteration of a new and existing access respectively, alterations and extensions thereon together with the siting of a new septic tank outside the curtilage at Minffordd, Penlon – Withdrawn 29/07/02

45C294A – Conversion of derelict cottage to form dwelling, alterations and extensions thereto, together with the construction of a new access at Minffordd, Penlon, Newborough – Granted 06/08/04

45C294B - Full application for the erection of a dwelling on land adjacent to Minffordd, Penlon, Newborough – Granted 26/01/09

6. Main Planning Considerations

Principle of Development - The application site is considered as being in the countryside under the provisions of Policy 53 of the Ynys Mon Local Plan; however, it is identified as a Countryside Hamlet and Cluster under policy HP5 of the Stopped Unitary Development Plan.

The Stopped Unitary Development Plan remains a material planning consideration in view of the advanced stage reached in the Unitary Development Plan adoption process and since it has been subject to scrutiny at a Public Enquiry and supported in the Inspector's Report of 2004.

The application site is an 'infill site' which is immediately adjacent to the developed part of the rural hamlet as per the provision of Policy HP5.

The principle of the development is therefore acceptable under the provisions of Policy HP5 of the Stopped Unitary Development Plan and this is a material consideration of significant weight.

Planning permission 45C294B was approved in January 2009 and is an extant planning permission and the planning permission remains valid until January 2014.

Design – The majority of the properties in the locality are single storey and dormer style bungalows with a traditional slate roof finish, the finish of the dwellings in the vicinity vary from natural stonework to painted render. The proposed dwelling is of a single storey that will be finished in render and part stonework with a slate roof and hardwood windows and doors. This type of finishing is similar to what is found in the surrounding area and is considered acceptable and will not harm the surrounding area.

Effect on the surrounding area – The application site is located within an Area of Outstanding Natural Beauty (AONB). It is a statutory designation that recognizes its importance in landscape quality and nature conservation terms.

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

The proposal is an infill plot and the scale, design and finishing material of the proposed dwelling is similar to what is found in the immediate vicinity. Therefore the proposal will not have a detrimental impact on the surrounding area.

Effect on amenities of nearby properties – There are no neighbouring properties immediately to the front or rear of the application site. The dwelling is to be situated approximately 17.5 metres away from the side of the neighbouring property known as Minffordd Cottage and approximately 18 metres from the side of the dwelling known as Pen Wal Bach and these distances comply with the requirement of the document titled Supplementary Planning Guidance Design Guide for the Urban and Rural Environment – Proximity of Development. Due to these distances the proposal will not affect the amenities of the occupants of the neighbouring properties.

The proposal has been amended to that previously approved under planning application reference 45C294B as the access to the site has been relocated further down the track and changes to the internal layout of the dwelling. The amendments as proposed are considered acceptable and will not harm the amenities of the neighbouring properties.

7. Conclusion

Whilst the proposal is contrary to policy 53 of the Ynys Môn Local Plan and policy A6 of the Gwynedd Structure Plan, the proposal is acceptable under the provision of policy HP5 of the Stopped Unitary Development Plan. The proposal will not harm the amenities of the neighbouring properties or surrounding landscape which is designated as an Area of Outstanding Natural Beauty.

8. Recommendation

Permit

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

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

(02) The 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), (or any subsequent equivalent and/or standard as may be in force at the time of registration). 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.

(03) Construction of the dwelling hereby permitted shall not begin until an 'Interim Certificate' has been submitted to and approved in writing by the Local Planning Authority, certifying that a minimum Code for Sustainable Homes Level 3 and a minimum of 1 credits under 'Ene 1 - Dwelling Emission Rate', has been achieved for the dwelling in accordance with the requirements of the Code for Sustainable Homes: Technical Guide 11th November 2010 (Version 3), (or any subsequent equivalent and/or standard as may be in force at the time of registration).

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

(04) Prior to the occupation of the dwelling hereby permitted, a Code for Sustainable Homes 'Final Certificate' shall be submitted to and approved in writing by the Local Planning Authority certifying that a minimum Code for Sustainable Homes Level 3 and a minimum of 1 credits under 'Ene 1 - Dwelling Emission Rate', has been achieved for the dwelling in accordance with requirements of the Code for Sustainable Homes: Technical Guide 11th November 2010 (Version 3), (or any subsequent equivalent and/or standard as may be in force at the time of registration).

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

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

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

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

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

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

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

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

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

(09) 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.

(10) 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.

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

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

(12) The proposed development site is crossed by several public sewers including 75mm diameter foul rising main, 300mm diameter foul rising main and a 150mm foul sewer with the approximate position being marked on the attached Statutory Public Sewer Record. Under the Water Industry Act 1991 Dwr Cymru Welsh Water has rights of access to its apparatus at all times. No part of the building will be permitted within 3 metres either side of the centreline of the public sewer.

Reason: To protect the integrity of the public sewer and avoid damage thereto

(13) The development permitted by this consent shall be carried out strictly in accordance with the plan(s) submitted on the 11/06/13 and 15/07/13 under planning application reference 45C294C.

Reason: For the avoidance of doubt.

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12.1

Gweddill y Ceisiadau

Remainder Applications

Rhif y Cais: 12LPA983/AD/CC Application Number

Ymgeisydd Applicant

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

Cais i leoli arwydd dehongli yn

Application for the siting of an interpretation panel at

Gallows Point, Beaumaris



Planning Committee: 31/07/2013

Report of Head of Planning Service (GJ)

Recommendation:

Permit

Reason for Reporting to Committee:

Application by the Local Authority.

1. Proposal and Site

The site is located near Gallows Point in Beaumaris.

The application is for the siting of an interpretation panel.

2. Key Issue(s)

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

3. Main Policies

Ynys Mon Local Plan

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

Gwynedd Structure Plan

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

Stopped Unitary Development Plan

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

4. Response to Consultation and Publicity

Community Council – No response

Local Member (Cllr Lewis Davies) - No response

Local Member (Cllr Carwyn Jones) - No response

Local Member (Cllr Alwyn Rowlands) – No response

Highways Department – No recommendation

Public Consultation – The application was afforded one means of publicity which was the posting of a site notice near the site. The latest date for the receipt of representations was the 22nd July, 2013. At the time of writing this report no representations had been received at the department.

5. Relevant Planning History

None

6. Main Planning Considerations

Affect on the amenity – The proposal entails the siting of an interpretation panel providing information

about the geology of the locality. The proposed panel is approximately 1.5 metres by 0.7 metres and is mounted on a powder coated aluminium frame and will be attached to the existing wall near Gallows Point in Beaumaris. It is acknowledged that the site is located within an area of outstanding natural beauty, however, it is not considered that the proposed panel will detrimentally affect the designated area of outstanding natural beauty to such a degree it should warrant refusing the application.

Highways

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

7. Conclusion

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

8. Recommendation

Permit.

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

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

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

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

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

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

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

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

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

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

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

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

(07) The development permitted by this consent shall be carried out strictly in accordance with the plan(s) submitted on the 25.06.13 under planning application reference 12LPA983/AD/CC.

Reason: For the avoidance of doubt.

Rhif y Cais: 22C211C Application Number

Ymgeisydd Applicant

**Mr Delwyn Parry
c/o Mr Dan Hammond
Dulas Ltd
Unit 1 Dyfi Eco Park
Machynlleth
Powys
SY20 8AX**

Cais llawn i godi un twrbin gwynt gyda uchder hwb hyd at 25m, diamedr rotor hyd at 19.24 a uchder blaen unionsyth fertigol hyd at uchafswm o 34.37 ar dir yn

Full application for the erection of one wind turbine with a maximum hub height of 25m, a rotor diameter of 19.24m and a maximum vertical upright height of 34.37m on land at

Yr Orsedd, Llanddona



Planning Committee: 31/07/2013

Report of Head of Planning Service (MTD)

Recommendation:

Refuse

Reason for Reporting to Committee:

The application is reported to the committee as it has been decided that delegated powers will not be used in connection with wind turbine developments.

1. Proposal and Site

The application is made for a single wind turbine with a maximum height to the tip of the blade of 34.37 meters and a maximum rotor diameter of 19.24 meters. The rated power of the turbine is 55KW. The make and model is specified in the planning application which will be installed on a monopole fixed to a concrete foundation.

The turbine will be located in an elevated open field to the south of farm buildings of Rhos Isaf and to the south west of the applicants farm buildings at Yr Osedd, Llandonna

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

D10 Protection of Natural heritage

Ynys Môn 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 Renewable Energy (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 On shore wind energy January 2013

4. Response to Consultation and Publicity

Community Council Object of grounds of too close to other properties, will set a precedent, no community benefit and should be decided within policies

Drainage Informatives recommended.

Environmental Services Conditional permission.

Environmental Advisor No objection

MOD. No objection

Arqiva Welsh Water No comments.

Environment Agency Low environmental risk.

North Wales Police Object would harm their radio communications

Response to Publicity

88 letters of objection have been received points raised include;

What benefits to the community

There will be noise/flicker problems

Harm to amenity

Will harm the AONB

Will deter tourists

Dominate views

Harm telecommunications

Will set precedent

Harm historic buildings

Too close to houses

Near a fast road with horses and could cause distraction

47 letters have been received supporting the application. Points raised on the proforma include;

Will help secure the future of the farm

Diversification should be supported as per TAN 6

Reduce the countrys reliance on fossil fuel

It is outside the AONB

Visual impact should be put in perspective

Noise is within limits

Will be carbon neutral in 12 months

Would contribute the supplying 38 houses.

5. Relevant Planning History

22C211/SCR Screening opinion for 1 turbine

22C211A/SCR As above

22C211B Erection of turbine max height 46m withdrawn

6. Main Planning Considerations

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.

Landscape and Visual Impact

The site is within Landscape Character Area 12 East Central Anglesey which reflects much of the typical undulating landscape of Anglesey. It is 760m from the AONB and 470m from the Penmon Historic Landscape.

This is a prominent site visible from many points. Given this prominence and the height of the site/turbine it is considered that there would be unacceptable harm to the environment.

Residential Amenity

The SPG On Shore Wind Energy prescribes a distance of 500m separation between medium sized turbines and dwellings. Whereas there are 2 dwellings within this distance given the nature of the landscape and screening it is not considered that there would be undue harm to those properties.

This indeed concurs with the residential amenity assessment carried out in the applicants submissions

7. Conclusion

Given the harm to the landscape that would be caused by the erection of this turbine it is considered that the proposal cannot be supported.

8. Recommendation

Refuse

(01) The proposal would have significant adverse visual effects on the Landscape Character Area and the AONB and would contribute to an adverse cumulative impact with existing structures through the introduction of a moving structure.

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)

Technical Advice Note 11 Noise (1997)

12.3

Gweddill y Ceisiadau

Remainder Applications

Rhif y Cais: **23C268B** Application Number

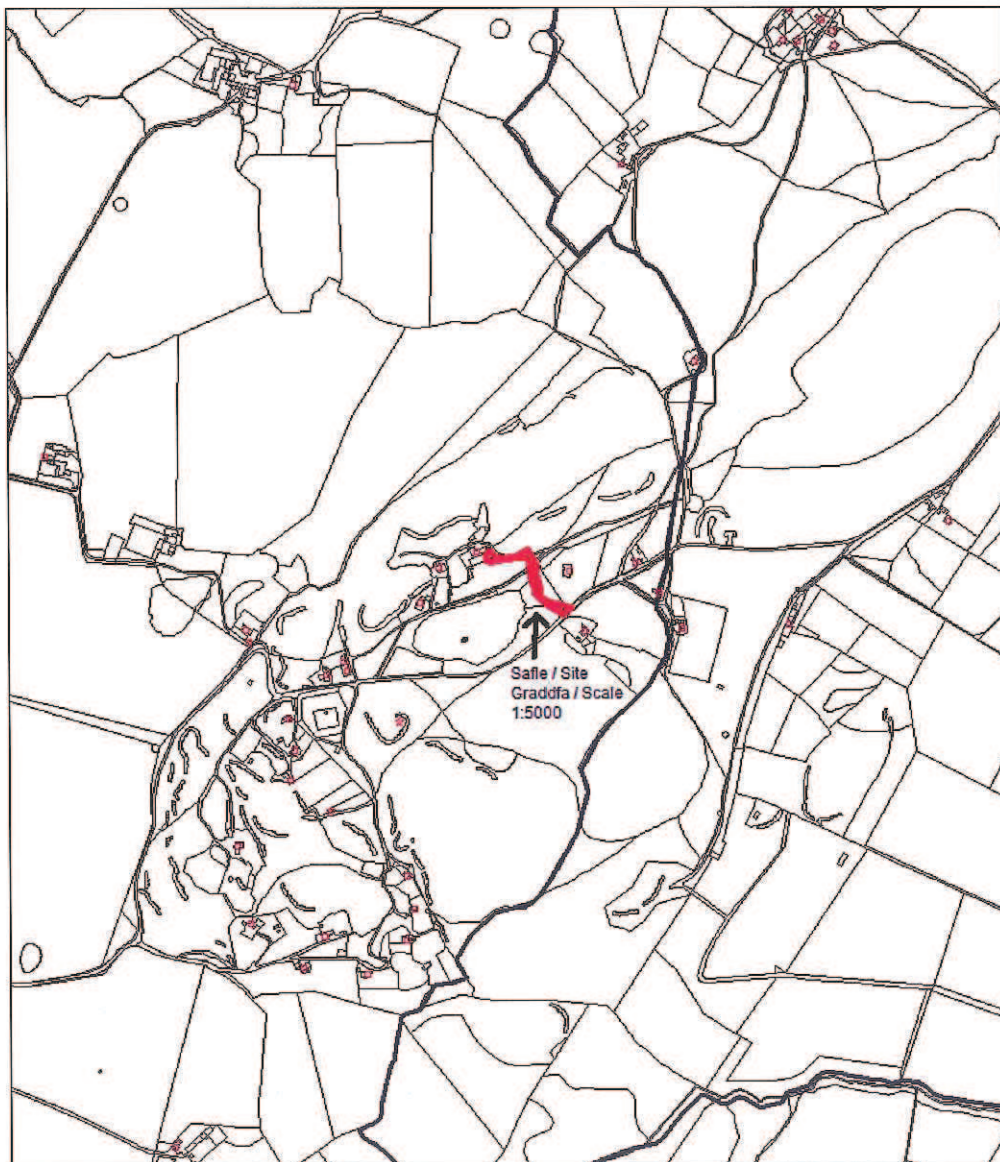
Ymgeisydd Applicant

**Mr Richard Williams
c/o Cadnant Planning Ltd
1 & 2 Connaught House
Riverside Business Park
Benarth Road
Conwy
LL32 8UB**

Cais llawn i newid defydd ac estyniad i'r adeilad allanol presennol i ffurfio annedd ynghyd a gosod uned trin carthion yn

Full application for the conversion and extension of outbuilding to form a residential dwelling together with installation of package treatment plant at

Uwch y Gors, Mynydd Bodafon



Planning Committee: 31/07/2013

Report of Head of Planning Service (MTD)

Recommendation:

Refuse

Reason for Reporting to Committee:

On request of Local Member

1. Proposal and Site

The site is located adjacent to existing buildings and comprises a dilapidated single storey outbuilding.

It is proposed to convert this into a dwelling.

This is a countryside location within an AONB

2. Key Issue(s)

Is the building capable of conversion within the requirements of plan policy and supplementary advice ?

3. Main Policies

Gwynedd Structure Plan

D1 Area of Outstanding Natural Beauty

D4 Siting and Design

Ynys Mon Local Plan

1 General Policy

30 Area of Outstanding Natural Beauty

42 Design

55 Conversions

Stopped Unitary Development Plan

GP1 General Policy

GP2 Design

EN2 Area of Outstanding Natural Beauty

HP8 Rural Conversions

Supplementary Planning Guidance Design Guide for the Urban and Rural Environment 2008

4. Response to Consultation and Publicity

Local Member Derlwyn Hughes has called the application in to committee as he considers the proposals comply with the conversion policies.

Highways Conditions

Natural Resources Wales No objection

7 letters have been received points raised include;

Would create an eyesore and would be immediately in front of other buildings

Does not conserve or enhance landscape

Nothing of the original character of the building can be retained this is a new build

This would set a precedent and would be contrary to policy

There would be extensive extensions

Overlooking issues

Overdevelopment

This is a new build on a green field site

The building would be unsympathetic
This is a sensitive habitat there are greater crested newts present
There would be additional traffic
This is a high position which would dominate the lake

5. Relevant Planning History

23C268 erection of dwelling withdrawn 12/5/8

23C268A conversion of outbuilding withdrawn 9/5/13

6. Main Planning Considerations

To be considered a conversion the vast majority of the existing building must be structurally sound and should remain to be incorporated into the scheme. Furthermore only a minor extension would be permitted to the building. Policy 55 of the ynys Mon Local Plan states;

“The building is structurally sound and capable of conversion without extensive rebuilding or extension tantamount to the erection of a new dwelling”

This is clearly not the case in this instance. Approximately 26.8 m² of the existing walling is to remain and 122m² will be created giving a 80% addition

The 26.8m² comprises 3 small areas of walling with an enclosed floorspace of only 5m², the final building will have a floor area of approx. 70m² a 90% addition

The proposal will also include a new lower ground floor where one does not currently exist.

Given the extent of works involved the proposals can be more likened to a new building in this countryside location.

7. Conclusion

The proposals due to the extensive new works involved can in no way be considered as a conversion of an existing building.

8. Recommendation

Refuse

(01) The proposals by virtue of the limited amount of existing fabric to be retained along with the extensive new works proposed cannot be considered a conversion and can be more likened to a new build in this countryside location which is a designated AONB. The proposals are hence contrary to policy 55 of the Ynys Mon Local Plan, Policy HP8 of the stopped Ynys Mon Unitary Development Plan and the guidance given in Supplementary Planning Guidance “Conversion of Buildings in the Countryside”

Rhif y Cais: **30LPA978/AD/CC** Application Number

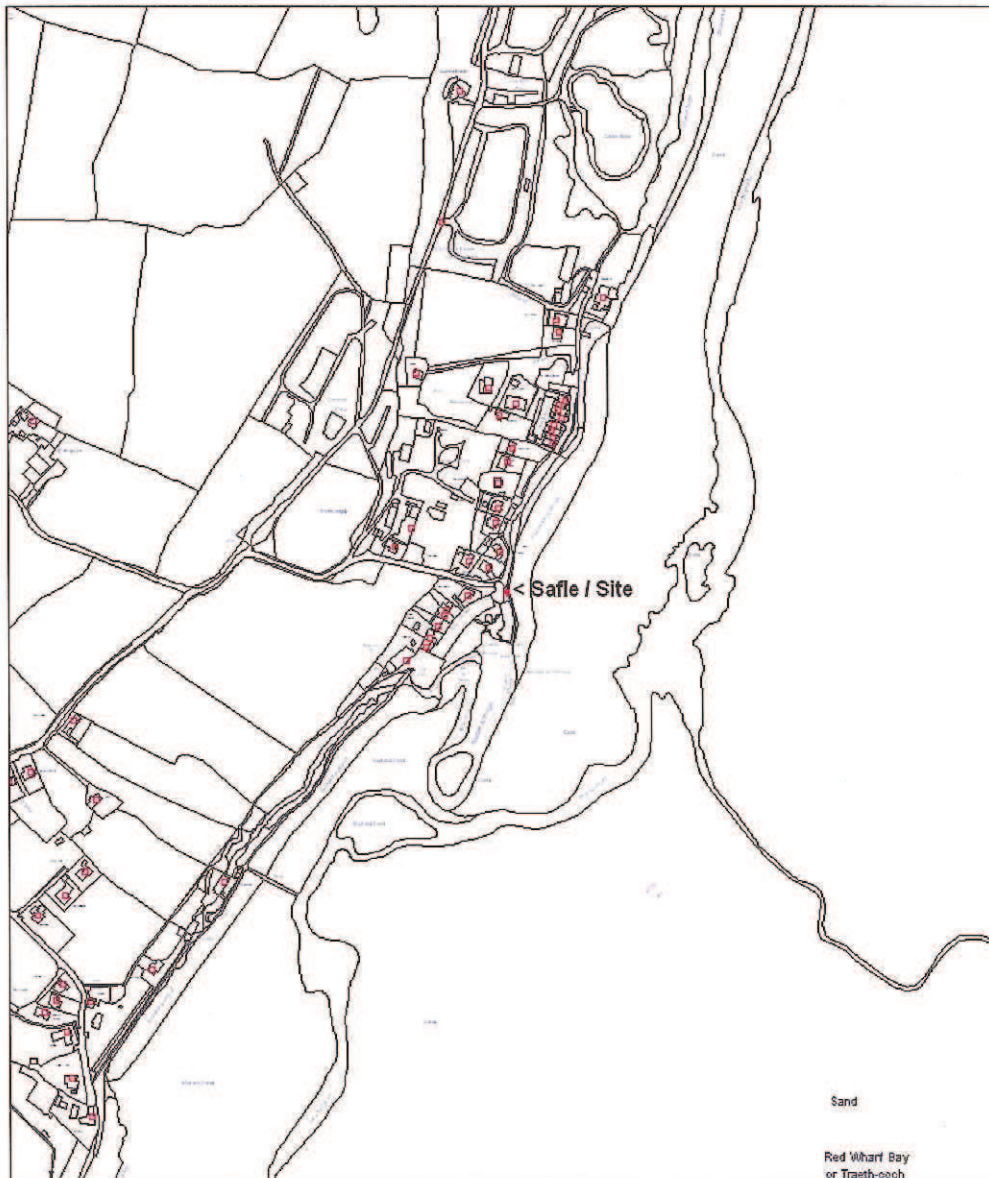
Ymgeisydd Applicant

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

Cais i leoli panel dehongli yn

Application for the siting of an information panel at

Red Wharf Bay



Planning Committee: 31/07/2013

Report of Head of Planning Service (DO)

Recommendation:

Permit.

Reason for Reporting to Committee:

Application by Local Authority.

1. Proposal and Site

The application is for the erection of an information panel at Red Wharf Bay.

2. Key Issue(s)

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

3. Main Policies

Ynys Mon Local Plan

1 – General Policy
22 – Advertisement

Gwynedd Structure Plan

D4 – Location, Siting and Design

Stopped Unitary Development Plan

SG10 – Advertisement

4. Response to Consultation and Publicity

Local Member – No response at time of writing report

Welsh Water – No response at time of writing report

Community Council – Approval

5. Relevant Planning History

None.

6. Main Planning Considerations

Design

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

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

Highways

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

7. Conclusion

The proposal is considered acceptable.

8. Recommendation

Permit

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

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

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

Reason: In the interests of visual amenity.

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

Reason: In the interests of amenity.

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

Reason: In the interests of amenity.

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

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

(06) The sign shall be sited and erected strictly in accordance with the plan(s) submitted on the 15/04/13 under planning application reference 30LPA978/AD/CC.

Reason: For the avoidance of doubt.

Rhif y Cais: 34C648A Application Number

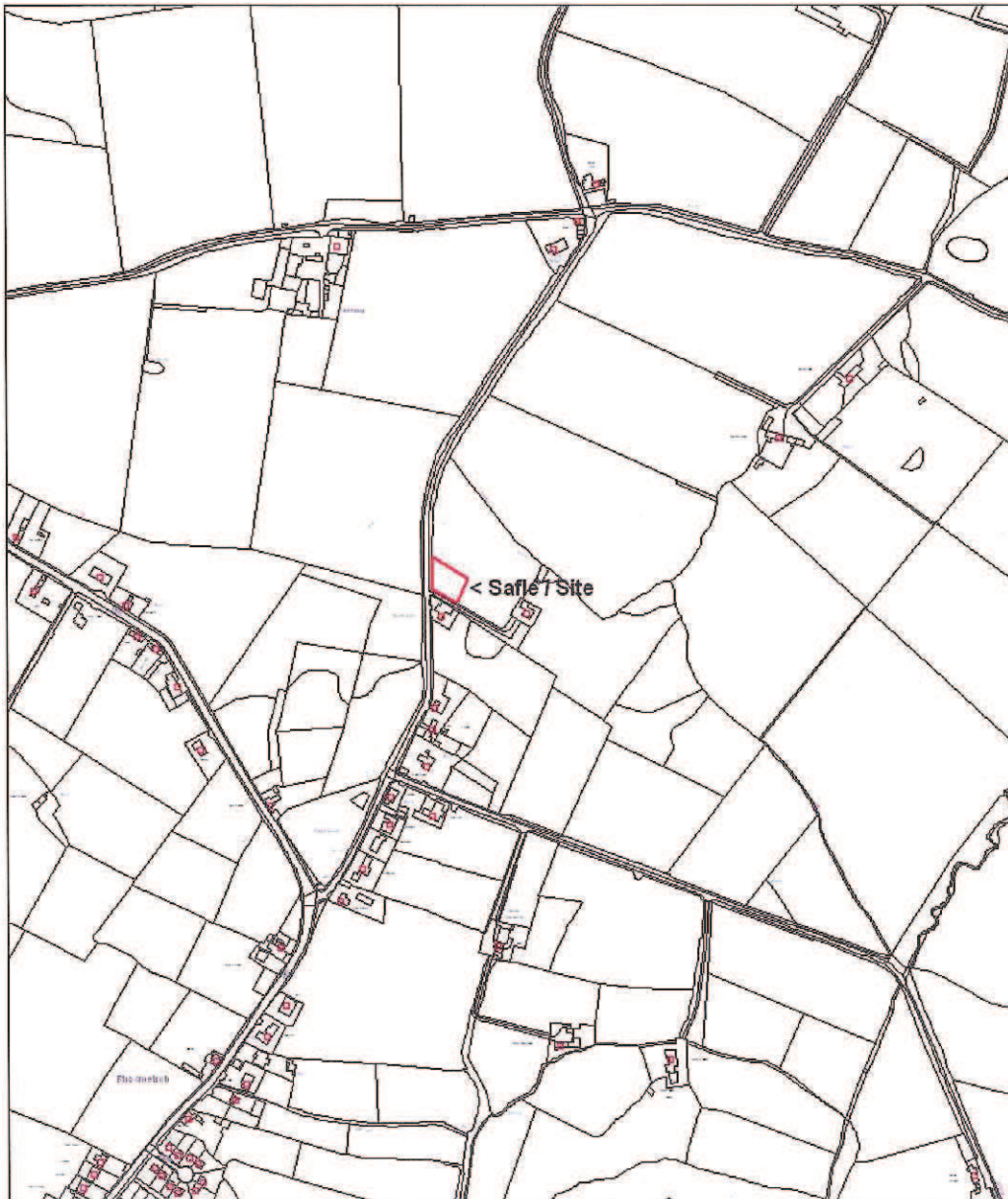
Ymgeisydd Applicant

Mr Dylan Jones
c/o Penseiri Russell-Hughes Architects
56 Bridge Street,
Llangefni,
Ynys Môn.
LL77 7HH.

Cais amlinellol ar gyfer codi annedd ynghyd ag addasu'r fynedfa presennol ar dir yn

Outline application for the erection of a dwelling together with alterations to the existing access on land at

Pwros, Rhosmerich



Planning Committee: 31/07/2013

Report of Head of Planning Service (GJ)

Recommendation:

Refuse

Reason for Reporting to Committee:

At the request of the local member (Cllr Bob Parry)

1. Proposal and Site

The site is located on land adjacent Pwros, Rhosmeirch.

The proposal is for outline permission for the erection of a dwelling and alterations to the existing access.

2. Key Issue(s)

The applications main issues are whether a dwelling in this location would comply with current planning policy and whether the proposal would have an adverse effect on the surrounding landscape.

3. Main Policies

Ynys Mon Local Plan

Policy1 – General Policy
Policy 31 – Landscape
Policy 42 – Design
Policy 48 – Housing Development Criteria
Policy 50 – Listed Settlements

Gwynedd Structure Plan

Policy A2 - Housing
Policy D1 - Environment
Policy D4 – Location, siting and design

Stopped Unitary Development Plan

Policy GP1 – Development Control Guidance
Policy GP2 - Design
Policy EN1 – Landscape Character
Policy HP5 – Countryside Hamlets and Clusters

4. Response to Consultation and Publicity

The proposal was advertised through the posting of a notice on site together with the distribution of personal letters of notification to the occupiers of neighbouring properties. At the time of writing this report no letters were received.

Local Member (Cllr Bob Parry) – Request that the application be presented to the Planning Committee for consideration

Local Member (Cllr Dylan Rees) – No response

Local Member (Cllr Nicola Roberts) – No response

Welsh Water – Conditional Approval

Community Council – No response

Highways – No response

Natural Resources Wales – No response

Drainage Section - Comments

5. Relevant Planning History

34C648 – Outline application for the erection of a dwelling on land at Pwros, Rhosmeirch – Refused 12/3/13

6. Main Planning Considerations

The application is in outline form for the erection of a detached dwelling, with only the means of access to the site considered as part of the application.

Countryside Hamlets and Clusters - 'Hamlet and clusters have been defined by reference to the physical layout of the settlement concerned and whether a distinct grouping of ten or more dwellings can be identified on the ordnance survey map. The dwelling should also give the impression of being in a group and not that of housing dispersed over a wider area.'

Whilst the site is located within the indicative frame for the Hamlet as indicated within the Ynys Mon Stopped Unitary Development Plan, this is not a development boundary, it is considered that it is considerably removed from the main built up area. The development of this site would extend the built development into the countryside and in addition would create a set of circumstances which would make further intrusions here difficult to resist.

Policy 50 of the Ynys Mon Local Plan and Policy HP5 of the Stopped Unitary Development Plan refers to Countryside Hamlets and Clusters states that 'single dwellings will be permitted on 'infill' sites, or other acceptable sites that are immediately adjacent to the developed part of the rural hamlet and clusters.' The proposal in this instance cannot be classed as an infill or acceptable site as it is not immediately adjacent to the developed part of the hamlet.

7. Conclusion

Policy A2 of the Gwynedd Structure Plan indicates that housing land will be located within or on the edge of existing settlements. Policy HP5 of the Ynys Mon Local Plan states that single dwellings will be permitted on infill sites, or other acceptable sites that are immediately adjacent to the developed part of the rural hamlet and clusters.

Having considered the above and all other material consideration it is my recommendation that the application be refused.

8. Recommendation

Refusal

(01) The Local Planning Authority considers that the proposal would not be well integrated with the existing pattern of development and would serve to extend ribbon type development into an open countryside location to the detriment of the locations character and appearance and as such would be contrary to Gwynedd Structure Plan Policies A2 and D4, Ynys Mon Local Plan Policies 1, 31, 42, 48 and 50, Stopped Ynys Mon Unitary Development Plan GP1, GP2, EN1 and HP5 and the provisions of Planning Policy Wales.

9. Other Relevant Policies

Technical Advice Note 12 – Design

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

Rhif y Cais: **34LPA982/CA/CC** Application Number

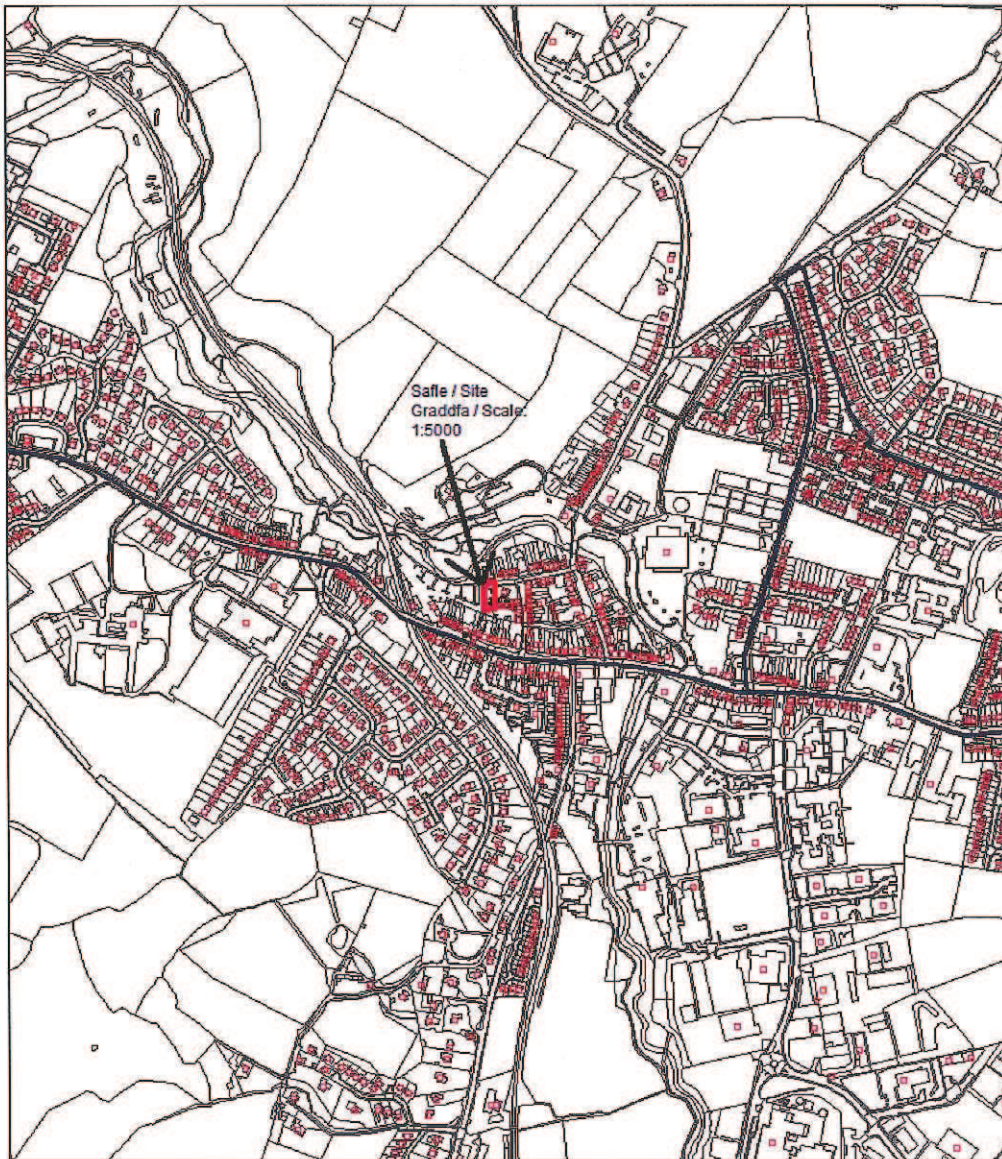
Ymgeisydd Applicant

**Head of Service Environment and Technical Services
Environment and Technical Services
Anglesey County Council
Council Offices
Llangefni
Anglesey
LL77 7TW**

Caniatad Ardal Cadwraeth ar gyfer dymchwel yr adeilad presennol yn

Conservation Area Consent for the demolition of existing building at

The Stilts Building, Llangefni



Planning Committee: 31/07/2013

Report of Head of Planning Service (GJ)

Recommendation:

Permit

Reason for Reporting to Committee:

Application by the Local Authority

1. Proposal and Site

The application is a Conservation Area Consent for the demolition of the Stilts building at Llangefni.

2. Key Issue(s)

The key issue is what impact the demolition of the Stilts building will have on the Llangefni Conservation Area.

3. Main Policies

Ynys Mon Local Plan

Policy 1 – General Policy

Policy 40 – Conservation of Buildings

Policy 31 – Landscape

Gwynedd Structure Plan

Policy D4 – Design

Policy D29 – Location, Siting and Design

Stopped Unitary Development Plan

Policy GP1 – General

Policy GP2 – Design

Policy EN1 – Landscape

Policy EN13 – Conservation of Buildings

4. Response to Consultation and Publicity

Community Council – No response

Local Member (Cllr Bob Parry) – No response

Local Member (Cllr Dylan Rees) – No response

Local Member (Cllr Nicola Roberts) – No response

Highways Department – No response

Environmental Health – No observations

Natural Resources Wales – No response

Welsh Water – No response

The application was advertised by means of a site notice near the site. Neighbouring properties were notified by letter and the application was advertised in the local newspaper as the development is within the Llangefni Conservation Area. The expiry date to receive representations was 31st July, 2013. At the time of writing the report no representations have been received.

5. Relevant Planning History

None

6. Main Planning Considerations

This application has been submitted due to the fact that the building exceeds 115 cubic metres, therefore Conservation Area Consent is required for the demolition of any buildings/structure which exceeds this amount.

The proposal involves the demolition of the Stilts building which is currently in very bad repair.

The Property Section have confirmed that no funding is available at present, however they hope that the demolition work will take place in the next 18 months. Once funding is available the buildings will be demolished and the land will be turned into parking spaces and this will allow for more room to manouver around the bend when entering the car park thus improving visibility to and from the site.

7. Conclusion

The demolition of the Stilts Building will not have a detrimental impact on the Llangefni Conservation Area.

8. Recommendation

Permit

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

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

9. Other Relevant Policies

Circular 61/96 – Historic Buildings and Conservation Areas

Planning Policy Guidance Wales

Rhif y Cais: 47LPA966/CC Application Number

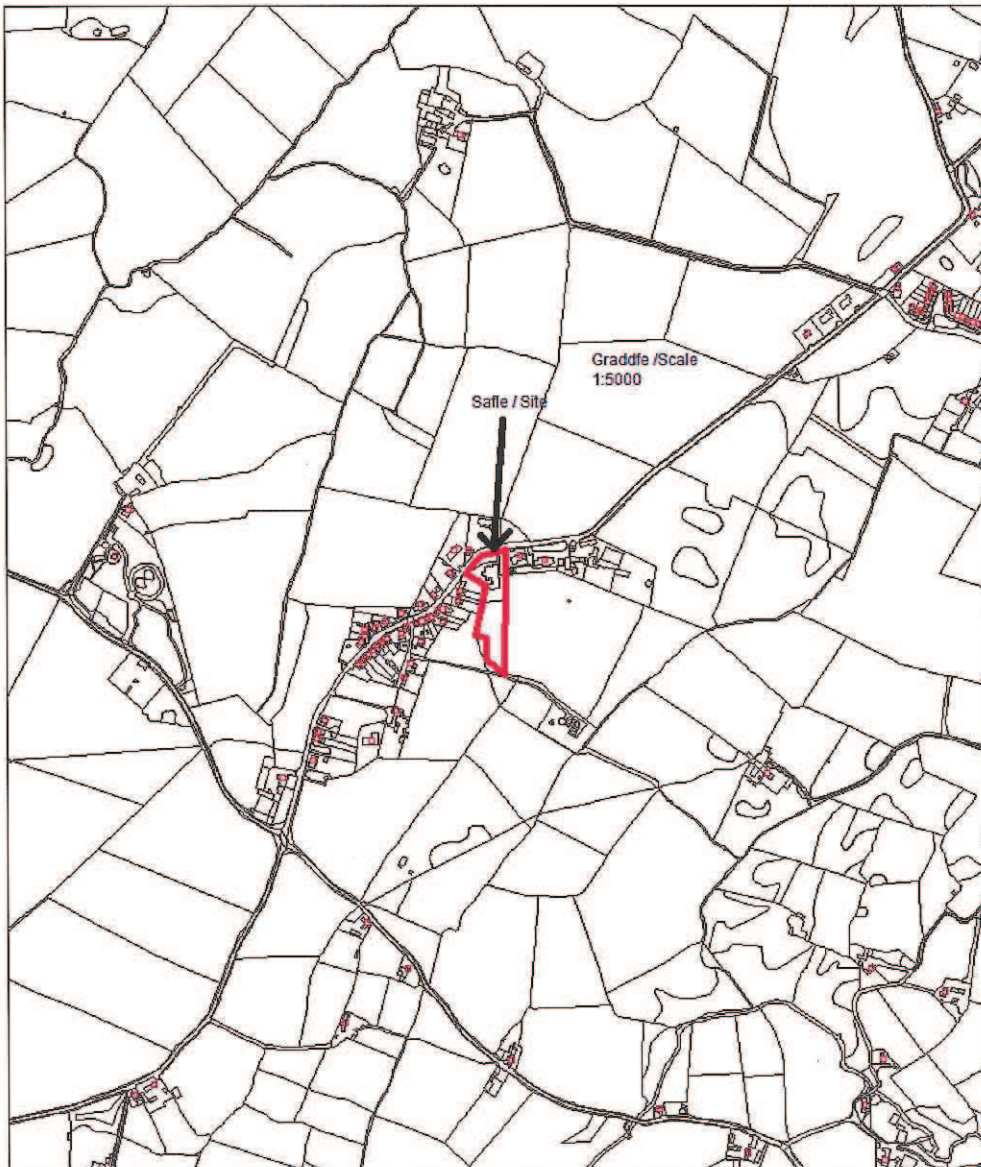
Ymgeisydd Applicant

**Head of Services (Property)
c/o Architectural Services
Dafydd Edwards
Property Department
Cyngor Sir Ynys Mon
Llangefni
LL77 7TW**

Cais amlinellol ar gyfer datblygiad trigiannol ynghyd a ddymchwel yr hen ysgol ar dir

Outline application for residential development together with demolition of the former school on land at

Ysgol Gynradd Llanddeusant, Llanddeusant



Planning Committee: 24/07/2013

Report of Head of Planning Service (NJ)

Recommendation:

Permit

Reason for Reporting to Committee:

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

1. Proposal and Site

The application is made in outline with all matters reserved. The proposal is for the demolition of the former primary school and its replacement with a residential estate of 8 units, 3 of which will be allocated as affordable units for local needs in accordance with current policies.

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 D20: Sewage disposal

Ynys Môn Local Plan

Policy 1: General Policy

Policy 35: Nature conservation

Policy 48: Housing development criteria

Policy 50: Listed settlements

Policy 51: Large sites

Stopped Unitary Development Plan

Policy GP1: Development control guidance

Policy GP2: Design

Policy EN4: Biodiversity

Policy HP2: Housing Density

Policy HP4: Villages

Policy HP7: Affordable housing

Planning Policy Wales Edition 5 (November 2012)

TAN 5: Nature Conservation and Planning

TAN 12: Design

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 – no reply to consultation

Community Council – Oppose the application for the following reasons:

The loss of the school building, much of which dates back to around 1847, would have a visually detrimental effect on the village – along with the neighbouring church, it is an attractive building in keeping with its

position in the village;

The need for additional dwellings is questioned given the number of properties which have been for sale for some time;

In a village of some 40 properties, a development of 8 new units will overwhelm the village;

The village has no employment opportunities, shopping, education, health, community, sports or leisure facilities to support new housing;

The site is poorly related to public transport nodes and is not wholly accessible except by private car;

There is no clear visibility at the access;

Drawings and descriptions of the proposals do not tally.

Ecological Advisor – full bat survey required

Drainage Section – further clarification of details requested. Revised details received and are considered acceptable in principle.

Highways Section – suggested conditions

Dwr Cymru-Welsh Water – Standard conditions. No further reply to amended details.

Housing Consultant – support the need for the affordable homes offered.

Countryside Council for Wales – objection unless it can be shown that the proposal would not have adverse effects on the favourable conservation status of bats.

Public response to notification: 7 letters of objection have been received as a result of the publicity undertaken. Objections are based on:

Highways safety at the proposed access and traffic generation;

No need for additional housing;

There are no community facilities in the village to support the development; the site is not served by a good public transport system;

There has been a lack of consultation with the community about the proposed demolition;

the school building is an attractive feature of the village;

Demolition and replacement with housing will harm the character of this part of the village;

Alternative uses for the existing building should be sought.

5. Relevant Planning History

None

6. Main Planning Considerations

Principle of the Development – The site is located within the village of Llanddeusant which is a listed settlement defined under policy 50 of the Ynys Mon Local Plan and which normally allows the development of single plots within or on the edge of the village. The site (both school building and playing field to the rear of the site) is wholly within the development boundary of the village as defined under Policy HP4 of the stopped UDP. This policy allows the development of unlimited plot numbers. The school was the subject of the Council's rationalisation programme and has been vacant since that date. The building, albeit extended with flat roof additions, presents an attractive frontage to the street in this part of the village, complementing the church opposite. However, it is not a listed building and Llanddeusant has no Conservation Area designation. Although current planning policies would support the principle of the conversion or adaptation of the building to small scale commercial or residential use, there are no policies which would give weight to an insistence on retaining the building. The application made is for its demolition and for the redevelopment of the vacant site to create 8 residential units. The application must be considered on its individual planning merits. Any alternative application retaining the building for any use would similarly be considered on its merit, should such an application be presented..

The site is located amongst existing residential development.

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 on a bend in the road where there is considered to be a lack of visibility. The site is fronted by existing

pavements and was in use as a small primary school. The Highway Authority raises no objection to the application subject to conditions.

In relation to drainage, further information was requested and is considered acceptable in principle.

Design and Privacy Issues: Concerns have been expressed regarding the loss of the school building and its current contribution to the streetscene and character of the area. The drawings submitted in support of the application are illustrative only as this is an outline application with all matters reserved for future consideration. It is anticipated that a sympathetic design solution could be achieved, for example, the terraced units illustrated on the road frontage could reflect the terraced units located on the main thoroughfare through the village and continue the existing pattern of development.

No concerns have been raised by neighbouring occupiers regarding overlooking or loss of privacy issues and given distances between properties and boundary treatment, it is not anticipated that the development of the site for residential use would unduly affect existing amenities.

7. Conclusion

The scheme is acceptable in policy terms. Consultees raise no issues of concern.

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) 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.

(10) 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.

(11) 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.

13.1

Materion Eraill

Other Matters

Rhif y Cais: 20C27DI2/CONS Application Number

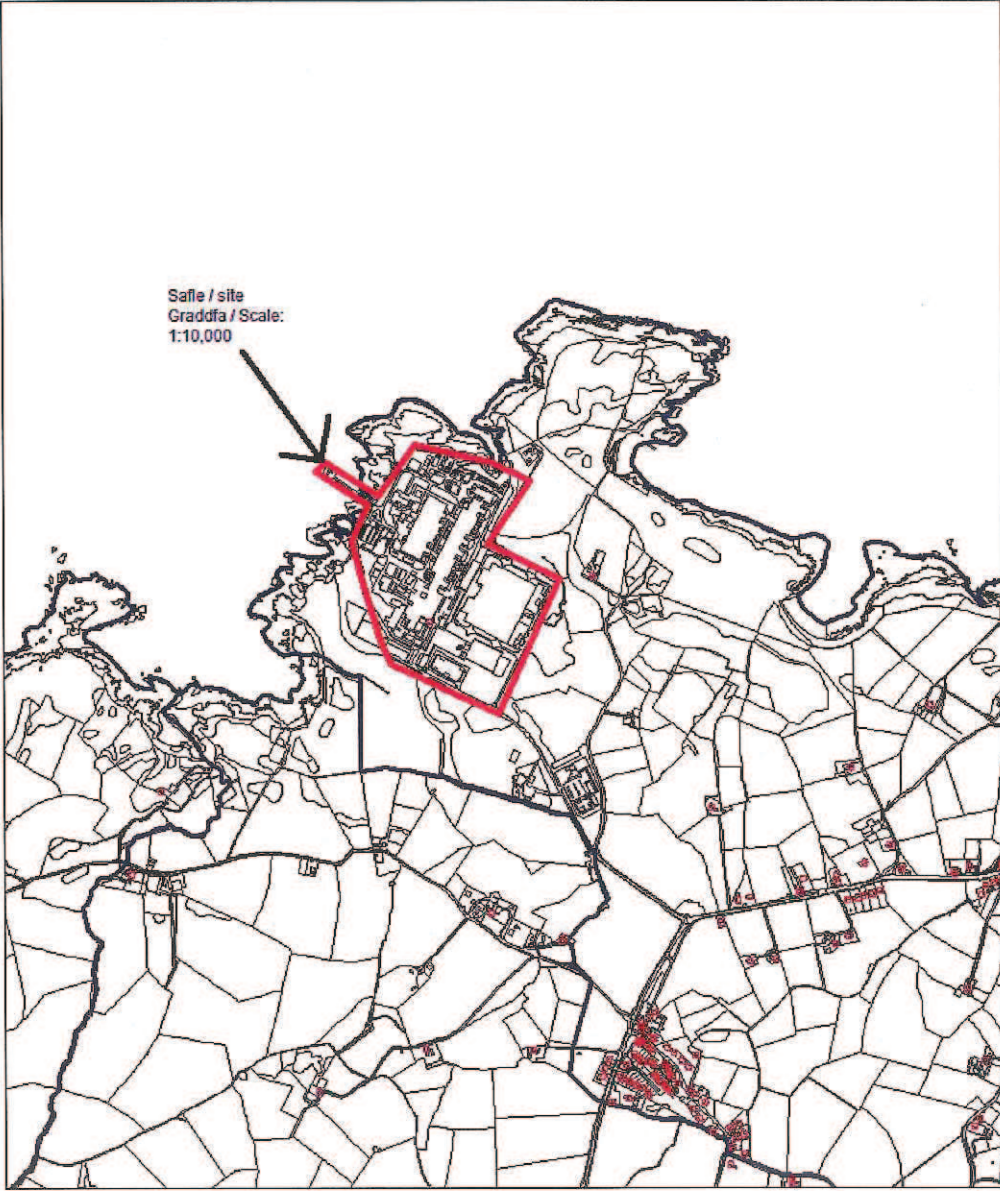
Ymgeisydd Applicant

Magnox
c/o Claire MacLean
EIADR Project Officer
Health & Safety Executive
Redgrave Court
Merton Road
Bootle
Liverpool
L20 7HS

Ymgynghoriad ar gyfer di-comiwsynnu Wylfa A

Consultation for the de-commissioning of Wylfa A

Wylfa Power Station, Cemaes



Decommissioning of Wylfa Nuclear Power Station

Consultation by the Health and Safety Executive (HSE)

1.0 Purpose of the Report

To provide a response on behalf of the authority on the Health & Safety Executive Consultation which makes observations on the current Nuclear Power Station at Wylfa.

2.0 Background & Introduction

The Office of Nuclear Regulation "ONR" is an agency of the Health & Safety Executive "HSE" which is the enforcing authority for the Nuclear Reactors. The (Environmental Impact Assessment for Decommissioning) Regulations 1999 (as amended) provides the statutory framework for the consent process "EIADR". EIADR grants consent to projects to decommission nuclear power stations and nuclear reactors. An application for consent includes primarily an Environmental Statement "ES" which presents an Environmental Impact Assessment "EIA" for the project, which is subject to consultation with stakeholders such as the Isle of Anglesey Council.

ONR is currently undertaking a formal consultation, and the Isle of Anglesey Council as a consultee has been invited to comment upon the application for consent for the decommissioning, particularly the ES which contains the environmental impact assessment and mitigation measures to avoid or minimise significant impacts on the environment.

Wylfa Nuclear Power Station "Wylfa" obtained EIADR consent to decommission on 25 March 2009 based on an Environmental Statement prepared in 2008 "2008 ES". The existing EIADR consent provided for the decommissioning project to start within 5 years, however, due to the extended generation Wylfa is not expected to shut down completely and begin decommissioning until around 2015. By this time the current consent will have expired and Wylfa are thus seeking a new consent.

As a consultee the Isle of Anglesey Council resolved in November 2008 to send the following comments to the Health and Safety Executive:

1. To seek financial support from the Nuclear Decommissioning Authority towards the improvement of the highway network, specifically the A5025 at two places – the Peibron Bends and the Bytheicws Bends.
2. To approach the Nuclear Decommissioning Authority with a bid for funding towards a programme of socio-economic projects that would diversify the local economic base to compensate for the loss of employment in the nuclear industry at Wylfa.
3. That authority be given to the Head of Service (Planning) to respond to the Health and Safety Executive on the lines mentioned in the report.
4. That reference within the report to environmental/economic impacts should refer to the effect on the Isle of Anglesey in its entirety and not specifically to sub-areas on the Island.
5. That any proposals for improvements using NDA funds should continue to be channelled through the Economic Development Department.

The current consultation period began in May 2013 and the ONR requires comments by 09 August 2013. This report details consultation responses, reviews changes to the updated ES (March 2013) "Updated 2013 ES" and other material changes in circumstances. It then makes a recommendation on matters which the council consider that ONR should consider as part of the EIADR consent process.

3.0 Updated 2013 ES

The consultation states that Magnox adopted the following approach to gaining a new consent:

- Review the original 2008 ES to identify any areas that require modification as a result of the revised decommissioning date;
- Revise and update the 2008 ES as required, by incorporating any required changes into an Updated 2013 ES; and
- Re-apply for EIADR consent, by submitting the Updated 2013 ES document and the original 2008 ES documentation to the ONR.

The consultation states that in November 2012 Magnox asked the ONR to provide a Pre-Application Opinion (PAO) on the proposed approach towards gaining consent to decommission Wylfa, and that this forms part of the submission.

The consultation states that the consultation undertaken in respect of the Updated 2013 ES was not as extensive as the 2008 exercise for the following reasons:

- The decommissioning plans have not changed significantly;
- Local people would be unlikely to want to comment on the same information and proposals twice;
- The change to the decommissioning start date is relatively small, and other dates remain largely unaffected.

4.0 The Decommissioning Project

De-fuelling of the site is scheduled to take place between 2015 and 2017. The decommission comprises three main stages. Over a period of about 10 years all the machinery and buildings except the reactor building will be dismantled and removed. During this time, referred to as '**Care and Maintenance Preparations**', the reactor building will be prepared for an extended period of safe storage, known as '**Care and Maintenance**', until the radioactivity levels inside the reactors will be low enough to simplify their final dismantling. This period of storage ends approximately 85 years after the end of the Care & Maintenance Preparations phase. Following the Care and Maintenance period, over about 8 years, the reactors and the reactor building will be removed and the site finally cleared; this is known as '**Final Site Clearance**'.

5.0 Cumulative Impacts

Since the 2008 ES was prepared the Updated ES 2013 states that there are a number of significant infrastructure projects have been identified in Anglesey notably the new Nuclear Power station adjacent to Wylfa, which would be connected to the National Grid via the existing 400kv substation. The Updated ES 2013 states it is understood by Magnox that an application for development consent and supporting ES will be brought forward by National Grid Electricity Transmission PLC, which will set out the full details of the required alterations, and associated their potential environmental impacts.

A number of other significant infrastructure projects on Anglesey are now proposed that had not been initiated at the time of the 2008 ES including:

- Rhiannon Wind Farm.
- A biomass-burning combined power plant at Anglesey Aluminium.
- A marine tidal turbine array at Carmel Head and the Skerries.
- Liquid Natural Gas Plant at Amlwch.
- An upgrade to the National Grid High Voltage lines across Anglesey.
- Holiday and Construction Workers accommodation at Land & Lakes.
- An upgrade to Holyhead Port by Stena.

The consultation states that with the exception of the Marine Current Turbines none of the major infrastructure projects are sufficiently mature for their impacts to be taken directly into account at this time. Marine Current Turbines proposals have been reviewed, and it has been concluded that there is no potential for any cumulative impacts, though this, and all other development-related impacts, will be kept under review.

A condition of the existing consent is that Wylfa produces an Environmental Management Plan (EMP). The EMP describes the mitigation measures that Wylfa will use to prevent, reduce and where possible offset any significant adverse effects on the environment caused by decommissioning Wylfa

Magnox propose to use the EMP to record any changes that need to be made to mitigation proposals during the course of the decommissioning project, including any required to offset any cumulative impacts caused by the proposed new nuclear power station at Wylfa.

6.0 Environmental Impact Assessment

The EIA has chapters giving detailed consideration to the range of issues identified earlier this year in the Scoping Opinion report. Those issues are:-

- Air Quality and Dust
- Archaeology and Cultural Heritage
- Ecology
- Geology, Hydrogeology and Soils
- Landscape and Visual
- Noise and Vibration
- Socio-Economic
- Surface Waters
- Traffic and Transport.

7.0 Summary Conclusion Of The 2013 Update

This 2013 Update identified the need for further surveys and additional mitigation required by changes in legislation and/or accepted industry best practice.

The consultation states that the impact of new developments around Wylfa, in particular the proposed new nuclear power station, will need to be assessed as details become available. They propose to use the EMP to ensure that future surveys, mitigation requirements and revisions (as required by new developments), are reported to the ONR and stakeholders taken into account.

8.0 Environmental Impacts

With mitigation measures in place, the only key significant adverse environmental impact has been identified in the Updated ES 2013 are the visual impact on two Areas of Outstanding Natural Beauty (AONB) as a result of dismantling works and re-cladding and modification works to the reactor building during the Care and Maintenance Preparations, and demolition works during Final Site Clearance (the former will be during the first 10 years of decommissioning, while the latter will be after a period of care and maintenance lasting up to 100 years).

Other significant adverse environmental impacts identified by the Updated ES 2013 are:

- Visual impacts on local and middle distance views and one open access land view, during the Care and Maintenance Preparations and Final Site Clearance phases of decommissioning, with significant adverse impacts on landscape character.
- Potential worst case noise impacts at nearby residential properties during Care and Maintenance Preparations and Final Site Clearance (depending on working methods and the effectiveness of mitigation).
- Permanent long term loss of employment opportunities in the sub area containing the site, known as Anglesey North that will occur by the end of Care and Maintenance Preparations (10 years), with associated short term impacts on the levels of unemployment. The current power station workforce currently comprises of 589 permanent staff and around 100 subcontractors. Numbers of workers will fluctuate over the project but the maximum number of workers on site will be about 600 during Care and Maintenance Preparations, with no permanent presence expected for the majority of Care and maintenance (with the exception of routine maintenance and security personnel) and a maximum of 450 workers in Final Site Clearance.
- Possible impacts to the local road network, due to increase in traffic flows. A Traffic Plan is proposed as mitigation, as it is not possible to identify the residual impact following its implementation, and therefore at worst the residual impact could be significant.
- There is likely to be a temporary increase in the number of HGV movements to and from the site as a result of the proposed Care and Maintenance Preparations activities. Excluding the continued routine deliveries of consumables, peak HGV movements associated with this phase are estimated to reach no more than 35 or so vehicles travelling to and away from the site on a week day.

9.0 Long Term Environmental Benefits

The Updated ES 2013 states that there will be some significant benefits after the completion of decommissioning, including:

- Beneficial visual impacts to local and middle distance views, and to landscape character.
- Generation of employment for almost a decade during Final Site Clearance (after 100 years).
- Impacts on surface water quality due to end of all site discharges.
- Impacts on soil and groundwater quality from the remediation of contaminated ground.
- No traffic after Final Site Clearance.

10.0 The Isle of Anglesey Council's Assessment of the Consultation

10.1 Air Quality, Dust, Noise and Vibration & Contaminated Land

As detailed in Appendix 1 the council's environmental Services are content with the proposals subject to the requirements for real time noise monitoring system with remote access to enable noise to be managed proactively in line with a set of agreed threshold values.

10.2 Landscape & Visual Impacts

The Built Environment Section's comments are enclosed in Appendix 1 and as detailed it is considered that the de-commissioning phase needs to achieve better levels of mitigation and demonstrate appropriate outcomes to the predicted adverse landscape and visual impacts identified.

10.3 Highways Matters

The Highway Authority have noted that the timetable for Care and Maintenance Preparation phase will be about 10 years, from 2015 to 2025 which will coincide with other proposed significant developments. All these developments will therefore have a cumulative adverse impact on the highway network and it is strongly recommended that a joint Traffic Management Plan, and other relevant mitigating measures, be prepared and agreed between the major developers to the satisfaction of the highway authority.

It is also noted that the increase in LGV's along the A5025 as a result of the decommissioning work, will be greater than 10% of the existing number and will therefore be a material consideration. The developer will need to provide mitigating measures to be agreed with the Highway Authority, to mitigate the increase in LGV traffic.

A number of recommendations are made by the Highway Authority requiring a Traffic Management Plan, a revised Transport Assessment and Mitigation as regards HGV'S condition survey of the public highway and it is recommended that these matters are addressed in the Updated ES 2013.

In addition it has been confirmed that a number of the recommendations made in the 2008 report are also relevant as follows:

The A5025 from Valley to Wylfa is designated as a Heavy Load Route, with bridges and supporting walls suitable to carry lorries weighing 40 tons. If heavier vehicles have to use the route, it will be necessary to consult the Highways and Transportation Service beforehand. The A55 is suitable for large vehicles, the only restriction being a height limit of 5.5 metres to pass through the towers.

Some loads could be moved by rail from Holyhead, or directly from the Wylfa site if a jetty could be constructed. The situation would change if power generation continues at the Wylfa site, when a case could be made to build a jetty and/or to reopen the Amlwch to Gaerwen line.

The Highways Service will consider the number of heavy vehicles using the A5025 when preparing any traffic calming proposals.

Although the A5025 from Valley to Wylfa is one of the best roads on the island, the need for improvement has been noted in the Regional Transport Plan. Minor improvements are needed at two places in particular:

A5025 Cemaes to Amlwch – Peibron Bends
A5025 Llanfachraeth to Llanfaethlu – Bytheicws Bends.

Improvements at these two places would accommodate the expected additional traffic flows.

The decommissioning of Wylfa will have an impact on employment within the local economy. To attract new investment, it would be beneficial if a new bridge could be provided across the Menai Strait, as currently under consideration by the Welsh Assembly Government. A contribution from the Nuclear Decommissioning Authority towards the estimated cost of £100 million would raise the prospect that a bridge can be provided sooner.

10.4 Economic Impacts

The most immediate concerns arise through the loss of employment and income for the local population. There is a risk that Anglesey settles into a low performance equilibrium as expectations within the labour market are lowered, resulting in a population with few incentives to improve skills (unless the intention is to exploit them somewhere else), and employers who have no particular demand for the skills. The net result would be that both sides of the labour market reinforce each other downwards.

Decommissioning will cause a number of significant economic impacts, including:

- Long term adverse impact on employment opportunities in the Anglesey North sub-area by the end of Care and Maintenance Preparations (10 years).
- A short term major adverse impact in Anglesey North at the end of Care and Maintenance Preparations (10 years).
- Generation of employment for almost a decade during Final Site Clearance (possible after up to 100 years). That would be beneficial, short term but major.

The ability of Magnox Electric to directly avoid or reduce the significant adverse employment impacts during decommissioning is limited. The scope for redeployment or retraining of staff within Magnox Electric will be constrained and, although assisting the individual affected, this will still not prevent the long term loss of stable and well paid employment opportunities within the local economy. The mitigation measures are not expected to lead to any sizeable reduction in the magnitude or significance of the predicted socio-economic impacts.

An array of public sector initiatives are aimed at changing the direction of the area, to prevent it from setting into a low performance equilibrium. The County Council is committed to the creation of a modern infrastructure base to support the diversification of the area's economy. The Nuclear Decommissioning Authority strategy has also identified the area as a priority for support. As Appendix 2, the NDA's Socio-Economic Policy, is attached at the end of this report.

The Council's Economic Development Unit whilst welcoming certain aspect of the scheme that the Environmental Statement fails to sufficiently consider the potential socioeconomic impacts (and mitigation) of the decommissioning project on the island's tourism sector and the Welsh language and culture. These should be considered as significant issues that will also require appropriate consideration and assessment.

10.5 Consideration of Cumulative Impacts

Your officers consider that the Updated ES 2013 fails to acknowledge that three of the other significant infrastructure projects on Anglesey are of such a scale as to be considered 'Nationally Significant Infrastructure Projects (NSIPs)'. One of these NSIPs – National Grid's proposals to upgrade the high-voltage power lines – should be considered as more than just a supporting proposal. Further it is considered that there is sufficient information available regarding the majority of the major projects to enable an initial high level (yet informed) assessment of the likely socio-economic as well as cumulative impacts. The authority are currently instigating a project to facilitate collation and collaboration on data and approaches to a high level assessment.

The council's Highways Section have also noted that the Care and Maintenance Preparation Phase will coincide with the construction of other significant developments, and that a joint Traffic Management Plan and mitigation measures should be prepared collectively by the developers.

Two planning applications are currently under consideration by the local planning authority for a Liquid Natural Gas Plant at Amlwch (11C122M/EIA/ECON) and holiday and construction Workers accommodation at Land & Lakes (46C427K/TR/EIA/ECON). As these planning applications are in the planning process it is understood that the Updated ES 2013 will have to consider their cumulative impacts.

It is recommended that the Updated ES 2013 address the cumulative impacts associated with other major significant infrastructure projects. It is not considered that utilising EMP on an annual basis as proposed is sufficient for these purposes.

11.0 Conclusion

The main areas of concern are detailed above in relation to landscape impact and highway considerations. The most notable omissions are in relation socio-economic impacts (and mitigation) of the decommissioning project on the island's tourism sector and the Welsh language and culture and cumulative impacts in relation to other significant infrastructure projects.

12.0 Recommendations

That the following comments are sent to the ONR as regards the Updated ES 2013:

1. In accord with the comments of the council's Built Environment Section dated 10.07.13 it is considered that the de-commissioning phase needs to achieve better levels of mitigation and demonstrate appropriate outcomes to the predicted adverse landscape and visual impacts.
2. A number of recommendations are made by the Highway Authority requiring a Traffic Management Plan, a revised Transport Assessment, Mitigation as regards HGV'S condition survey of the public highway and it is recommended that these matters are addressed in the Updated ES 2013.
3. The A5025 from Valley to Wylfa is designated as a Heavy Load Route, with bridges and supporting walls suitable to carry LGV's weighing 40 tons. If heavier vehicles have to use the route, it will be necessary to consider & mitigate if this is likely to be a significant effect of the development.
4. Some loads could be moved by rail from Holyhead, or directly from the Wylfa site if a jetty could be constructed. In accord with statutory EIA statutory requirements these alternative methods of transportation should be considered in conjunction with other significant infrastructure projects.
5. The decommissioning of Wylfa will have an impact on employment within the local economy. To attract new investment, it would be beneficial if a new bridge could be provided across the Menai Strait, as currently under consideration by the Welsh Assembly Government. A contribution from the Nuclear Decommissioning Authority towards the estimated cost of £100 million should be sought so that the prospect that a bridge can be provided sooner.
6. In the Traffic and Transport Assessment it was identified that the decommissioning process would not have a 'significant' adverse impact on the majority of the highway network during the Care and Maintenance Preparation phase. This therefore implies that there would be a 'significant' adverse impact on some parts of the highway network.
7. The Assessment also identified that there would be a 'significant' adverse safety impact on the A5025, both to the north and south of the power station, as well as a 'key significant' environmental impact on the A5025 to the south of the power station. There is a case therefore for carrying out on-line improvements and reconstruction of various sections of the A5025 to the north and south of the power station as well as improving sustainable transport to and from the site. Specific sections along the A5025 from Wylfa to Amlwch would be the Betws and Peibron Bends and from Wylfa to Valley would be Valley Crossroads and Bytheicws Bends (2 km. north of Llanfachraeth).
8. I would recommend that this Authority seeks financial support from Magnox/Nuclear Decommissioning Authority towards the on-line improvements of the A5025 as noted above as well as improving sustainable transport to and from the site.
9. Magnox to consider an appropriate Community Benefit Contribution scheme which recognises the unique needs of Anglesey and maximises local community benefits and impacts from the decommissioning project.
10. Whilst welcoming certain aspect of the scheme that the Environmental Statement fails to sufficiently consider the potential socioeconomic impacts (and mitigation) of the decommissioning project on the island's tourism sector and the Welsh language and culture. These should be considered as significant issues that require appropriate consideration and assessment.
11. It is recommended that the Updated ES 2013 address the cumulative impacts associated with other major significant infrastructure projects. It is not considered. That utilising EMP on an annual basis as proposed is sufficient for these purposes as this does not provide a full picture for which to make an informed decision on the application. It is recommended that a full assessment is made at this stage, followed by annual review as suggested.

12. That the technical requirements of the council's Environmental Services Section as regards Air Quality, Dust, Noise and Vibration & Contaminated Land are considered in the Updated ES 2013.
13. Clarification is requested as regards the routes for the disposal and & recycling of Low Level Waste (LLW waste) and consideration of any significant effects in the Environmental Statement.

APPENDIX 1

Consultation Responses received from community councils' local members and internal consultees of the Isle of Anglesey County Council

Llanfachraeth Community Council The biggest impact is the traffic through Llanfachraeth. They conclude as the increase is small no infrastructure improvements are planned. There is concern about the validity of this report and they consider that there could be an increase in traffic especially in conjunction with other projects.

No consideration has been taken of improvements to the A5025 and the construction of the proposed bypass as part of the Wylfa B development.

No mention of how LGV'S will transport rubble and scrap, load weights, vibration and disruption to villagers.

Since the A55 was constructed traffic has increased on an annual basis, creating dangers and sleep disruption.

Any increase in traffic is totally unacceptable as residents want a decrease in traffic flow.

Llanfaethlu and Llanfwrog Community Council No objections.

Llanbadrig Community Council No observations due to technical difficulties in opening electronic documents supplied in the consultation.

Highways

It is noted that the timetable for Care and Maintenance Preparation phase will be about 10 years, from 2015 to 2025 which will coincide with other proposed significant developments. All these developments will therefore have a cumulative adverse impact on the highway network and it is strongly recommended that a joint Traffic Management Plan, and other relevant mitigating measures, be prepared and agreed between the major developers to the satisfaction of the highway authority.

Noted that the increase in LGV's along the a5025 as a result of the decommissioning work, will be greater than 10% of the existing number and will therefore be a material consideration. The developer will need to provide mitigating measures to be agreed with the Highway Authority, to mitigate the increase in LGV traffic.

A number of recommendations are made requiring a Traffic Management Plan, a revised Transport Assessment, Mitigation as regards HGV'S condition survey of the public highway.

It was subsequently confirmed by e-mail that the recommendations made in the 2008 report should also be forwarded to the ONC.

In addition the following observations were subsequently made:

1. In the Traffic and Transport Assessment it was identified that the decommissioning process would not have a 'significant' adverse impact on the majority of the highway network during the Care and Maintenance Preparation phase.

2. This therefore implied that there would be a 'significant' adverse impact on some parts of the highway network.
3. The Assessment also identified that there would be a 'significant' adverse safety impact on the A5025, both to the north and south of the power station, as well as a 'key significant' environmental impact on the A5025 to the south of the power station.
4. There is a case therefore for carrying out on-line improvements and reconstruction of various sections of the A5025 to the north and south of the power station as well as improving sustainable transport to and from the site.
5. Specific sections along the A5025 from Wylfa to Amlwch would be the Betws and Peibron Bends.
6. Specific sections along the A5025 from Wylfa to Valley would be Valley Crossroads and Bytheicws Bends (2 km. north of Llanfachraeth).
7. I would recommend that this Authority seeks financial support from Magnox/Nuclear Decommissioning Authority towards the on-line improvements of the A5025 as noted above as well as improving sustainable transport to and from the site.

Public rights of Way No impact on any Public Footpaths.

Drainage Technical considerations listed as regards land drainage systems/ditches and culverting.

Economic Development

The EDU welcomes the fact that many of its comments on Magnox's Pre-Application Opinion (PAO) have been acknowledged by the applicant and that additional information has been included in the revised Environmental Statement. However, given the scale and complexity of the decommissioning project (together with the on-going deterioration in the island's socio-economic conditions) we believe that more detail should have been included in relation to its significant potential socio-economic impacts and issues.

It is disappointing that no meaningful attempt has been made to identify and assess potential cumulative impacts and in combination effects of all major infrastructure projects on Anglesey in relation to decommissioning project. The EDU believes that there is sufficient information available regarding the majority of the major projects to enable an initial high level (yet informed) assessment of the likely socio-economic cumulative impacts.

The Isle of Anglesey County Council is facilitating a Workshop on the 12th July to encourage greater collaboration and co-operation between all developers of major energy projects on Anglesey. It is hoped that the Workshop will enable each developer to gain visibility of each project's timelines and programmes; encourage common understanding, consistency and joint working and outline the potential of collating and adopting consistent baseline data and a methodology in relation to Environmental Impact Assessments. It is hoped that Magnox will capitalise upon this opportunity to contribute to the workshop to improve its understanding of the proposed major infrastructure projects on Anglesey – which could help underpin and inform a more robust cumulative impact assessment.

The EDU believes that the Environmental Statement fails to sufficiently consider the potential socio economic impacts (and mitigation) of the decommissioning project on the island's tourism sector and the Welsh language and culture. These should be considered as significant issues that require appropriate consideration and assessment. The EDU believes that the scale of the decommissioning project warrants both a Tourism Impact Assessment and a Welsh language Impact Assessment to ensure that potential impacts are identified, and appropriate and meaningful mitigation measures are proposed. Other potential impacts outlined in the PAO have been included and the EDU welcomes their inclusion in the Environmental Statement.

Environmental Management Plan

The EDU notes the importance of Magnox's Environmental Management Plan to outline the mitigation measures to be adopted to prevent, reduce and where possible offset any significant adverse effects caused by the decommissioning of Wylfa. The EDU would welcome an opportunity to influence and comment upon the preparation of the Management Plan on an annual basis to review the appropriateness of all mitigation measures; to encourage positive socio-economic benefits from the decommissioning process (to contribute to the island's economic recovery) and ensure that the cumulative impacts of other major energy developments are identified and offset.

Cumulative Impacts of Other Infrastructure Projects

Whilst the Environmental Statement identifies a number of infrastructure projects on Anglesey, it fails to acknowledge that three of them are of such a scale as to be considered 'Nationally Significant Infrastructure Projects (NSIPs)'. One of these NSIPs – National Grid's proposals to upgrade the high-voltage power lines – should be considered as more than just a supporting proposal.

Potential Socio-Economic Impacts

The EDU believes that the Environmental Statement fails to sufficiently consider the potential socioeconomic impacts (and mitigation) of the decommissioning project on the island's tourism sector and the Welsh language and culture. These should be considered as significant issues that require appropriate consideration and assessment.

Built Environment

The 2013 Update considers changes to guidance notes and strategic documents used in the preparation of the LVIA baseline.

Care and Maintenance Preparation – Agree with the assessment that the dismantling works, re-cladding and modification activities would result in 'significant' impacts on local and medium distance views and 'key significant' impacts on the Area of Outstanding Natural Beauty (AONB). No significant landscape impacts are predicted, 'however landscape character may have 'significant' adverse impacts corresponding to the visual impacts on typical viewpoints'.

Care and Maintenance – Having considered alternatives and for reasons primarily of cost, and also technical feasibility, it is proposed that the reactors remain at their current height and are re-clad in aluminium. In the early few months of the use of this material some 'glinting' will occur but this will soon die down to provide a dull grey visually recessive surface to the reactor building.' Significant adverse visual effects are predicted with the building appearing more prominent in certain views. Section 19 predicts that 20 years into Care and Maintenance the appearance of the re-cladding will have mellowed and therefore most of the adverse impacts will no longer be significant. This is a long phase c.100 yrs. and it is predicted elsewhere in the reports that the material may have to be replaced, leading presumably to a repetition of effects.

It is also noted in the reports that positive effects from the reduction in visual clutter will occur to particular sensitive views from the AONB.

Final Site Clearance At this point all remaining buildings would be removed including the reactor buildings. There would be clear positive landscape and visual effects following this phase

Cumulative Effects The report states that it is likely that the construction and operation of the proposed new nuclear power station at Wylfa would reverse the beneficial effects identified in the 2008 ES and in some cases there would be the potential for significant cumulative adverse effects as a result, particularly if the proposed new nuclear power station at Wylfa results in changes to the woodland and artificial drumlin landscape designed by Dame Sylvia Crowe as mitigation associated with Wylfa.

Main Points

This is a long-term project with significant adverse, and possible significant adverse cumulative effects. Options chosen for the Care and Maintenance period do not include considered mitigation by way of reducing the reactor building's height or the use of a colour sensitive cladding. The operational phase of the project has used both colour, design, landscape mounding and planting mitigation. The need for mitigation of the effects on sensitive landscape and visual receptors is increased by the possible effects of a further station at Wylfa. We consider that the de-commissioning phase needs to achieve better levels of mitigation and demonstrate appropriate outcomes to the predicted adverse landscape and visual impacts.

Ecological and Environmental Adviser Updating of the Ecology Section of the Updated ES 2013 noted.

Environmental Services

Air Quality & Dust - Technical considerations and thresholds listed as regards air quality and dust.

Noise and Vibration - Broadly in agreement with the section and its recommendation for real time noise monitoring system with remote access to enable noise to be managed proactively in line with a set of agreed threshold values.

Contaminated Land - A condition is recommended on contaminated land.

Emergency Planning Officer This local authority has REPPIR responsibilities to produce maintain and exercise response arrangements for radioactive incidents at the site with off-site consequences on behalf of all responding agencies. We work with the operator and other agencies to ensure an adequate and appropriate response arrangements are in place, maintained and regularly exercised. We would ask the operator to continue to support these arrangements during decommissioning until ONR decide the radioactive risk from the site will not affect the neighbouring communities outside the site boundary should an abnormal event occur involving radioactivity.

Depending on the timing of ONR's decision to de-regulate the need for off-site emergency arrangements for the current site this may impact on the neighbouring new build during the construction phase and special plans may need to be prepared to address response arrangements for the new build, and the continuing radioactive threat from the adjacent decommissioning site. These arrangements were for example used during the new build at Hinkley and Sizewell alongside the existing nuclear power stations.

Should there be overlap with the new build Wylfa B site becoming operational, while the adjacent existing site also remains a licensed nuclear facility under REPPIR (or subsequent regulations). Then emergency plans would have to be reflected in the off site arrangements of both sites, separately.

Gwynedd Archaeological Planning Service No observations received at the time of writing.fyrrdd

IT Section No observations received at the time of writing.

Minerals & Waste Section In reference to Appendix 1: Changes to the project description 2008 – 2013, point 5 – LLW Management. It is noted that more routes for the disposal and recycling of LLW will be utilised during decommissioning, in line with NDA strategy. The effect on the EIA is mentioned as “No effect” although all LLW will leave the site and more haulage routes may be identified. Are these routes to be located in close proximity to the site in compliance with the Waste Hierarchy? If so where will these other routes be located? Will they require consideration within the EIA? More information on this is desirable.

It is noted that uncontaminated demolition rubble generated on site will be used for the infill of deep basements. I therefore take it that no inert waste associated with the decommissioning of the Nuclear Site will leave the site and no additional provision for the disposal of inert waste locally will be required.

APPENDIX 2

The NDA Socio-Economic Policy

The Nuclear Decommissioning Authority (NDA) are owners of Wylfa (although they are not the operators during the remaining period of power generation). The NDA has a statutory obligation to contribute to the socio-economic development of localities affected by the closure and decommissioning of civil nuclear installations. Earlier this year, the NDA adopted a Socio-Economic Policy to clarify how it intends to support the affected areas, which include the Ynys Mon and Meirionnydd areas of North West Wales (Wylfa and Trawsfynydd catchments).

The NDA will consider the socio-economic impact of its activities on local communities, and will give support to those activities that will benefit the social or economic life of communities living near sites. In addition, the NDA has power to make grants or loans to persons undertaking activities that benefit the social or economic life of communities living near the site.

It is an opportunity to work with other agencies and with local communities to mitigate the impact of industrial decline.

There are three methods of delivering socio-economic support for the development of healthy, diversified local economies as site activities come to an end, and to reduce over-reliance on the nuclear industry. These are:

- Direct NDA funding to support socio-economic activities.
- Support through operators.
- Funding Site Licence Companies to deliver local socio-economic support (current annual total about £5 million, of which £3 million is distributed near Sellafield, Cumbria).

Direct NDA support will come from efficiency savings, and are subject to affordability. No sums are indicated in the policy statement.

Requests for direct funding will be subject to a process of evaluation and approval by a Socio-Economic Committee. Decisions will be on a case-by-case basis, but may be devolved to a local body, such as a charitable trust, particularly in a priority area (Ynys Mon and Meirionnydd is a priority area).

Requests will be evaluated against a series of criteria, such as local deprivation, good governance arrangements, sustainability of proposals, clear outcomes, etc. The main themes will be:

- The creation of sustainable employment.
- Growth and development of workforces.
- Improved productivity and market growth.
- Significant improvements to economic or social infrastructure.

Communities near the decommissioning site at Trawsfynydd have already received funding and support for local projects from the NDA.

Please Note: The NDA's responsibility to support local socio-economic development is not directly linked to the current HSE consultation of the EIA for decommissioning, and is not connected at all to the possible use of the Wylfa site for power generation in the future.

Rhif y Cais: **34LPA982A/CC** Application Number

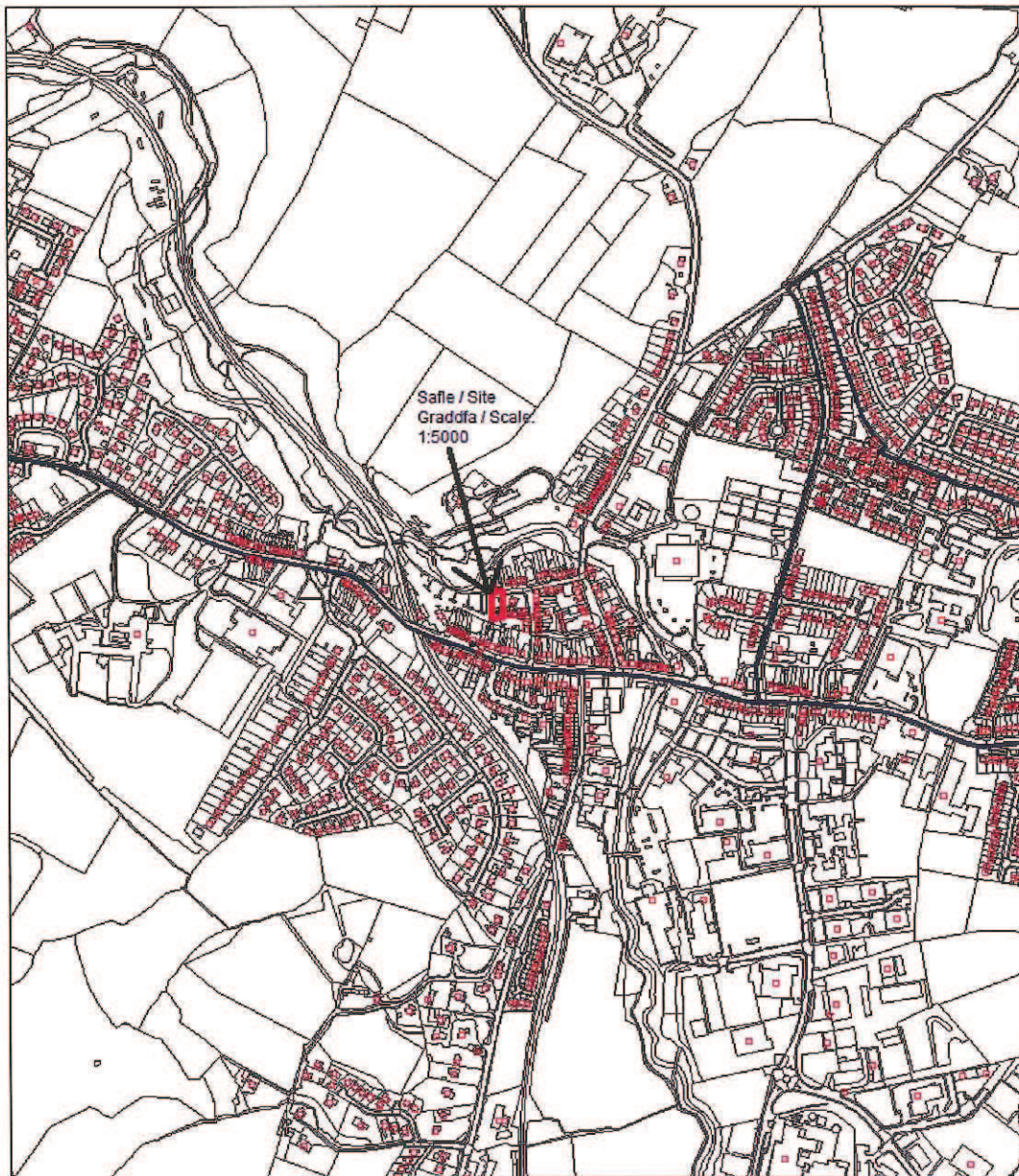
Ymgeisydd Applicant

**Head of Property
Isle of Anglesey County Council Offices
Llangefni
Anglesey
LL77 7TW**

Rhybydd o fwriad i ddymchwel adeilad yn

Prior notification for the demolition of a building at

The Stilts Building, Llangefni



Planning Committee: 31st July, 2013

Report of Head of Planning Service (GJ)

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

The matter is therefore reported for information purposes only.

Rhif y Cais: **38C185C** Application Number

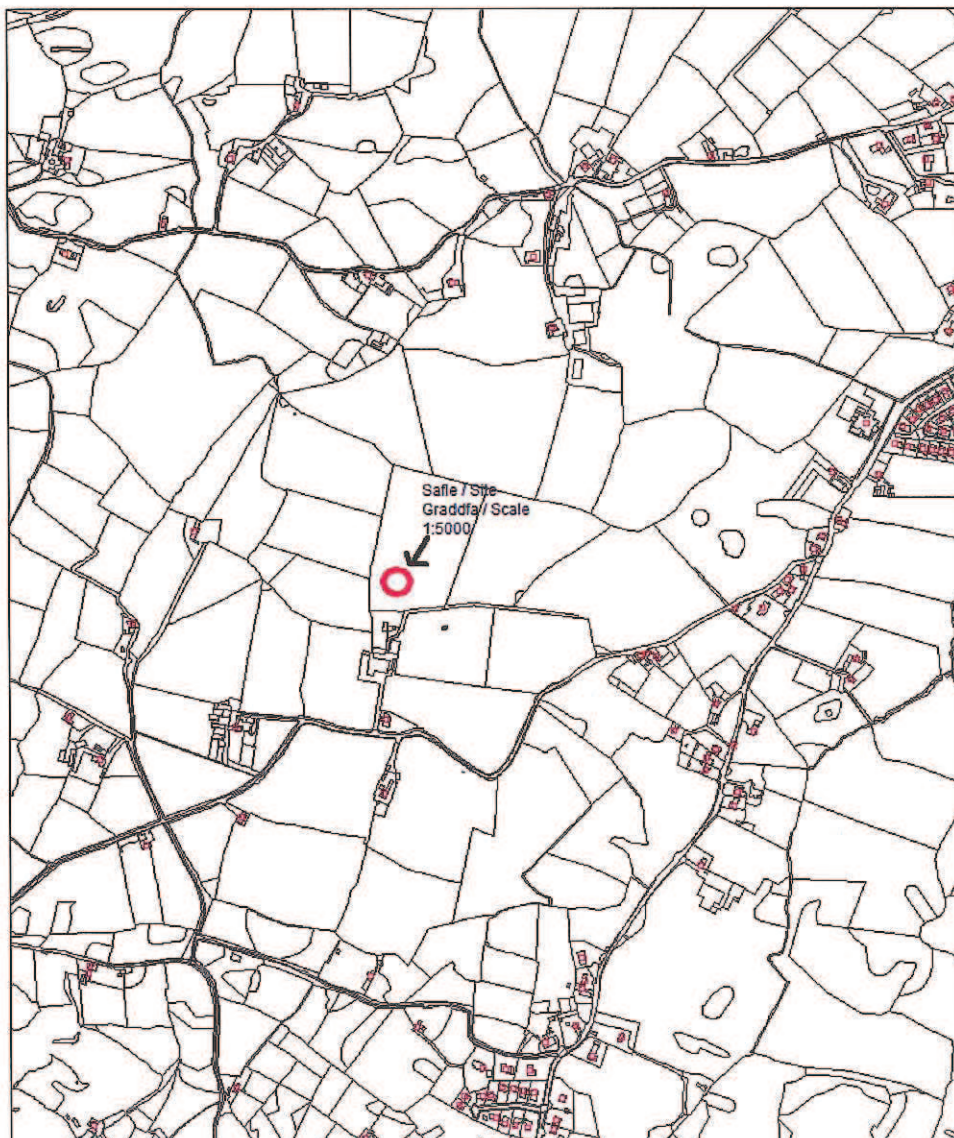
Ymgeisydd Applicant

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

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

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

Maes Mawr, Llanfechell



Planning Committee: 31/07/2013

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.

At its meeting held on the 3rd July it was resolved that due to a new membership of the committee following local elections in May the application should be deferred in order to re-visit the site which took place on the 17th July.

The appeal start date was confirmed by the Planning Inspectorate on 10th July, 2013

1. Proposal and Site

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

The planning application is supported by the following:

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

2. Key Issue(s)

- Principle of the development
- Landscape and Visual Impact
- Residential Amenity.

3. Main Policies

Gwynedd Structure Plan

C7 Renewable Energy

D3 Landscape Conservation Area

Ynys Mon Local Plan

31 Landscape

45 Renewable Energy

Stopped Ynys Mon Unitary Development Plan

EP 18 Renewable Energy

EN1 Landscape Character

Planning Policy Wales Edition 5 (November 2012)

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

Technical Advice Note 8 Renewables (2005)

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

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

Supplementary Planning Guidance Wind Energy Developments (January 2013).

4. Response to Consultation and Publicity

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

The new local members for the area 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 to close to my dwelling. Another property at "Henblas" states that they have patio windows facing the turbine.
- Separation distance is less than that required in the Draft SPG.
- The type of turbine proposed is untested and there have been instances of failures.
- Distraction to drivers on the public highway.
- As the turbine is only 50KW it is calculated that on the basis of % operation to capacity it will be unviable.
- The turbine offers no community benefit.
- Precedent as the turbine will be likely followed by others.
- Damage to tourism.
- Turbine is in excess of micro-generation and & is classified as medium in the checklist.
- Writers states that their home will be affected by shadow flicker& this will reduce their enjoyment of their house and garden.
- Quality of the picture reduced.
- Would like to know the route of the power supply.

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

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

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

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

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

5. Relevant Planning History

38C185A/SCR Screening opinion for the erection of a wind turbine with a maximum hub height of up to 25 metres, rotor diameter of up to 8.5 metres and a maximum upright vertical tip height of up to 29.25 metres. EIA not required 06.09.11.

38C185B/SCR Screening opinion for the erection of a wind turbine with a maximum hub height of up to 32 metres, rotor diameter of up to 29 metres and a maximum upright vertical tip height of up to 46.5 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 recommend in the proposed conditions below.
- A formal requirement for a bond to decommission the site – this was added to the SPG and has not been subject to formal consultation and as explained previously it can be attributed little weight on this basis. 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 five years from the date of this approval.

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

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

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

(03) The turbine hereby approved shall not exceed:

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)

Technical Advice Note 11 Noise (1997)

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