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

CYNGOR SIR YNYS MÔN  
ISLE OF ANGLESEY COUNTY COUNCIL  
Swyddfeydd y Cyngor - Council Offices  
LLANGFNI  
Ynys Môn - Anglesey  
LL77 7TW

Ffôn / tel (01248) 752500  
Ffacs / fax (01248) 750839

<b>RHYBUDD O GYFARFOD</b>	<b>NOTICE OF MEETING</b>	
<b>PWYLLGOR CYNLLUNIO A GORCHMYNION</b>	<b>PLANNING AND ORDERS COMMITTEE</b>	
<b>DYDD MERCHER, 4 MEDI, 2013 ➔ 1 o'r gloch ←</b>	<b>WEDNESDAY, 4 SEPTEMBER 2013 ➔ 1.00 pm ←</b>	
<b>SIAMBR Y CYNGOR, SWYDDFEYDD Y CYNGOR, LLANGFNI</b>	<b>COUNCIL CHAMBER, COUNCIL OFFICES, LLANGFNI</b>	
Swyddog Pwyllgor	<b>Mrs. Mairwen Hughes</b> (01248) 752516	Committee Officer

## AELODAU / MEMBERS

Cynghorwyr / Councillors:

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

# **A g e n d a**

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

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

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

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None to be considered by this meeting.

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None to be considered by this meeting.

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## PLANNING AND ORDERS COMMITTEE

### Minutes of the meeting held on 31 July 2013

- PRESENT:** Councillor William Thomas Hughes (Chair)  
Councillor Ann Griffith (Vice-Chair)
- Councillors K P Hughes, John Griffith, Vaughan Hughes, Victor Hughes,  
Richard Owain Jones, Raymond Jones, Jeffrey M.Evans and Nicola Roberts
- IN ATTENDANCE:** Development Control Manager (DFJ)  
Chief Planning Officer (GJ)  
Planning Assistants  
Development Control Officer (Highways) (RE)  
Legal Services Manager (RJ)  
Committee Officer (ATH)
- APOLOGIES:** Councillor Lewis Davies
- ALSO PRESENT:** Local Member: Councillor Aled Morris Jones (application 7.1), Councillor  
Richard Dew, Councillor R.G.Parry, OBE
- 

#### 1 APOLOGIES

Apologies for absence were submitted and noted.

#### 2 DECLARATION OF INTEREST

Declarations of interest were made as follows:-

Councillor W.T.Hughes in respect of application 7.1  
Councillor Victor Hughes in respect of application 7.3  
Councillor Vaughan Hughes in respect of application 12.3  
Councillor Kenneth Hughes in respect of application 13.3  
Councillor Ann Griffith declared a personal interest on account of the reference to wind turbines within the Plaid Cymru Manifesto but said that she would consider each application on its own merits

#### 3 MINUTES 3RD JULY, 2013 MEETING

The minutes of the previous meeting of the Planning and Orders Committee held on 3rd July, 2013 were presented and confirmed as correct subject to the following amendment with reference to application 7.1 –

The sentence "*Councillor T.V.Hughes proposed that the application be refused. There was no seconder to his proposal,*" to read "*Councillor Jeff Evans proposed that the application be refused. Councillor T.V.Hughes seconded the proposal.*"

#### 4 SITE VISITS 17 JULY, 2013

The minutes of the Site Visits held on the 17<sup>th</sup> July, 2013 were submitted and confirmed as correct.

The Legal Services Manager informed the Committee that the Chair and Vice-Chair have expressed concern regarding the number of Members absent from the 17<sup>th</sup> July site visits and would wish to ask Members of the Committee to make every effort to attend site visits both to ensure that there are

enough Members to be able to vote on the applications that are the subject of site visits when they are then further considered by the Committee and in recognition of the importance of site visits in the planning determination process.

## **5 PUBLIC SPEAKING**

The Chair informed that Committee that there would be Public Speakers on applications 12.2, 12.3 and 12.5

## **6 APPLICATIONS THAT WILL BE DEFERRED**

### **6.1 34C553A - Outline application for residential development including extra care facility, highway and associated infrastructure at Ty'n Coed, Lllangefni**

The Development Control Manager informed the Committee that the application was originally reported to the Planning Committee 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. Due to the nature and context of the proposed development, it is considered that it would be beneficial for Members of the Committee to view the site prior to making any determinations.

**It was resolved to defer consideration of the application so that a site visit may be undertaken in accordance with the Officer's recommendation.**

### **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 Development Control Manager summarised the background to the application and said that a site visit had been made by Members of the Committee on 19<sup>th</sup> June, 2013. Further information was then 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. However, drainage matters remain under discussion and therefore it is recommended that the application is deferred.

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

### **6.3 46C427K/TR/EIA/ECON – A hybrid planning application proposing:**

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

**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 cafe 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**

**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, Pare 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, cafe, 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 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, cafe, 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 at Penrhos Coastal Park, Cae Glas and Kingsland, Holyhead**

The Planning Development Manager informed Members of the Committee that it is anticipated that a full report on this application will be presented to the September, 2013 meeting of the Planning and Orders Committee. The Officer proceeded to say that at the site visit held on 19<sup>th</sup> June, Members indicated that they would wish to attend a further briefing session with regard to the proposals and it is recommended that this is convened on the same day as the scheduled August site visits.

The Principal Planning Officer confirmed that the purpose of the briefing session would be to allow Members to ask factual questions about the application and for officers to provide contextual information.

**It was resolved to defer consideration of the application and to convene a further briefing session on 21 August, 2013.**

## **7 APPLICATIONS ARISING**

### **7.1 20LPA962/CC - Retrospective application for the recently constructed track together with improvements to the existing access on land opposite From Heulog, Cemaes**

The application is presented to the Committee as the Isle of Anglesey Council is the applicant and land owner.

*Councillor W.T.Hughes having declared a personal interest in this application did remain at the meeting and provided background information in his capacity as a Local Member but did not take part in the voting thereon. Councillor Ann Griffith as Vice-Chair took the Chair for this item.*

The Development Control Manager informed the Committee that the application is made for alterations and improvements to an existing agricultural vehicular access onto the A5025 together with the retention of a stone track agricultural access, set back from the public highway. The principal considerations relate to highway safety, and the applicant has submitted a report which makes submissions as regards highway safety as documented in the written report. The applicant's report has been objected to and questioned by the objectors to the proposal, and the points of objection are detailed in the report. The objections have been forwarded to the Council's Highways Section. The Council's Highways Officer has assessed the applicant's submission together with the issues raised in the objections and considers the proposal to be acceptable. It should be noted that the landowner could utilise the existing access without making any improvements to it. The Officer's recommendation is one of approval.

Councillor John Griffith enquired about the access and whether it had been determined how far east it is sited for visibility purposes. He said that he had asked about this at the time of the site visit but that he had not had a definitive answer whether the visibility was within requirements.

The Development Control Officer (Highways) said that visibility from the access is currently poor from both directions towards Cemaes Bay and Amlwch. The modifications proposed as part of the application will widen and improve the access and will also broaden and extend visibility in the direction of Cemaes up to 215m. The access will still not provide as great a visibility towards Amlwch but will allow those exiting the access to have good visibility towards Cemaes and in coming out further onto the highway to be able to see the road in the direction of Amlwch. The Officer said that as the situation stands at present the visibility is very poor towards Cemaes. The Officer added that improvements are being proposed as part of the application and, bearing in mind that the access could be used without any improvements, the Highways section's viewpoint after weighing up the situation is that that the improvements are well worth accepting.

Councillor John Griffith wished to know the precise extent of the visibility towards Amlwch and whether a visibility of 160m is required by the Highways Section.

The Development Control Officer (Highways) confirmed that it is currently 50m extending to 120 to 150m on coming out onto the highway. He confirmed that in this situation the required visibility would be 160m.

Councillor John Griffith asked whether a similar application from new would be considered acceptable. The Development Control Officer (Highways) said that it is reasonable to accept the improvements as proposed.

Councillor Aled Morris Jones as one of the Local Members said that whilst he thanked the Highways Officer for his comments he was very concerned that the Officer acknowledges that it is necessary to come out into the highway to achieve visibility in the direction of Amlwch. He pointed out that this entrance has been created from new – there was an access point to the field lower down the road in the direction of Cemaes which was safer. The name given to this area is the "Betws Bends" and it is a very fast section of road. Whilst acknowledging the professional opinion, Councillor Jones said that he still had grave concerns about this issue. He said that it is a matter of creating a new access to the highway at a point where accidents do occur and which will possibly create additional problems in future. The Member pointed out that the three Local Members have asked the Council to address this matter. He emphasised that the old access was lower down the road – this access is new notwithstanding that it might not have been used for some time. He reiterated the concerns regarding road safety and the volume of traffic on the highway. The Council has not taken action on this matter and yet is prepared to allow another access onto the highway in what is a potentially hazardous place.

The Development Control Manager reiterated that there is an existing access on site which can be utilised unhindered and unchecked and that the Highways Officer has said that the application proposes improvements which would enhance road safety.

Following discussion about the siting of the access the Development Control Manager referred Members to the area's layout as illustrated by the site map. Councillor Victor Hughes asked whether it would be possible to re-site the access towards Cemaes in order to achieve a visibility of 160m.



The Development Control Officer (Highways) explained that the lower down the road the access is sited the worse the visibility up the road becomes. He referred Members to the site map and layout.

Councillor W.T.Hughes said that the area in which the access is situated is regarded as a potentially dangerous area and that there are concerns regarding possible accidents. He confirmed that the three Local Members have been asking the Council to take steps to improve the highway at that section in the interest of road safety.

The Development Control Manager again emphasised that the access has and does exist and can be used without any improvements or control on the part of the Council. He said that he understood Members' comments about it not being in the most ideal location, but the only changes proposed by the application are to improve the access thereby making it safer.

Councillor Nicola Roberts said she feared that the changes would also mean increased usage of the track and were not just a matter of improving the access to the field. She further inquired how what appeared from the map to be improvement work had been allowed to go ahead prior to consent being given.

The Development Control Officer (Highways) replied that a condition is proposed on planning consent that no part of the development shall commence until a visibility splay has been provided in the westerly direction in accordance with given specifications. The Officer said that the application is a retrospective application.

The Development Control Manager reminded Members that the access can be freely used without any constraints on traffic in and out. That remains the position albeit that the access has been improved.

Councillor John Griffith said that although he accepted that the access has and can be used he was worried by the prospect of a tractor and trailer wanting to turn right onto the highway on exiting the access with traffic coming at speed from the direction of Amlwch. He was concerned by the possible implications for the Council in terms of road safety of granting the application.

Councillor Jeff Evans said that if the application was a new application then it would likely be rejected, but the access is there and has been there for some time and can be used. He tended to agree with the Planning Officer that all that is going to happen is that there will be a better and improved access with highways conditions. Therefore he was not able to see what the argument is about given that the access that is there can be used at any time. He believed that if it can be improved then the improvements should be agreed thus improving lives also.

Councillor Victor Hughes said he concurred with Councillor Jeff Evans's viewpoint. He said that although the situation is not ideal he pointed out that septic tanks in use by the nearby council houses are in this location and Dwr Cymru and the Council's tankers have been using the access for a generation. He was concerned about possible increased usage, but the alterations as proposed are an improvement on what is there currently and will make the situation safer.

Councillor R.O.Jones as one of the Local Members said that any proposed improvement could only make the situation safer. He echoed previous comments about the road being hazardous and inquired whether it was possible to impose a 40mph speed limit on that particular section of the road.

The Development Control Officer (Highways) said that it was a suggestion that the Highways Authority could examine but as a separate process to that of granting planning consent.

Councillor Aled Morris Jones, a Local Member urged that the matter of the speed limit be looked into and dealt with expeditiously.

Councillor Victor Hughes proposed that the application be approved. There was no seconder to the proposal.

Councillor John Griffith proposed that that the application be refused. There was no seconder to the proposal.

Councillor Nicola Roberts inquired whether the application could be deferred to allow the Highways Authority to consider the proposal for a 40mph speed restriction on the relevant section of the highway.

The Development Control Manager said that deferral for that reason could place undue pressure on the Highways Officer and Section given that the process for changing a speed limit is a very different one to the planning process and is likely to take longer than the period from now until the next Planning Committee meeting. As a way forward, the Officer suggested that Planning Officers could request the applicant (the County Council) to amend the proposal in light of the Committee's comments regarding visibility and safety. Members found the suggestion amenable and Councillor John Griffith proposed that that course of action be adopted and Councillor Nicola Roberts seconded the proposal.

**It was resolved to defer determination of the application to allow the Planning Officers to consult with the applicant on the feasibility of amending the application in order to improve visibility and safety on entering the existing public highway.** *(Councillors Jeff Evans, Vaughan Hughes and Raymond Jones did not vote on the application as they had not been present on the site visit. Councillor R.O.Jones did not vote on the application as he was a Local Member)*

#### **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**

The application is reported to the Planning and Orders Committee because the Isle of Anglesey County Council is the applicant and the landowner. A site visit was carried out by Members of the Committee on 19<sup>th</sup> June, 2013.

The Planning Development Manager said that Planning Officers are satisfied with the principle of development in terms of the use of renewable energy and energy conservation as according with planning policies and he reminded Members that planning permission has already been given in August 2012 for a biomass wood boiler in connection with the school with a flue height of 11.5m. This is a revised full planning application for a wood pellet biomass boiler unit. The proposal would entail the siting of a steel container (12m 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. As part of this planning application, the proposed flue would be increased in height by 3.5m to 16m in order to be clear of any turbulence caused by wind to enable the exhaust gases from the boiler to disperse without causing nuisance or harm and taking into account the proximity and height of adjacent buildings. The Officer confirmed that the Council's Environmental Health Section has not raised any objections to the proposal subject to the conditions recommended and specifically conditions 2,3 and 4.

In terms of the proposal's visual appearance and relationship with its surroundings, the flue is a relatively slim structure and it is not considered that the increase in height would be unacceptable in the context of the overall school development within an urban area. The Officer went on to say that a number of issues were raised at the time of the site visit with regard to traffic in connection with the delivery of the wood pellet fuel and the storage thereof. He could confirm that the latter would be delivered at 3 to 4 week intervals during the winter and at 8 to 10 week intervals during the rest of the year. The delivery vehicle will be a 14 ton vehicle equivalent to, or smaller than a bus. He was confident that the school's health and safety policy would apply during those times. The resultant ash generated by burning the wood pellets will be stored in a purpose made container on site and emptied every fortnight to be used as fertiliser on site on ground to be landscaped. As regards the possibility of integrating the use of the boiler unit by extending the electricity supply generated to other units on site, it has been confirmed that this is not possible due to the fact that those other buildings have upgraded their facilities recently and also because the proposed biomass boiler has not been designed to serve anything other than the school building. So that option is not technically or financially feasible. Having regard to all the material planning considerations, the recommendation therefore is one of approval.

Councillor Jeff Evans said that from the information presented, he could not see any major detrimental effects on nearby households and that the health issues do not appear to be problematic. The delivery of the pellets will take place about ten times a year and the ash used on site, so he believed that everything had been done to meet requirements to ensure that it is a successful application.

Councillor Nicola Roberts as a Local Member said that possible health effects is a major concern and despite increasing the height of the flue, residents remain worried that with a prevailing wind fumes will be carried to their properties. She asked if the Officers could respond to this concern and give assurance in terms of people's health that there will be no problems caused by smoke and fumes. In the event of any subsequent difficulties after the flue has been built she asked what would residents be expected to do.

The Planning Development Manager said that the Council's Environmental Health Officers have considered the proposal carefully and have concluded that emissions will not create health problems in the area. In the absence of any other evidence, as a Planning Officer he would favour that interpretation.

Councillor Nicola Roberts asked if the Environmental Health Officers' report could be made available to residents in the area who have concerns about potential health problems. The Planning Development Manager confirmed that reports on file are publicly available.

Councillor Kenneth Hughes pointed out that consent has already been given previously for a wood boiler in relation to the school and that many of the issues raised should have been addressed at that time. He said that he was happy to second Councillor Jeff Evans's viewpoint – Councillor Jeff Evans confirmed that he was formally proposing that the application be approved and Councillor Kenneth Hughes seconded the proposal.

**It was resolved to approve the application in accordance with the Officer's recommendation and subject to the conditions listed in the written report.** *(Councillor Nicola Roberts as a Local Member did not vote on the matter and Councillor Richard Owain Jones did not vote as he had not been present on the site visit).*

### **7.3 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.

*Councillor Victor Hughes having declared an interest in the application withdrew from the meeting during the discussion thereon.*

The Planning Development Manager confirmed that a site visit had been undertaken meaning that Members will now be familiar with the site. The main issues arising relate to the access to the site and the density of the development. He noted that during the Committee's previous meeting, questions were asked about land ownership; the Officer said that the report clarifies that 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 that its removal is being negotiated. With reference to the number of affordable homes to be provided as part of the development, the Officer confirmed that that provision will be 30% but that he also understood from discussions taking place that due to the nature and size of the development, the remainder of the proposed dwellings are likely to be relatively low cost as well. The Officer said that having taken into account the material planning considerations, the recommendation is one of approval.

Councillor Vaughan Hughes, a Local Member said that he was concerned that a local gentleman who runs an electrical business on the site had during the pre-committee briefing been refused permission to speak at this meeting. He believed that the person in question did have information that would be of benefit to the Committee to hear prior to its determining the application. Notwithstanding the rules, and in the interest of transparency it was a matter of regret to him that someone who in his opinion possessed relevant information was not allowed to have his say.

The Legal Services Manager confirmed that the Chair at the briefing meeting held earlier that morning had refused the request to speak at this meeting on the grounds that the public speaking rights with regard to this application had been exercised at the previous meeting of the Committee. The Legal Officer explained that there was nothing to prevent the individual referred to by Councillor Vaughan Hughes providing his observations either through Councillor Hughes as a Local Member today or otherwise in writing to the Planning Authority. The Officer confirmed that Councillor Hughes could speak on behalf of the person as a Local Member.

Councillor Vaughan Hughes reiterated his wish that the person wishing to speak be allowed to address the Committee. The Legal Services Manager confirmed that that request had been rejected by the Chair as the public speaking process on this application had taken place at the previous committee meeting. Councillor Hughes said that Mr Riley Walsh as the person wishing to address the committee was not aware that he did not have the right to speak at the time and that one of the objectors registered to speak had not taken up that right. Therefore Mr Riley Walsh's testimony has not been heard by the Committee and he asked whether there would be any consequences if the public speaking rule was relaxed to allow Mr Walsh to share his information with Members at this meeting. He suggested that the rule provides guidance and that it is a matter for the Committee whether it wishes to follow the guidance. The Legal Service Manager said that the rules are there for a purpose and that under the Constitution the Chair can exercise his discretion in this matter.

The Chair said similar circumstances had arisen previously namely individuals not perhaps taking advantage of the opportunity to speak soon enough and that it was not a matter of refusing Mr Walsh the opportunity of making his views known to the Committee but of acting in the interest of fairness and consistency to those who might have lost the opportunity to speak in the past. Councillor Vaughan Hughes said that he felt that considerations of transparency and of the public being able to see that justice is being done at the meeting are more important than rules which do not necessarily have to be adhered to.

The Chair replied that Councillor Hughes could speak for Mr Walsh as a Local Member. Councillor Hughes agreed to do so with the proviso that as Mr Walsh had only been made aware that he could not address the meeting that morning, his presentation would be far less powerful than that which Mr Walsh would have been able to make himself as a person who works on the site.

Councillor Nicola Roberts asked whether it would be possible to defer consideration of the application to allow Mr Walsh to address the committee at the next meeting thus showing respect to both parties and fair play to all Members in terms of allowing them the opportunity to obtain the information in full. Councillor Kenneth Hughes said that the Chair had come to his decision and that decision should be respected – the rules exist and in the interest of fairness to all, the rules need to be kept.

Councillor Vaughan Hughes speaking as a Local Member informed the Committee that contrary to what the developer has said according to the Planning Officer, two sections of the development site are on land which according to Mr Riley Walsh belong to him and his family and not to the developer and that consequently, the number of parking spaces available are 4 less in number than that referred to. Moreover, a covenant exists which prevents building on an area of the site amounting to 150 feet. Councillor Hughes emphasised that the matter of ownership does contradict what the developer has said, and whilst he personally could not confirm the matter one way or the other, the statement of ownership by the developer is being challenged.

The Legal Services Manager said that he would suggest that Mr Riley Walsh provides written evidence to the Planning Authority to corroborate his assertion which the Planning Officers can then consider. If the applicant has made an application to develop a piece of land not in his ownership and without giving appropriate notice to the rightful owner, then there is place to consider whether the application is valid. However, the matter cannot be addressed until written evidence is provided in support of the allegation made.

Councillor Jeff Evans pointed out that when he questioned the area of ownership and development at the Committee's previous meeting he was informed that neither was a consideration and that issue to be considered was the planning application. He felt that it amounted to a travesty to be

asked to consider a planning application when there is no proof of land ownership and that he personally did not believe in passing something without that knowledge. He believed it to be a relevant consideration at the time of considering the application. On a further point, Councillor Evans sought an explanation of what “affordable” housing means in real terms and to whom are affordable housing deemed to be affordable and whether a specific monetary value applies.

The Legal Services Manager said that the Welsh Government’s Technical Advice Note 2 provides a definition of affordable dwellings and the whole concept of affordable dwellings and is available on the Welsh Government’s website. As a way forward with the application under consideration, the Officer suggested that if the Committee is satisfied with the application’s planning merits, it can delegate approval subject to the receipt of proof of ownership. Should the evidence received not prove the allegation made then the planning consent can be released. If it is the case that the evidence does support the allegation and that what is being said is accurate, then the situation is that whilst land ownership in itself is not crucial to the planning process, giving notice to the rightful owner of the relevant section of the site is a legal requirement. Therefore in effect it is the process rather than the substance of the matter that is under question. The Committee would need to determine a timeframe within which Mr Riley Walsh would provide proof of ownership.

Following a brief discussion where it was suggested that proof of ownership be provided within two weeks, it was agreed through Councillor Vaughan Hughes that that timescale was acceptable to Mr Riley Walsh. Councillor Jeff Evans said that it would be equally possible for the developer to provide evidence that he has bought the land in question and therefore owns it.

The Planning Development Manager explained that as part of the planning application process, every applicant has to submit a certificate of land ownership. The applicant has provided the same with his application in confirmation that he is the landowner. Customarily that is deemed sufficient in order to be able to proceed. Following questions raised at the Committee’s previous meeting confirmation was sought that the site in question is indeed in the applicant’s ownership and he has confirmed that that is the case. Therefore it would appear that it is a matter for the person challenging that ownership to provide evidence to support the challenge.

Councillor Nicola Roberts proposed that the application be deferred until the Committee is in full possession of all the information with regard to land ownership. Councillor John Griffith seconded the proposal.

**It was resolved to defer consideration of the application to allow the Planning Officers to obtain evidence of land ownership. The evidence to be supplied to the Officers within two weeks of this meeting.** *(Councillors Jeff Evans and Raymond Jones did not vote on the matter as they had not been present on the site visit. Councillor Vaughan Hughes did not vote as a Local Member)*

## **8 ECONOMIC APPLICATIONS**

None considered at this meeting.

## **9 AFFORDABLE HOUSING APPLICATIONS**

None considered at this meeting.

## **10 DEPARTURE APPLICATIONS**

### **10.1 Full application for the erection of a dwelling together with the formation of a vehicular access on land adjacent to Minffordd Cottage, Penlon, Newborough**

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.

The Planning Development Manager explained that although the application is considered a departure it is one which the Officers are recommending for approval. Penlon is not recognised as a village in the Ynys Môn Local Plan but under the provisions of Policy HP5 of the Stopped Unitary

Development Plan it is identified as a hamlet. This policy allows the development of single plots as long as they are infill sites. The site map clearly illustrates that the application site is an infill site with dwellings situated on either side and to the back. The recommendation is therefore one of approval.

Councillor Kenneth Hughes proposed that the application be approved; Councillor Jeff Evans seconded the proposal.

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

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

None considered at this meeting.

## **12 REMAINDER OF APPLICATIONS**

### **12.1 12LPA983/AD/CC – Application for the siting of an interpretation panel at Gallows Point, Beaumaris**

The application is presented to the Committee at is made by the Local Authority.

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

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

### **12.2 22C211C – 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**

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.

The Planning Development Manager said that the report specifies three key issues in connection with the proposal in respect of the principle of development, the landscape and visual impact and residential amenity. Whilst it is recognised that there is support within policies for renewable energy projects it is considered that in this instance the proposed development would create unacceptable harm to this environment and it is on those grounds that the Officer's recommendation is to refuse the application.

The Chair invited Mr John Alexander, an objector to the proposal, to present his views to the Committee.

Mr Alexander highlighted the following as points of objection to the proposal:

- Anglesey is not listed as a strategic zone for onshore wind energy and according to TAN 8 it was never intended that these machines should spread willy nilly all over the Island.
- This turbine application should not have passed the screening process. The Planning Authority should have checked with the transmitter users – Police, BT and Aquiva for problems with interference. There is a major problem and a number of objections pin pointed this possibility. An investigation at the time of screening would have saved time and costs.
- The noise assessment figures are guesswork as there has not been an anemometer erected in the location.
- The site is too close to 3 dwellings, the AONB, ancient and historic sites and 18 designated sites. It will impact on Beaumaris and the Snowdonia National Park. The location is surrounded by high value landscape and an area that is geologically outstanding and of

international importance. It would therefore ruin one of the most spectacular views on the Island.

- The location is very close to the Grade II listed building, Rhos Isaf and the associated dairy used as holiday accommodation. It would also adversely affect Hafoty, one of the oldest properties on the Island.
- The CCW states that an EIA is not required and that it does not have records of any statutory protected species in the locality. The Council should contact the RSPB and its own Ecological Advisor. An EIA would be required due to the height of the proposed development and the presence in the area of bats, otters, goshawks, hobbies, peregrine falcons and buzzards.
- The A5109 is on the main tourist route to the ancient and historic sites and to the Blue Flag Beach so there would be significant adverse effect on tourism.
- There is no community benefit deriving from the development as the electricity generated will go straight to the National Grid. The expensive electricity costs to the dairy farm could be offset by a 12m microgeneration close to the farm buildings and which has been suggested to the applicant.
- The proposal does not meet many of the conditions of the recent SPG.
- Currently Anglesey has the highest number of onshore wind turbines in Wales given the size of the Island and its population.
- The Island needs a nuclear power station and efficient renewable energy projects such as solar energy and tidal turbines that will create jobs.
- There is no point to having nearly all the Island's coastline designated an AONB and establishing an internationally renowned coastal path if the interior of what is a small island is to be filled with massive industrialised wind turbines. These ugly and inefficient machines will be visible from all over the Island and from the Snowdonia National Park. It would lead to an industrialised landscape.

Mr Alexander concluded by saying that he supported the recommendation of refusal.

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

The Chair then invited Mr Delwyn Owen-Parry to address the meeting in support of the application.

Mr Owen-Parry explained that his family represent the third generation of dairy farmers at yr Orsedd and that they wish to diversify. Currently, the farm uses about 50,000kw annually and ways of reducing costs are being considered. The process of producing milk uses a great deal of electricity. Mr Owen-Parry said that he foresaw that the amount of electricity used by the farm each year will increase to 120,000 kw during the next 5 years. The proposed turbine would generate 180,000kw per annum thus making the farm self-sufficient in the long-term. It will also create additional income and will help to ensure the farm's future.

Mr Owen-Parry went on to say that the Officer's report proposes refusal of the application because of the harm it would cause to the landscape. The location of the proposed turbine has been chosen because it is on land in the family's ownership at a point farthest away from the village, the AONB and the Heritage Landscape Area of Penmon. Although consideration was given to a smaller turbine capable of generating 10 to 15,000 kw of electricity, it is unlikely to be affordable given the distance from the National Grid. Another option is to locate the turbine closer to the farm but that then would mean that it would be located within the Heritage Landscape Area of Penmon, it would be closer to the village and on slightly higher ground. This option would offer fewer advantages in terms of renewable energy on site.

Mr Owen-Parry drew the Committee's attention to the fact that national policies support small scale community renewable energy projects. Wales needs to support such projects especially when the advantages are of benefit to the community in question. He said that he believed that this is true of the application – the electricity will be used locally and will contribute towards reducing the carbon footprint.

Mr Owen-Parry highlighted that the Officer's report makes very little mention of the advantages offered by this development which is a shortcoming as regards putting both sides of the case. He therefore asked the Committee to consider very carefully the advantages deriving from this scheme.

Wind turbines by their very nature are things which are visible from various sites but it must be noted that the location is dependent on the need to harness the wind power. Sites which are suitable for this purpose have to be used. The Committee will know that there aren't many employment opportunities on Anglesey with many young people having to travel far to work or move away altogether. The proposed wind turbine will be funded by the family personally and will enable the family to remain employed in the local area. It is a matter of two young families asking Members to give them an opportunity to live and work in their rural village where they have been brought up.

Mr Owen-Parry concluded by saying that he did not believe the proposal should be refused on the basis of effect on landscape alone. He again emphasised that the proposed turbine will not be within an AONB or within the Heritage Landscape Area of Penmon. Moreover it will not affect wildlife and it is within an acceptable distance to nearby dwellings. He thanked the Committee for hearing him and asked Members to consider the application fairly and not to allow the minority to divert attention from the facts.

There were no questions to Mr Owen-Parry from the Committee.

Councillor John Griffith pointed out that previous proposals of this nature have been the subject of a site visit and in the interest of fairness he proposed that the application site in question be visited by the Committee's Members. Councillor Nicola Roberts seconded the proposal for the same reason.

The Planning Development Manager reminded the Committee that site visits are governed by a protocol the main criterion being that a significant advantage must be gained from conducting a site visit. The Committee therefore will have to state what that advantage is likely to be in this case.

Councillor John Griffith said that the Committee wishes to satisfy itself regarding the potential effects of this proposal on the landscape and AONB and its proximity to other dwellings.

**It was resolved that a site visit be undertaken for the reasons given.**

### **12.3 23C268B – Full application for the conversion and extension of an outbuilding to form a residential dwelling together with the installation of a package treatment plant at Uwch y Gors, Mynydd Bodafon**

The application has been referred to the Committee by the Local Member who considers that the proposal complies with the conversion policies.

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

Sioned Edwards was invited by the Chair to put her case to the Committee in support of the application.

Ms Edwards addressed the Committee by saying that the applicant is a local man who is at present living in a caravan within the curtilage of his father's house at Uwch y Gors. Last year the applicant and his wife adopted two young boys and the four hope to be able to continue to live locally in Mynydd Bodafon following the conversion of the outbuilding into a residential dwelling. The outbuilding was used as a storeroom and workshop but hopefully the building can be returned to a more beneficial use as a home for Richard Williams and his family.

Ms Edwards said that it is recognised that the current outbuilding is fairly small in size and in order to ensure that it provides a habitable dwelling, it is necessary to extend the building. The proposed extension is a modest one providing a dwelling of 70m square comparable to a two bedroom flat. The outbuilding as it is, is not attractive and does not contribute at all to the designation of the area as an Area of Outstanding Natural Beauty. The extension that is being proposed would substantially improve the appearance of the building and provide a home to a young local family.

Ms Edwards pointed out that Policy 55 of the Local Plan and Policy HP8 of the Anglesey Stopped Unitary Development Plan provide for flexibility in the size of extensions when converting



outbuildings providing that the proposal substantially improves the appearance of the building. The policy also favours the adaptation of rural buildings when otherwise those buildings would fall into ruin to the detriment of the local landscape.

Ms Edwards said that the landscape around the building has been carefully considered as part of the design process and the proposal offers a design that makes the most of the space below the current building and builds downwards. She concluded by saying that she hoped greatly that the Committee would support a young local man to convert the outbuilding at Uwch y Gors into a home for himself and his family.

The Planning Development Manager said that he acknowledged the personal circumstances in support of the application. However, the application site is in a countryside location in an area not recognised as a hamlet. Conversion policies do allow the conversion of outbuildings into dwellings with the proviso that the vast majority of the existing building must be structurally sound and should remain to be incorporated into the scheme. Only a minor extension would be permitted to the building. The Officer said that in this particular instance, approximately 26.8m square of the existing walling is to remain and 122 m square will be created giving an 80% addition. The proposal as presented cannot be reconciled to the policies on conversion and, given the extent of the new works involved amounts more to a new building in a countryside location. The Officer's recommendation is therefore one of refusal.

Councillor Kenneth Hughes said that unfortunately personal circumstances are not a planning consideration and that he concurred with the Officer's viewpoint; he therefore proposed that the application be refused. His proposal was seconded by Councillor Raymond Jones.

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

#### **12.4 30LPA978/AD/CC – Application for the siting of an information panel at Red Wharf Bay**

The application is presented to the Committee as it is made by the Local Authority

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

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

#### **12.5 34C648A – Outline application for the erection of a dwelling together with alterations to the existing access on land at Pwros, Rhosmeirch**

The application is reported to the Committee at the request of a Local Member.

At the invitation of the Chair, Mr Richard Owen addressed the Committee in support of the application.

Mr Richard Owen said that the proposed dwelling was meant for his daughter and her husband and their one year old daughter. Should the outline application be approved Mr Owen said that they would conform with any conditions imposed by Planning Officers as the family is keen that the dwelling should be in keeping with the local environment as they have lived in Rhosmeirch for generations and would not wish to impair the appearance of the village. The site is within the management boundary of Llangefni Town Council and does not extend into the countryside – the boundary is beyond where the development site is to be situated. Mr Owen explained that his own house of Pwros although set back from the road is within the village and therefore this proposal does not extend farther – the site is between Pwros and the village's community centre. There is a building nearby which serves as the community hall and which caters for the youth club, Merched y Wawr etc so there won't be any substantial gap between the proposed new dwelling and the existing building of the community centre. The family therefore does not believe that the proposal will lead to ribbon development as it is under the management of Llangefni Town Council. Mr Owen said that he understood that personal circumstances are not a consideration but notwithstanding he was at a

funeral recently when the talk was of “old faces” disappearing and he would ask where will the old faces come from in future. There are few young people in Rhosmeirch currently – his own family have had a connection with Rhosmeirch for nearly two centuries and although people of his age in the family are still living in Rhosmeirch, there is only one from a younger generation and that only because she has been bequeathed land by her late grandfather. The village, the chapel, the local community centre and village association committee all support the application. His daughter and her husband are already members of various organisations in the village even though they do not at present live in Rhosmeirch. The land on which the application is made is a part of land owned by himself and is not land on which he would want to see further development but only for the purpose of having his daughter close by to himself and his wife.

Councillor R.O.Jones inquired about the location of Pwros on the map. The Planning Development Manager referred Members to a picture of the application site forming a corner of a plot adjacent to Pwros . The Officer proceeded to say that personal circumstances have again been cited in support of an application and he reminded the Committee that the use of the land is the consideration from a planning perspective. The fact that the land is under the management of Llangefni Town Council is not material to the decision on land use which will be made at today’s meeting since that assessment is made on the basis of current policies and the application site, which is in a field. In addition to that set out in the written report, 4 further letters of support have been received and those can be seen in the correspondence pack. The Planning Officer’s standpoint on the application is that it does not conform with policy even though Rhosmeirch is identified as a hamlet in the Development Plan. The policy stipulates 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. It is considered that the proposal under consideration intrudes into the countryside and would serve to extend ribbon type development into an open countryside location to the detriment of the location’s character and appearance. The Officer’s recommendation is therefore one of refusal.

There followed a brief discussion about the picture of the site as shown. The Planning Development Manager referred Members to an alternative perspective which showed the application site relative to the community centre and other dwellings up the road. Councillor John Griffith inquired how far from the village is the application site ; the Officer said that that information is not available as there is no boundary to the village and that it is a matter of infill sites or utilising sites that are immediately adjacent to the developed part of the village. Whatever the distance, the issue is that the application site is within a field that extends into the countryside.

Councillor Nicola Roberts speaking as a Local Member emphasised the local connections of the applicants and the family over decades as well as the full part they play in what is a close community. The landowner is supportive of the applicant’s intentions as he wishes to have his daughter and her family back home. The purpose of erecting this dwelling is to allow Bethan Jones to move home to lend assistance to her mother and father as they get older. The intention and priority for the family is to erect a dwelling that is in keeping, and empathises with the local environment. The access to Pwros which is in use will also be used as the main access to the new dwelling. Neither the dwelling nor the access will impair current travelling or walking patterns within the area nor traffic, public footways or cycle paths. Permission has already been given for a connection to nearby water and sewerage facilities. The land in question is agricultural land with a low value and which the landowner and family have no intentions of further developing for any financial gain. The proposed dwelling being situated on land between Pwros and Rhosmeirch community centre will not impair anyone’s views and any effects on the landscape will be minimal. The development land is within the boundary of Rhosmeirch which is within the Anglesey Local Plan for development and is therefore only a reasonable extension to the village. There is no objection locally to the development – the community is in fact supportive of the proposal with letters of support having been received from a number of sources including the local town councillor who resides in the village. The application brings with it language considerations given that the family is very supportive of the Welsh Language and would wish to see its use being developed in the village which is very important in the light of the deterioration in the use of the language on Anglesey. In conclusion Councillor Roberts asked the Committee to consider the application very carefully and if possible to undertake a site visit in order to see how close the application site is to the village.

The Planning Development Manager said that the application is made on a piece of land and cannot be restricted to any individual. If consent is granted than that consent will be on the land in question

and not the person making the application. The Officer reiterated that who the applicant is, is not a factor in relation to granting planning consent on a piece of land and that no restrictions can be placed on who would live in this dwelling if the application is granted as it would be a house on the open market. Therefore to determine an application on the basis of who the applicant is rather than on the application's planning merits is dangerous. The applicant's personal merits and the strength of their contribution to the community are not factors that outweigh policy considerations.

Councillor Ann Griffith sought clarification regarding the village's boundary given that the Local Member had said one thing and the Officer another. The Planning Development Manager said that Rhosmeirch does not have a development boundary; there is a policy under the Local Plan that permits single dwellings on infill sites or on the reasonable limits of the village and the same kind of provision carries through to the Stopped Unitary Plan and the same criteria apply. It is planning fact that there is no definite boundary to the village.

Councillor Jeff Evans said that he believed that the first picture of the application site shown was disadvantageous to the proposal and that showing it from another viewpoint which includes the community centre and other developments close by makes the situation clearer. There have been no local objections to the proposal and although it may well be technically against policy, Councillor Evans thought that local conditions, the people and the intentions of individuals having been born in an area and wanting to live there have to be taken into consideration. He said that sometimes the real issues have to be taken into account i.e. the retention of people in their own village speaking their own language and supporting their own community.

The Planning Development Manager reminded the Committee of the need to be consistent in dealing with applications given that it had already refused an application in which personal circumstances featured. He again emphasised that applications should be determined on the basis of planning policy considerations and not on the basis of the applicant. Councillor Nicola Roberts acknowledged the need for consistency but pointed out that each application is different to the one before and should be determined on its own merits.

Councillor Richard Owain Jones said that having heard all the arguments presented and in seeing the map of the development site and its surroundings and if it is within reasonable limits of the village he was prepared to support the application.

Councillor Vaughan Hughes said that the First Minister for Wales has recently expressed concern regarding the erosion of Welsh communities and has said that the language factor should be a planning consideration in future. Whilst he recognised that Officers have to work under current conditions, he emphasised that the Welsh language will die out on the Island unless young people such as the applicants, are able to live in their communities.

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

Councillor John Griffith proposed that a site visit be carried out as suggested by the Local Member and his proposal was seconded by Councillor Ann Griffith.

In the subsequent vote, Councillors Jeff Evans, Raymond Jones, R.O, Jones and Vaughan Hughes voted to approve the application contrary to the Officer's recommendation.

Councillors Ann Griffith, John Griffith and Kenneth Hughes voted for a site visit to be undertaken.

**It was resolved to approve the application contrary to the Officer's recommendation on the grounds that the application is deemed to be within reasonable development limits of the village of Rhosmeirch.**

**In accordance with the requirements of the Constitution the application will be automatically deferred to the next meeting to allow the Officers to respond to the reason given for approving the application. (Councillor Nicola Roberts as a Local Member did not vote on the matter).**

## **12.6 34LPA982/CA/CC – Conservation Area Consent for the demolition of the existing building at The Stilts Building, Llangefni**

The Planning Development Manger explained that the application has been submitted due to the fact that the building exceeds 115 cubic metres meaning that Conservation Area Consent is required for the demolition of any building/structure which exceeds this amount. When funding becomes available the building will be demolished and the land will be turned into parking spaces thus allowing for more room to manoeuvre around the bend when entering the car park and improving visibility to and from the site.

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

**It was resolved to approve the application in accordance with the Officer's recommendation with the condition set out in the written report.**

## **12.7 47LPA966/CC – Outline application for residential development together with the demolition of the former school on land at Ysgol Gynradd Llanddeusant.**

The Planning Development Manager informed the Committee that the Officers are recommending that consideration of the application be deferred to allow them appropriate time to consider the language assessment in connection with this application which has just recently been received.

Councillor Kenneth Hughes said that he was in favour of a deferral but for reasons of democratic renewal which is meant to ensure that the public who pay taxes and salaries have their say and be listened to. He added that he felt strongly that there is a duty on the Property Section to at least acknowledge that there is room for further discussions on this matter to seek a way forward that is acceptable to all parties.

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

## **13 OTHER MATTERS**

### **13.1 20C27D/2/CONS – Consultation for the de-commissioning of Wylfa A**

A report setting out a proposed response on behalf of the Authority on the Health and Safety Executive Consultation which makes observations on the current Nuclear Power Station at Wylfa was presented for the Committee's consideration.

The Chief Planning Officer informed the Committee that the Office of Nuclear Regulation (ONR) an agency of the Health and Safety Executive and the enforcing authority on nuclear reactors is currently undertaking a formal consultation, and the Isle of Anglesey County Council as a consultee has been invited to comment on the application for decommissioning, and in particular on the Environmental Statement which contains the environmental impact assessment and mitigation measures to avoid or minimise significant impact on the environment.

Wylfa Nuclear Power Station obtained EIADR consent to decommission in March 2009 based on an Environmental Statement prepared in 2008 (the 2008 ES). The existing EIADR consent provided for the decommissioning project to commence within 5 years, but due to the extended generation Wylfa is not expected to shut down and begin decommissioning until 2015 by which time the current consent will have expired, and thus Wylfa is seeking a new consent.

As a consultee, the Council resolved in November 2008 to forward the comments as listed in the report to the Health and Safety Executive. The current consultation period began in May 2013 and the ONR requires comments by 9<sup>th</sup> August, 2013. The report sets out in detail consultation responses and reviews changes to the updated ES (March, 2013) and other material changes in circumstances. It also makes recommendations on matters which the Council consider that ONR should take into account as part of the EIADR consent process. These are detailed in section 12 of the report.

The Officer referred Members to the site map for Wylfa to illustrate what the three main stages of the decommissioning process will entail encompassing Care and Maintenance preparations; Care and Maintenance and Final Site Clearance.

Councillor Kenneth Hughes pointed out that there will be an increase in traffic through the village of Llanfachraeth and he was disappointed that no bypass route for Llanfachraeth had been taken into consideration.

The Planning Officer said that the development of the proposed new nuclear power station which will be an application made to the Welsh Government and the decommissioning of the current nuclear power station need to be differentiated. If the new nuclear power station proceeds then discussions have commenced with regard to providing a bypass for Llanfachraeth. The Officer said that he would be happy to include the observation made in the comments it is proposed are forwarded to the ONR.

**It was resolved to endorse the recommendations of the report as set out in section 12 with the addition of a comment in respect of consideration being given to the provision of a bypass route for the village of Llanfachraeth.**

### **13.2 34LPA982A/CC – Prior notification for the demolition of a building at the Stilts Building, Llangefni**

The Planning Development Manager informed the Committee that 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 reported for information purposes only.

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

### **13.3 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, Llanfechell**

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

The Planning Development Manager reminded Members that the site has now been visited by this Committee and that the Committee is asked to come to a resolution regarding the Authority's position in relation to the appeal. At its June meeting the Committee cited a number of reasons for wanting to refuse planning permission and these are considered and addressed individually in the report. The Officer's recommendation remains not to contest the appeal and, if the Planning Inspectorate is minded to approve the appeal, that it takes into consideration the conditions set out in the report. The appeal timetable has now been set and the Authority's statement is required by the 21<sup>st</sup> of the month; any comments received outside of that timeframe will not be accepted.

Councillor Victor Hughes said that whilst he did not object to smaller domestic wind turbines which provide renewable energy to farms he did not favour large scale wind turbines. He was however prepared to consider the current proposal on its own merits. He felt that the proposed development is fairly large and it is surrounded by dwellings. If he asked himself whether he would want to look at such a structure on a daily basis even though others can be seen on the horizon, the answer would have to be no. He could not be sure that it would affect the lives of those around it when they are in the open air or in their car for example. He pointed out that TAN 8 provides guidance and suggests that wind turbines should not be permitted to extend across the countryside. He asked whether this is a consideration in this case and whether it is a fact that the majority of people on the Island feel that a saturation point has now been reached.

Councillor Ann Griffith said that having visited the site she felt that the nearest dwellings are very close to the proposed turbine and that the photomontage did not provide an accurate reflection of what she saw on the site visit. She believed that the development would have a significant impact on the visual amenities of the area's residents. On that basis she opposed the application.

Councillor John Griffith as a Local Member said that the application site is within a distance of 500m to the nearest dwellings and that that should be taken into consideration as well as the current status of the SPG in relation to the size of the turbine and the separation distance from the nearest dwellings.

The issue of re-consulting on the SPG was raised. Councillor R.O.Jones believed it to be unfair to be considering applications for wind turbines without first having resolved the status of the SPG and specifically the provisions it makes with regard to separation distance between wind turbines and the nearest dwellings.

The Legal Services Manager explained that there would be implications for the Planning Policy section of re-consulting on elements of the SPG but given that six months have passed since the adoption of the SPG it is a matter on which the Council can make a further resolution. Whilst the SPG has been adopted by the County Council, the amendments made on the day of adoption have not been subject to public consultation and have therefore been accorded less weight by Planning Inspectors.

Following further discussion, the Chief Planning Officer said that he would discuss the matter of re-consultation with the Chief Executive and the Planning Policy Section.

Councillor Ann Griffith proposed that the Authority contest the appeal on the basis that the Committee would have refused the application due to its effects on visual amenity and because it runs contrary to the requirements of the SPG by virtue of its proximity to nearby dwellings. Councillor Victor Hughes seconded the proposal.

Councillors Ann Griffith, Victor Hughes and Nicola Roberts voted in favour of contesting the appeal.

**It was resolved to contest the appeal on the basis that the Committee would have refused the application due to its effects on visual amenity and because it is contrary to the requirements of the SPG by virtue of its proximity to nearby dwellings.**

The Development Control Manager indicated that pursuant to the Rules, Councillors Ann Griffith and Victor Hughes would be the ones to defend the decision on appeal.

*(Councillors Jeff Evans, Vaughan Hughes, Raymond Jones and Richard O. Jones did not vote on the matter as they had not been present on the site visit. Councillor John Griffith as a Local Member did not vote. Councillor W.T.Hughes did not vote on the matter for the reason that he owned a wind turbine)*

**Councillor W.T.Hughes  
Chair**

## PLANNING SITE VISITS

### Minutes of the meeting held on 21 August, 2013

- PRESENT:** Councillor W.T.Hughes (Chair)
- Councillors Lewis Davies, Jeff Evans, Ann Griffith, John Griffith, Ken Hughes, Victor Hughes, Raymond Jones, Richard Owain Jones, Nicola Roberts
- IN ATTENDANCE:** Planning Officer (Mr Mark Davies) (for items 1 and 2)  
Senior Engineer (Development Control) (EJ) (for items 1 and 3)  
Committee Officer (ATH)
- APOLOGIES:** Councillor Vaughan Hughes, Councillor Alwyn Rowlands (a Local Member of respect of item 2), Councillor Lewis Davies (in respect of item 3 only), Councillor Richard Dew (A Local Member in respect of item3)
- ALSO PRESENT:** Local Member: Councillor R.G.Parry, OBE (item 1)
- For item 3: Councillors Llinos Medi Huws, Dafydd Rhys Thomas (Local Members) Councillor Arwel Roberts (Portfolio Member for Planning); Mr Gwyndaf Jones (Chief Planning Officer), Mr David Pryce Jones (Case Officer), Mr Huw Thomas (Principal Environmental Health Officer), Mr Ed Henderson (Senior Landscape and Tree Officer) Nia Haf Davies (Joint Planning Policy Unit); Mr Dave Jump (Senior Planning Officer – Conservation & Sustainable Development); Mr Glyn Jones (Planning and Natural Environment Officer)
- 

#### **1 34C553A – Outline application for residential development including extra care facility, highway and associated infrastructure at Ty'n Coed, Llangefni**

The site was visited upon the recommendation of the Officers made at the meeting of the Planning and Orders Committee held on 31 July, 2013

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

The Planning Officer said that the application is in outline form and he illustrated the proposed siting of the two elements of the proposal relating to the provision of extra care facility amounting to 50 units and residential development by reference to the site map. The extra care facility proposes to cater for people over 55 years of age. The residential part of the development would comprise of 20% affordable housing.

Members asked a number of questions in relation to the following aspects of the site:

- Access issues. It was pointed out that the access from the main highway is at a point where there is already a busy primary school thus adding to possible traffic problems. Mention was made of access from Ty'n Coed Uchaf and the issue of the status of a currently disused footpath was raised.
- Drainage and potential flooding problems given that part of the Tyn' Coed estate which the proposed development backs onto lies at a dip relative to the development site. Reference was made to the nature of the development site as being part marshland.
- Adequacy of the sewerage system

The Senior Engineer (Development Control) said that he would check the status and the rights of way pertaining to the aforementioned footpath. The Planning Officer explained that the

issue raised with regard to sewerage, flooding and the nature of the development site would be addressed via the statutory consultees i.e Natural Resources Wales and Welsh Water

At the request of Councillor Nicola Roberts in her capacity as a Local Member, Members then viewed the development site from two vantage points on the Ty'n Coed Estate where Members' attention was drawn to the flooding potential and also to a proposed public footway leading from the Bro Ednyfed Estate and a second footpath nearby comprising of a strip of land between two properties on that part of the estate.

## **2 22C211C – 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**

The Planning and Orders Committee at its meeting held on 31 July, 2013 resolved that the site be visited in order that Members could be satisfied regarding the potential effects of the proposal on the landscape and AONB and its proximity to other dwellings

Members viewed the field in which it was proposed the turbine would be situated. The Planning Officer showed Members the plan site and he referred them to the proposed location of the turbine and its position relative to the nearest dwellings.

Councillor Lewis Davies in his capacity as a Local Member informed Members of the Committee that the land and its environs are ecologically important and that moreover there are two other mast structures located in the area, the one serving Llanddona and the other serving the Police.

Members asked questions about the application site relative to the AONB and whether it was within the AONB or peripheral to it.

## **3 Briefing Meeting in relation to the proposed Land and Lakes Development at Penrhos Coastal Park; Land at Cae Glas and Land at Kingsland, Holyhead**

Immediately following the site visits above, Members of the Committee along with the relevant Local Members attended a briefing session in relation to the proposed Land and Lakes development at Penrhos Coastal Park on land at Cae Glas and on land at Kingsland, Holyhead. The purpose of the session was to allow Members to further familiarise themselves with the three constituent parts of the application and to ask questions thereon.

The Planning Team Leader and Case Officer provided Members with a brief synopsis of the main elements of each of the three constituent parts of the proposal and what they entailed. The Officer highlighted changes to the proposal since the first briefing session at the time of the site visit in June in relation to the development on land at Kingsland including technical changes and a request made by Natural Resources Wales for a buffer along the boundary with the Trearddur Bay Golf Club. The Officer also explained the requirement under Environmental Impact Regulations to examine alternative sites for elements of the proposed development, and that a further submission has been made as regard the housing element of the proposal.

In the ensuing question and answer session Member raised and sought clarification of issues in relation to the following matters –

- The link between the developer and the Horizon Nuclear Power in relation to the development of land at Kingsland and the possible scenario should Horizon not take up the units intended initially as HMO accommodation in relation to development of Wylfa B.
- The nature of the application and the reasons for determining the 3 parts of it collectively as a single application.
- The position with regard to the development of the Penrhos site should the Kingsland and Cae Glas elements of the proposal not proceed.
- Toxicology issues in relation to the former landfill site and the “Inland Sea” area of the Cae Glas site and whether these have been assessed and how they will be addressed.
- Public access and use of the “Inland Sea” area and how these will be managed
- Impact on the AONB and proposed mitigation.
- The position with regard to TPOs and the removal thereof.
- Legacy issues in relation to Kingsland and Cae Glas once the workers in relation to Wylfa B have departed.



- Consultation and engagement with the public and specifically the need for clarification of the proposed development, what it entails, when it might take place and who the developer is.
- Social infrastructure and the wider impact on services.
- Distance of the proposed workers' accommodation from Wylfa and the implications in terms of the carbon footprint.
- Public access issues in relation to the development of land at Penrhos and assurance that it will not revert to permissive use
- Breakdown of the potential workforce and wage structure.

**Councillor W.T.Hughes  
Chair**

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6.1

Ceisiadau'n Tynnu'n Groes

Departure Applications

Rhif y Cais: 34C553A Application Number

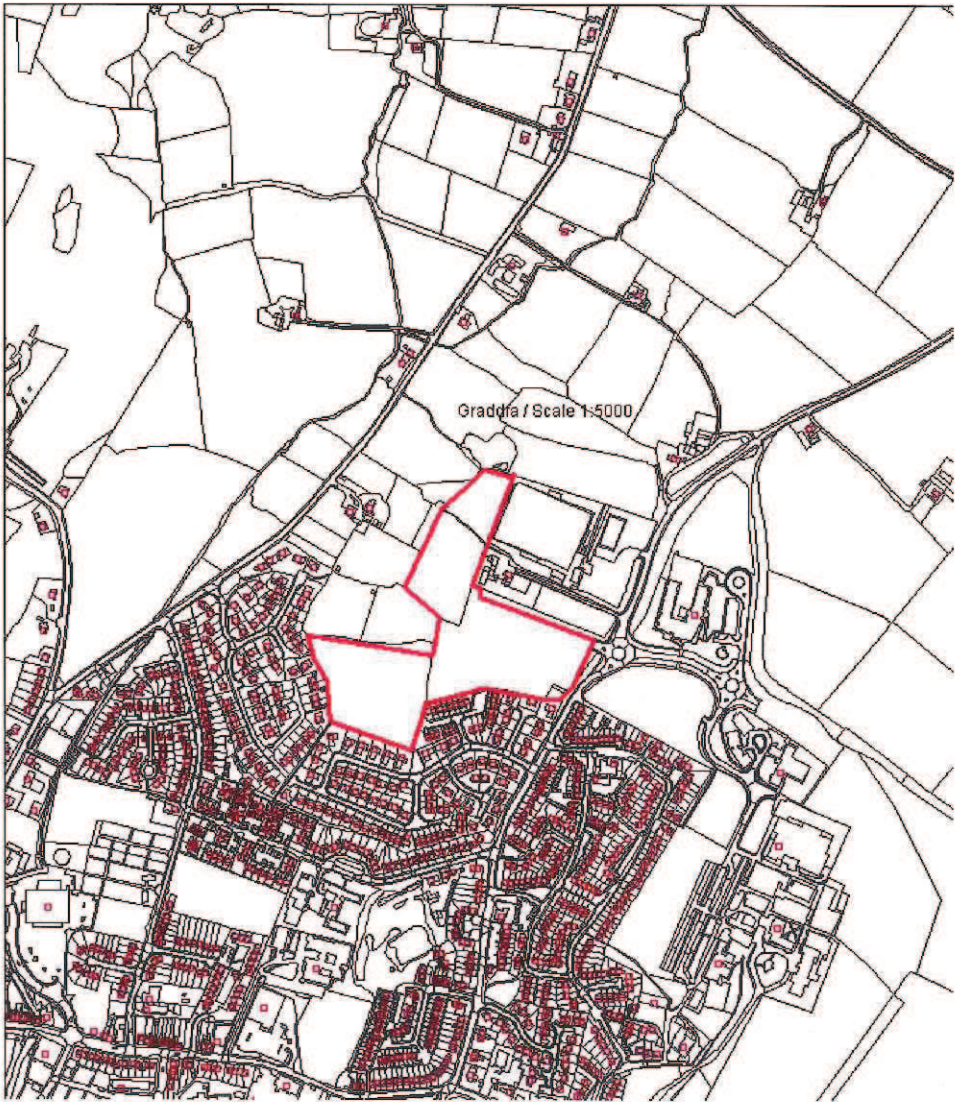
Ymgeisydd Applicant

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 rhydwaiith cysylltiol yn

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

Ty'n Coed, Llangefni



**Planning Committee: 04/09/2013**

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

**Recommendation:**

Defer pending discussions relating to the terms of the S106 agreement in respect of affordable housing and the requirements of the Education Authority.

**Reason for Reporting to Committee:**

Departure application that officers are minded to approve.

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

Ymgeisydd Applicant

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

Cais cynllunio hybrid sy'n cynnig:

A hybrid planning application proposing:

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

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

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

A leisure village at Penrhos Coastal Park, London Road, Holyhead comprising: up to 500 new leisure units including new lodges and cottages; Central new hub building comprising reception with leisure facilities including indoor sub-tropical water park, indoor sports hall, and cafes, bars, restaurants and retail; Central new Farmer's Market building; Central new spa and leisure building; A new café and watersports centre at the site of the former Boathouse; Demolition of the Bathing House and the construction of a restaurant at its former location; Demolition of other existing buildings including three agricultural barns and three residential dwellings; Providing and maintaining 29 hectares of publicly accessible areas with public car parking and enhancements to the Coastal Path, including: Managed walkways within 15 hectares of woodland, the retention and enhancement of Grace's pond, Lily Pond, Scout's pond with viewing platforms, the Pet Cemetery, War Memorial, the Pump House and picnic area with bird feeding stations and hides with educational and bilingual interpretation signage created throughout; Creation of a new woodland sculpture trail and boardwalks and enhanced connection to the Coastal Path; The beach will continue to be accessible to the public providing safe access to the shallow shelving water; A Combined Heat and Power Centre

Tir yn Cae Glas - Codi llety a chyfleusterau pentref hamdden sydd wedi eu dylunio i'w defnyddio yn y lle cyntaf fel llety dros dro i weithwyr adeiladu ar gyfer Wylfa B ar dir Cae Glas, Parc Cybi, Caergybi yn cynnwys: Hyd at 315 o borthdai i'w hisrannu yn y lle cyntaf fel llety ar gyfer gweithwyr niwclear; Adeilad canolbwynt canolog gan gynnwys derbynfa a chantîn 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, Caerdybi 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.

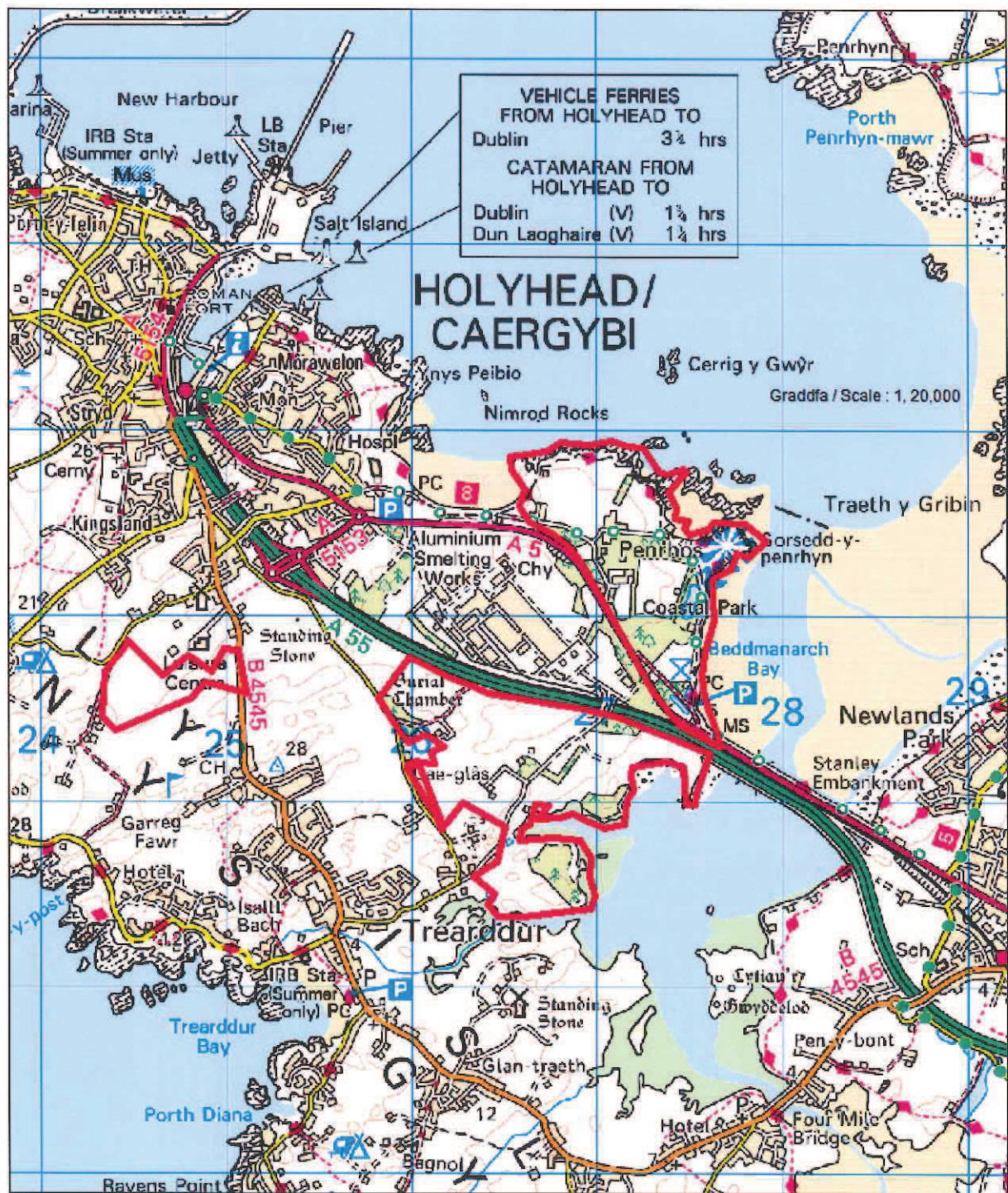
Manylion llawn ar gyfer newid defnydd yr adeiladau Stad cyfredol ym Mharc Arfordirol Penrhos, Ffordd Llundain, Caerdybi gan gynnwys newid defnydd: Twr y Beili ac adeiladau allanol yn Fferm Penrhos o dy clwb criced i fod yn ganolfan wybodaeth i ymwelwyr, bwyty, caffi, bariau ac adwerthu; Ysgubor y Fferm 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.

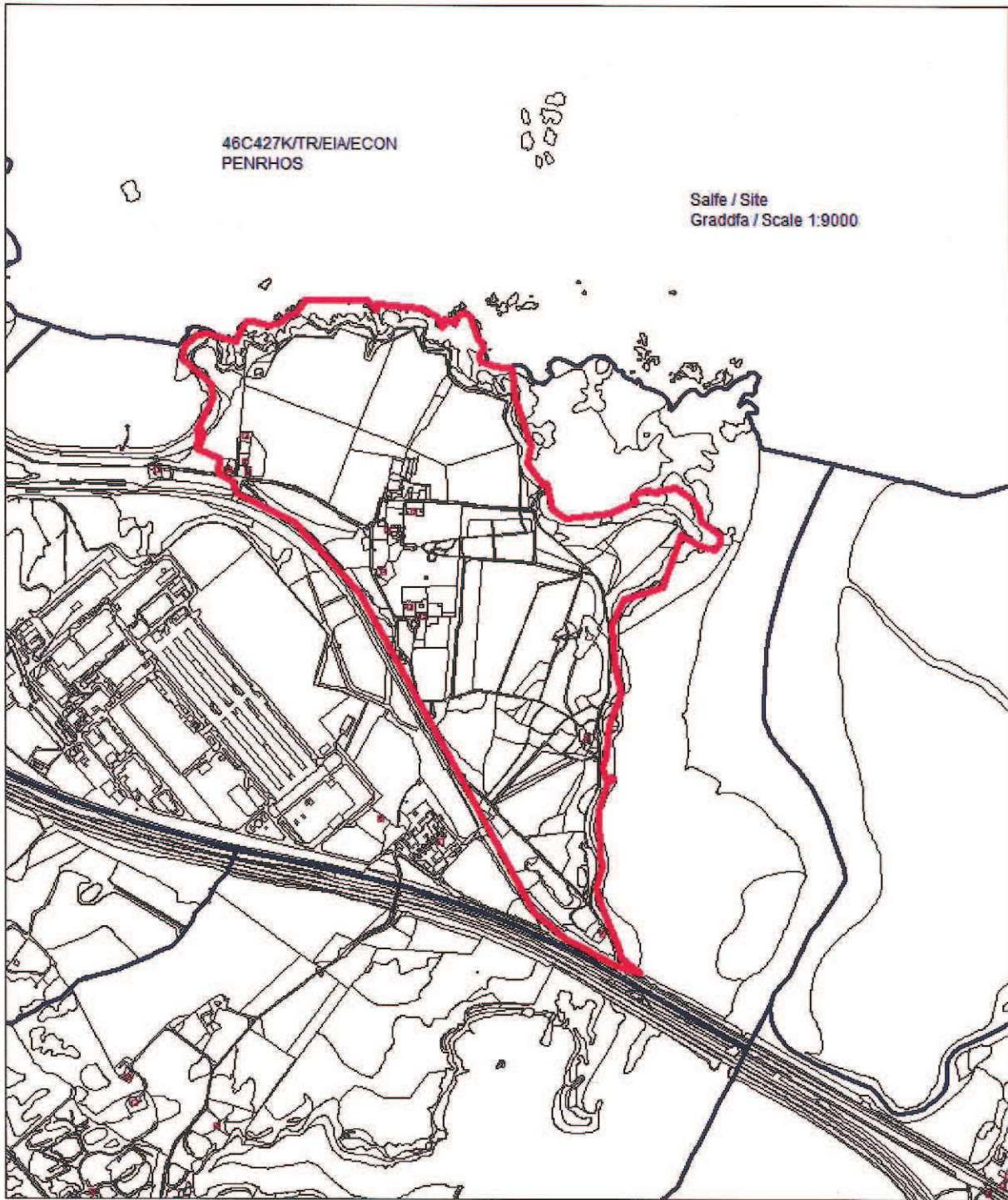
Full detail for the change of use of the existing Estate buildings at Penrhos Coastal Park, London Road, Holyhead including the change of use for: The Bailiffs Tower and outbuildings at Penrhos Home Farm from a cricket clubhouse to a visitors information centre, restaurant, café, bars and retail; Home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

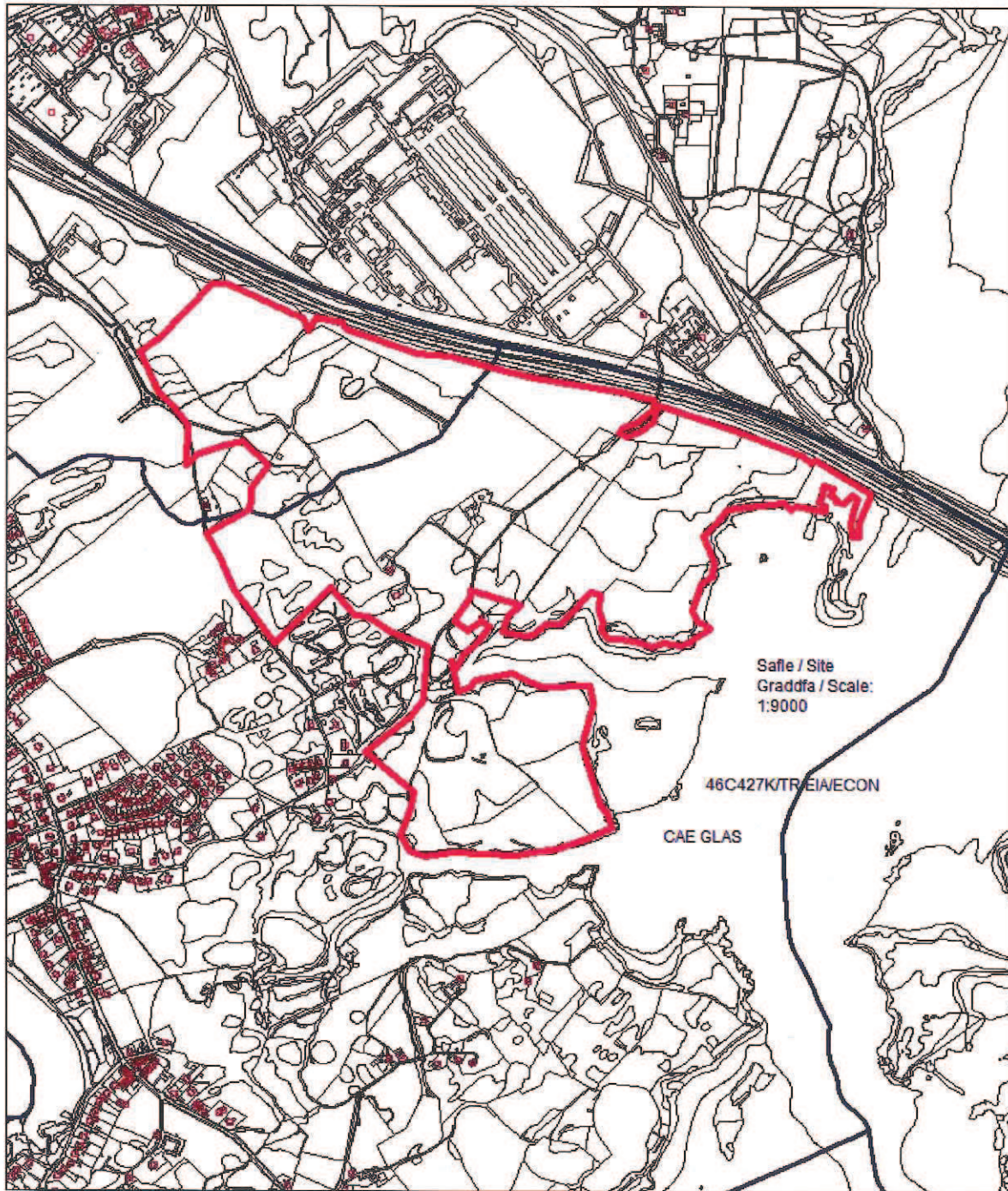


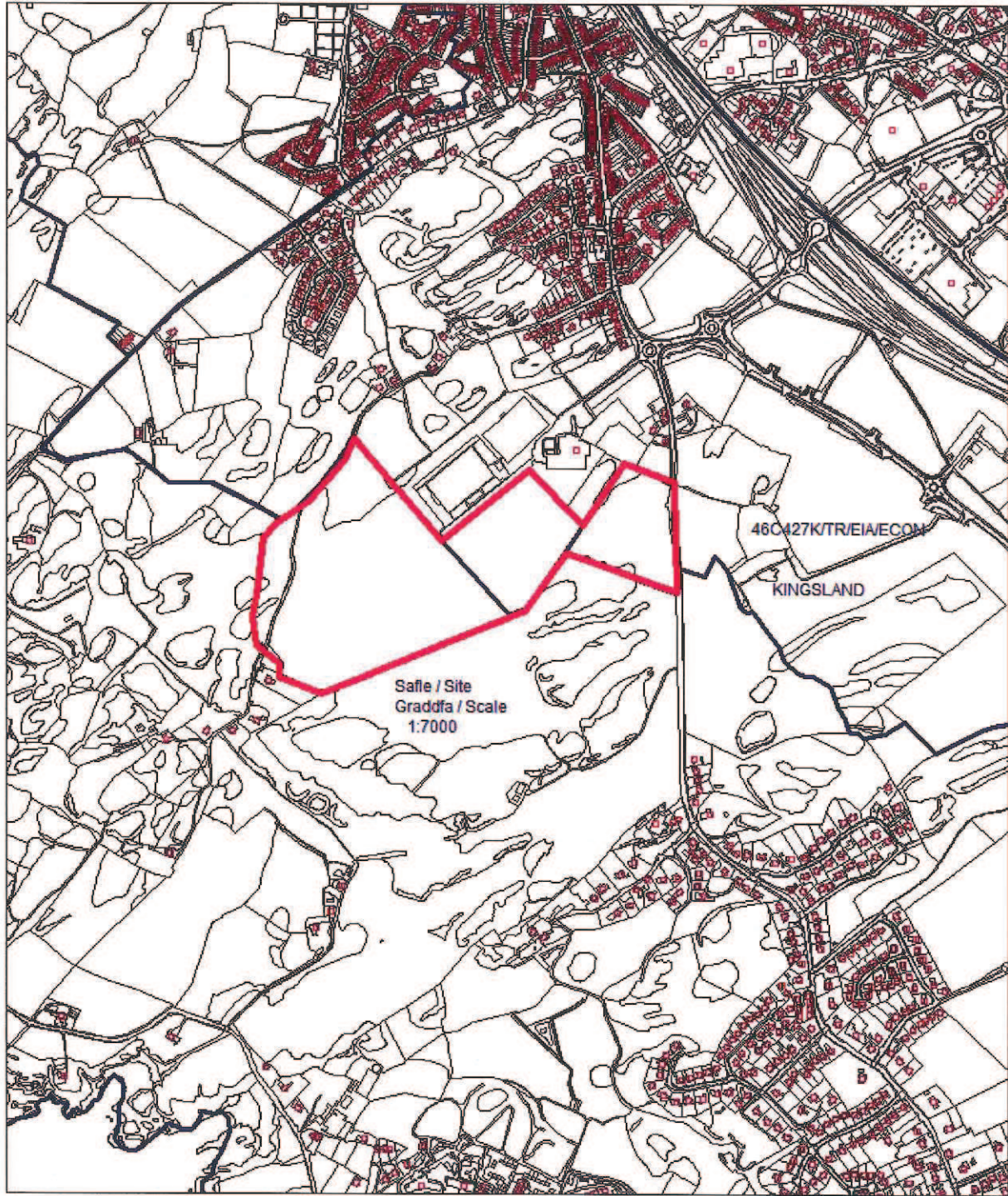
46C427K/TR/EIA/ECON  
PENRHOS

Salfe / Site  
Graddfa / Scale 1:9000









**Planning Committee: 04/09/2013**

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

**Recommendation:**

Defer.

**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 October Planning Committee.

Additional and amended information is being consulted and notified at the time of writing this report.

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7.1

Gweddill y Ceisiadau

Remainder Applications

Rhif y Cais: 20LPA962/CC Application Number

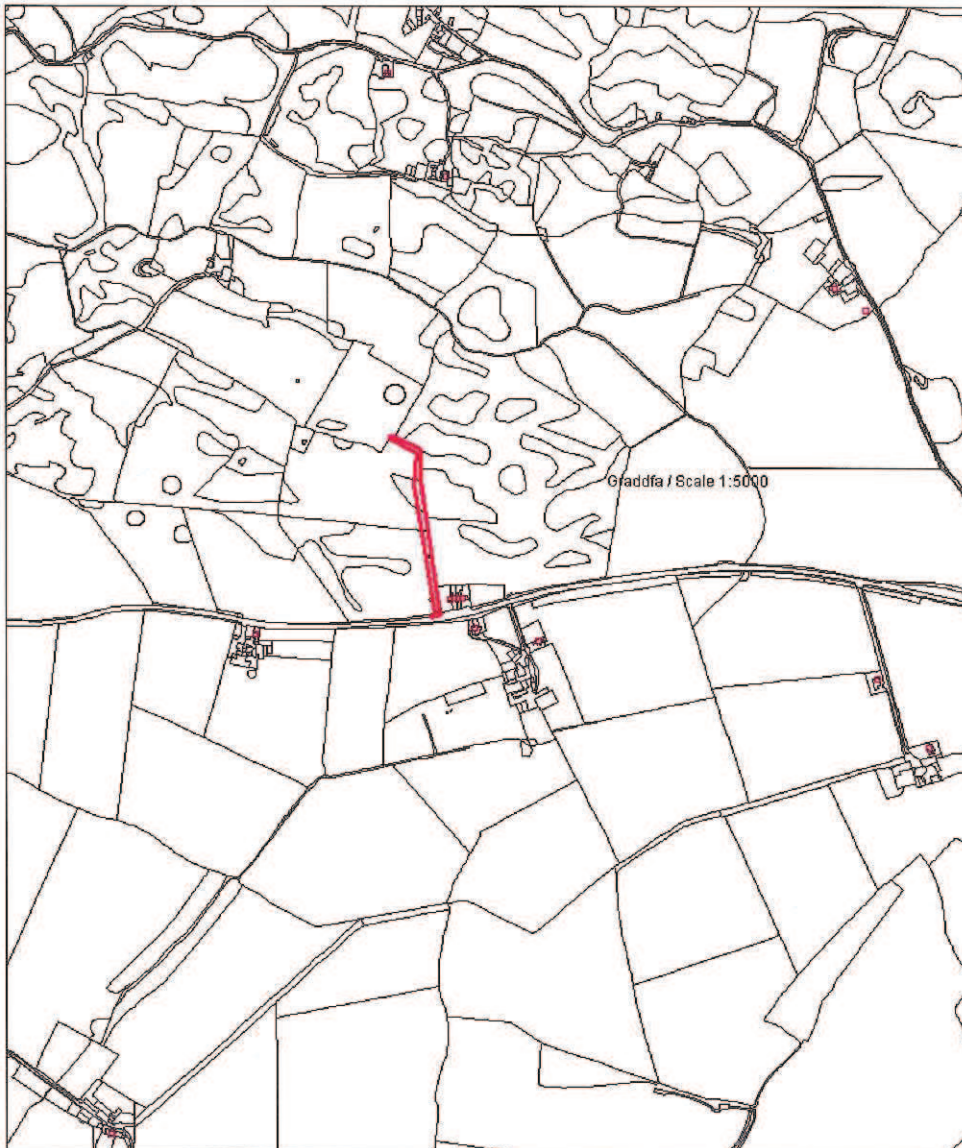
Ymgeisydd Applicant

**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



**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.

It was resolved to convene a site visit at the Planning Committee on 03.07.13.

At the Planning Committee on 31.07.13 it was resolved by the Planning Committee to request that the applicant moves the proposed access so as to improve the visibility with the A5025.

**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**

Policy D1 (AONB)

Policy D4 (Environment)

Policy FF1 (Increase Traffic Generation)

**Ynys Mon Local Plan**

Policy 1 (General Policy)

Policy 30 (Landscape)

**Stopped Ynys Mon Unitary Development Plan**

Policy GP1 (Development Control Guidance)

Policy GP2 (Design)

## 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.

Officers have written to the applicant's informing them of the committee resolution to request that the applicant moves the proposed access so as to improve the visibility with the A5025. At the time of writing a response is awaited. The applicants have confirmed that it is not practical to relocate the existing access, and that they wish the application to be considered as submitted.

### **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.

## **8. Recommendation**

To **permit** the application subject to the following conditions:

**(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.

Rhif y Cais: 22C211C Application Number

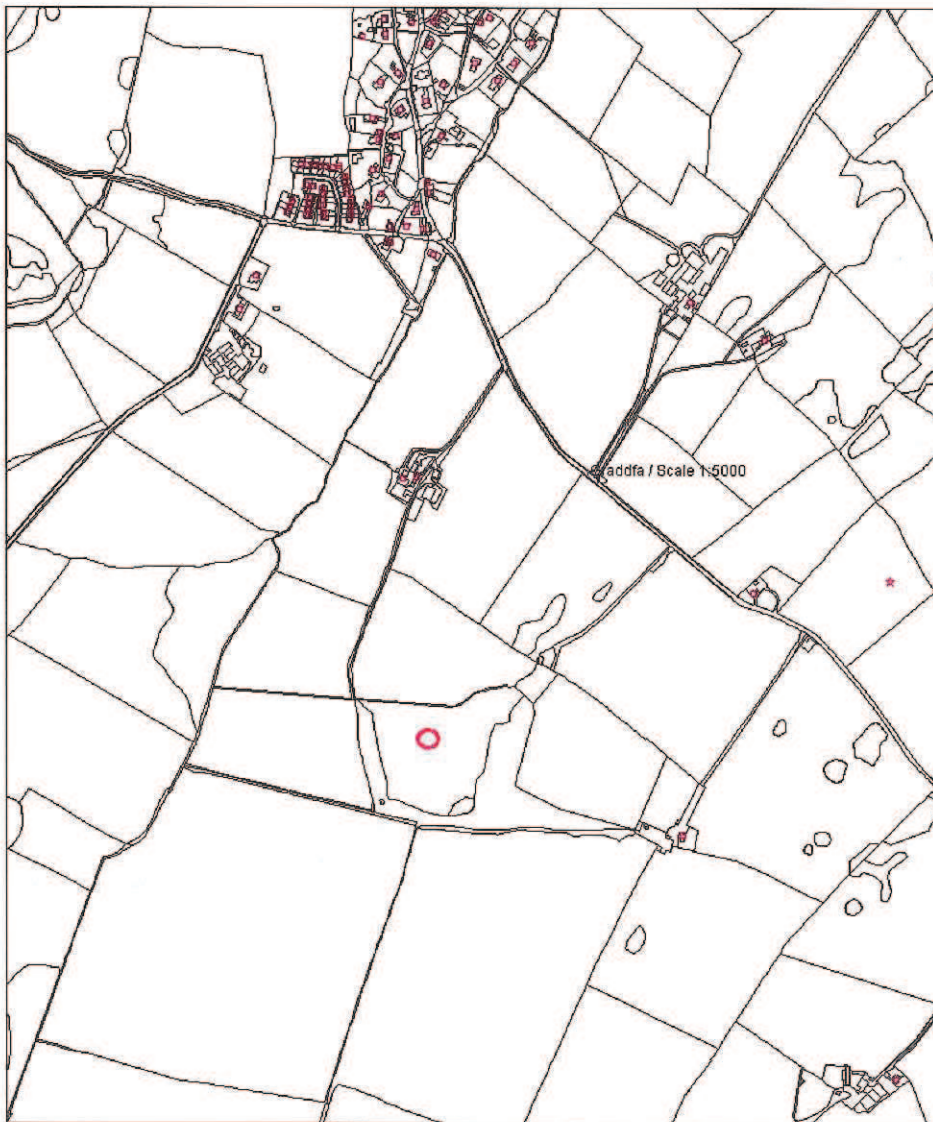
Ymgeisydd Applicant

**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: 04/09/2013**

**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.

The application was deferred at the last committee meeting to allow a site visit to take place.

### **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 Orsedd, Llanddona

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

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

### **3. Main Policies**

#### **Gwynedd Structure Plan**

Policy C7: Renewable Energy

Policy D3: Landscape Conservation Area

Policy D10: Protection of Natural heritage

#### **Ynys Môn Local Plan**

Policy 31: Landscape

Policy 45: Renewable Energy

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

Policy EP18: Renewable Energy

Policy 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**

**Local Member (Cllr. Hefin Thomas) –** No response at the time of writing this report.

**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** - No response at the time of writing this report.

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

**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 country's 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)**

Rhif y Cais: **34C648A** Application Number

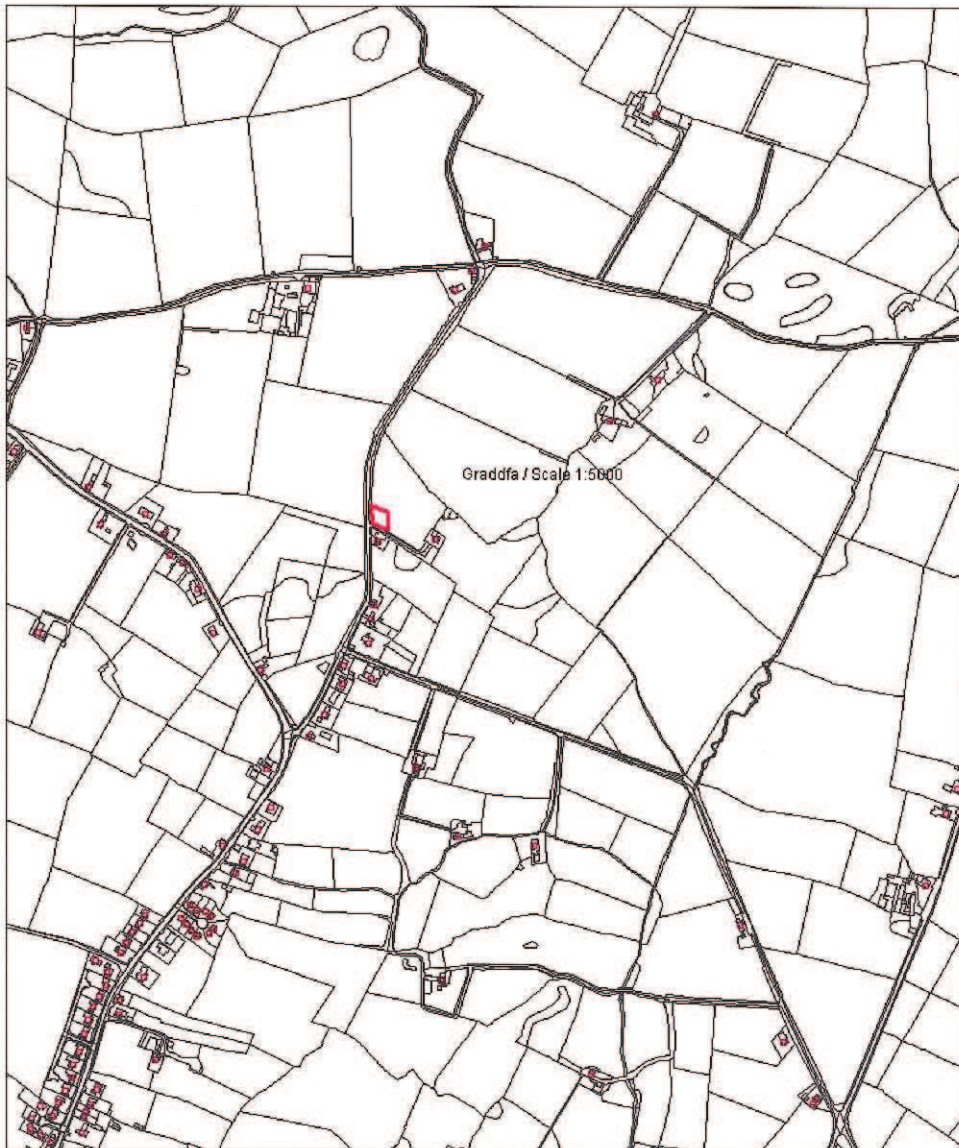
Ymgeisydd Applicant

**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: 04/09/2013**

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

**Recommendation:**

Refuse.

**Reason for Reporting to Committee:**

**Members reasons for approving the application:-**

- The site is within the logical limit settlement

**Officers response to members reason for approving:-**

- The site is considerably removed from the built up part of the settlement.
- Development on this site would extend the built development into the countryside and constitute clear ribbon development.
- The development cannot be classed as an infill or acceptable site as it is not immediately adjacent to the developed part of the hamlet.
- It is clearly in the countryside.
- Approving the application would make further intrusions difficult to resist.

## 7.4

### Gweddill y Ceisiadau

### Remainder Applications

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

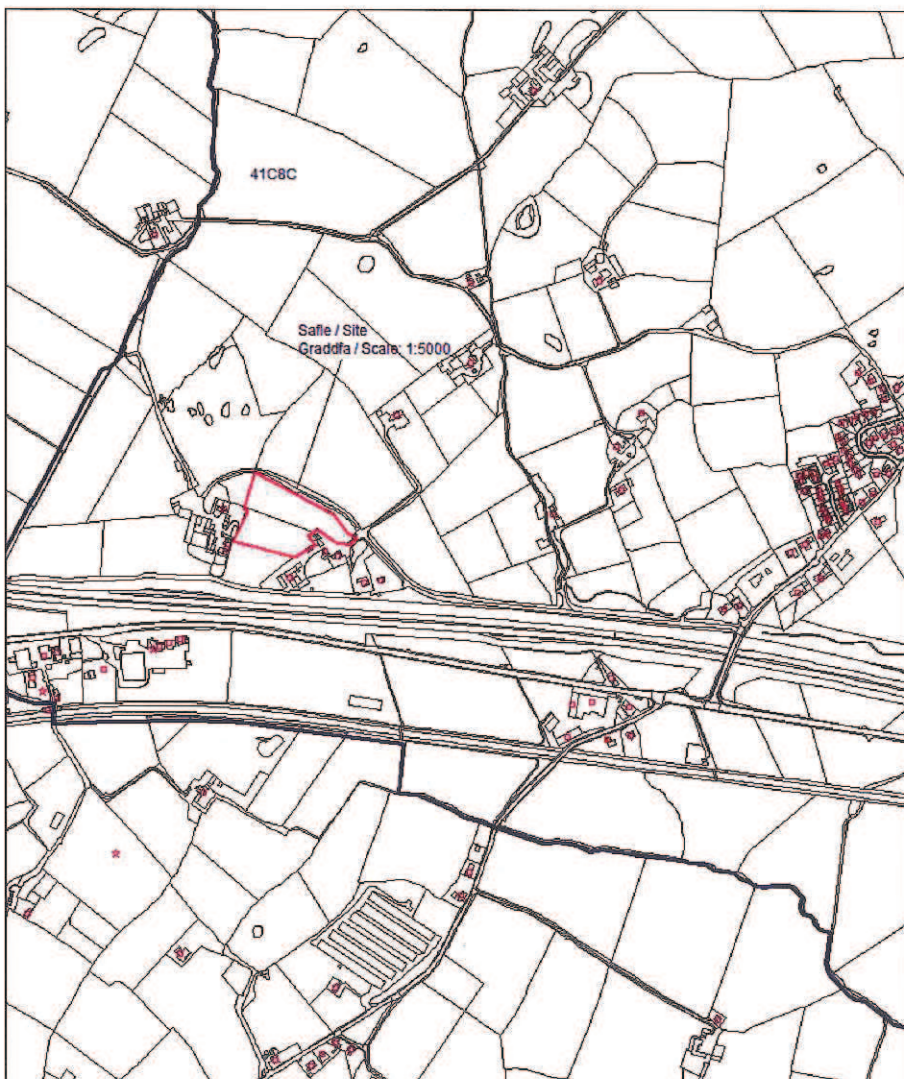
Ymgeisydd Applicant

**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: 04/09/2013**

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

**Recommendation:**

Permit

**Reason for Reporting to Committee:**

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

The previous local member called-in the application for determination by the Planning and Orders Committee. The Committee, at the recommendation of officers, undertook a site visit on 19<sup>th</sup> 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 recommended for deferral at the meeting of the Committees held on 3<sup>rd</sup> July and 31<sup>st</sup> July 2013.

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

The site is currently run as a complex of 6 holiday units. The proposal is to create a touring caravan site to the north of the buildings on a field enclosure rising up from the existing yard and parking area. Access to the site will be along a public highway running parallel with the A55 and terminating at the entrances to private property including Garnedd Ddu. The proposal includes a toilet / shower block and a treatment plant for drainage. Landscaping is proposed as part of the scheme while an existing hedgerow located centrally within the proposed pitches is to be retained.

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

Effect on highway safety and local amenities

### **3. Main Policies**

#### **Gwynedd Structure Plan**

Policy CH1 - Tourism

Policy CH5 - Touring caravan sites

Policy D4 - Environment

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

Policy 12 - New Touring Sites

Policy 13 - Touring Sites

Policy 31 - Landscape

#### **Ynys Mon Unitary Development Plan (Stopped Dec 2005)**

Policy TO6 - Touring Caravans

Policy EN1 - Landscape Character

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

TAN 13 - Tourism

TAN 18 - Transport

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

**Local Member:** The outgoing Local Member requested that the application be determined by the Planning & Orders Committee, although he was retiring from his post, due to the strong objection by local residents to the previous application.

**Community Council:** Objection on the following grounds:

The road is single track, half a mile long and without any passing places;  
There may be problems with controlling and disposing of waste which could affect watercourses and ditches;  
There will be an increase in noise on the road and from the site;  
The development will result in an increase in people in a quiet rural area;  
There are 2 caravan sites within 3 miles of the site;

The proposal will result in the loss of good agricultural land;  
The Community Council wishes to know whether an environmental impact will be undertaken.

**Environmental Health Section:** The Caravan Sites and Control of Development Act 1960 and Caravan Site Licence conditions must be complied with. Comments for development stage.

**Drainage Section:** Details submitted are acceptable in principle. Route of outlet up to discharge point should be delineated on the plan. Treatment plant specified complies with the relevant BS EN 12566-3 standard. NRW advice should be sought regarding existing groundwater. Further details submitted and considered acceptable in principle.

**Welsh Water:** No reply to consultation

**Built Environment & Landscape Section:** Comments made in relation to previous application apply but the lack of information on residential issues identified therein has been addressed in this application. No comments on the residential assessment. Landscaping scheme as submitted does not define the boundaries of the site but can be appropriately conditioned as part of any planning consent.

**Highways Section:** Informally replied that there is no objection to the application but formal response still awaited at the time of writing.

**Natural Resources Wales:** In order to be able to discharge to a watercourse, the receiving waters must be able to dilute the effluent so that it does not harm the environment. A discharge consent may be required. This will set quality and volume limits. It is suggested that soakaways should be located at a set distance from watercourses, other soakaway systems or sources of potable water. The foul drainage system should be sited so as not to cause pollution to any water source. No reply to date received regarding outfall.

**Gwynedd Archaeological Planning Service:** No significant archaeological implications

Public response to Neighbour Notification: 10 letters of objection together with a 164 name petition objecting to the application have been received.

Objections are based on:

The development will bring no social, environmental, educational or economic advantages to Star or the surrounding area;  
The single track approach road originally constructed as an access to a number of dwellings is sub-standard in terms of constant heavy traffic use. The lack of pedestrian pavements is a serious road safety hazard;  
The site is not accessible eg distance from nearest village and its facilities is 2 miles where there are no pavements  
Concerns regarding public health given the increase in foul waste and potential pollution of water sources;  
There are already a number of holiday cottages on the site and there are 4 other caravan parks within a 4 mile radius, none of which are full to capacity – there is no need to increase the quota of caravans in this area;  
The proposal will inevitably lead to further development such as a shop. Club house, entertainment and on-licence facilities and the quiet and peaceful cul-de-sac will be spoilt;  
The area is a quiet rural hamlet, predominantly agricultural in nature, and should remain so;  
Loss of good quality agricultural land; additional competition for customers with other sites which are already operating below capacity.

Technical issues and landscape and visual amenity concerns are addressed in the body of the report.

It should be noted that locally owned land (not within the ownership of the applicant but understood to be within the ownership of an objector) and located opposite Bodfan has been proposed under the Local Development Plan Candidate Sites Register (SP618) for mixed use development which would be accessed off the same approach road as this development and which might be anticipated to generate additional traffic flows on the road, including large and heavy vehicles, and additional people in the area, as well as an

increase in noise and general activity. It should be further noted that Planning Policy Wales states:

“3.1.7 The planning system does not exist to protect the **private interests** of one person against the activities of another. Proposals should be considered in terms of their effect on the amenity and existing use of land and buildings in the public interest. The Courts have ruled that the individual interest is an aspect of the public interest, and it is therefore valid to consider the effect of a proposal on the amenity of neighbouring properties. However, such consideration should be based on general principles, reflecting the wider public interest (for example a standard of ‘good neighbourliness’), rather than the concerns of the individual.

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

## 5. Relevant Planning History

41C8: Conversion of existing building into a museum at Garnedd Ddu, Star – approved 05/09/84

41C8A: Conversion of agricultural outbuildings into 6 holiday lettings together with the installation of two septic tanks at Garnedd Ddu, Star – approved 06/01/89

41C8B: Change of use of land for the siting of 33 no. touring caravans, the erection of a toilet block together with the construction of a vehicular access at Garnedd Ddu, Star – withdrawn 05/04/13

41C8D/SCR: Screening opinion for the change of use of land for the siting of 33 no. touring caravans, the erection of a toilet block ,construction of a vehicular access together with landscaping at Garnedd Ddu, Star – EIA not required 02/07/13

## 6. Main Planning Considerations

**Principle of the development:** Planning policies allow the development of touring caravan sites subject to criteria including that the developments should have no adverse landscape or amenity impacts and that safe and adequate access can be provided.

**Landscape Impact:** The application is supported by a Landscape and Visual Impact Assessment prepared by a landscape architect in accordance with recognised professional standards. The report concludes that despite the elevation of the site views of it from the surrounding landscape, roads and footpaths are significantly reduced by topography and intervening vegetation. Partial views of the site would be mitigated by the proposed landscaping scheme. The assessment is based on a seasonal use of the site and a condition is proposed accordingly.

**Amenity Impact:** In addition to the Landscape and Visual Impact Assessment submitted in support of the application, a further assessment in relation to residential amenity effects has been submitted. This concludes that there will be a low adverse impact on some properties in the locality but principally as the result of glimpsed views of caravans or distant views which do not form a major element in the overall view. Impacts are considered to be also lower due to the seasonal nature of the use and gain, a condition is proposed on that basis. Concerns have been expressed by local residents regarding noise and disturbance from users of the site and their anticipated wandering of local footpaths and routes. Speculation exists as to additional facilities which may be applied for at a later date such as a clubhouse and disco. Public footpaths and highway routes are open to all and it is not possible to restrict their use by planning condition. It may equally be speculated that users of the site may visit the area to enjoy its peace and tranquillity. The granting of planning permission will allow additional members of the public to access and use the site but there is no evidence to support refusal of planning permission on the basis of an anticipate increase in general noise and disturbance.

**Drainage:** The proposal involves the installation of a sewage treatment plant. Additional details of the proposed outfall were requested and are considered acceptable in principle. The formal reply of NRW was awaited at the time of writing.

**Highway Impact:** Concerns have been expressed that the single track road leading to the site, which forms a cul-de-sac, is inappropriate to cater for the level of traffic anticipated from the development. The Highway

Authority had no objection to the previous similar application and written confirmation of its continuing lack of objection in relation to this application was awaited at the time of writing. Contrary to assertions made by some objectors, the road has grass verges and a passing bay which can be used by motorists in negotiating other vehicles and pedestrians. Concerns are expressed by objectors that 33 vehicles towing touring caravans are likely to converge on the site or depart at the same time as other users are arriving. In reality, it is unlikely that 33 potential site users will arrive at exactly the same time. Site operators generally regulate arrival and departure times in order to avoid traffic conflicts and to ensure the availability of pitches. It should be noted that objection letters have been received from local site operators who complain of declining visitor numbers and the reduction in the market share of clients should an increase in local pitch numbers be approved in this application. One operator states that on his 39 pitch site, the average occupancy rate in 2011 was 21% and that the site has never achieved above 25% occupancy on average over a 30 year career. Another operator stated that his site had 16 vacant pitches in 2010 and was expecting 24 vacant pitches in 2011. It would not be expected therefore that the application site, given current trends, would be likely to operate at full capacity. Nonetheless, 33 touring pitches are proposed and the application is considered on the worst case scenario. A condition is proposed to the effect that no development shall take place until a Traffic Management Plan to regulate arrival and departure arrangements for the site is submitted to and agreed by the planning authority. The development would thereafter be required to operate in accordance with the approved Plan.

**Drainage, natural resources, ecology and archaeological interests:** Concerns have been expressed regarding drainage proposals for the site. Drainage details have been assessed by the Council's Drainage Section and are considered acceptable in principle. A reply was awaited at the time of writing this report from Natural Resources Wales in relation to matters within its remit but it is not anticipated that any objection will arise. No concerns have been raised regarding other policy considerations such as ecological or archaeological interests.

**Other matters:** During the site visit the Members requested details of permitted development rights in relation to the use of the site for camping. Class B of Part 4 to Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 allows the temporary use of land for not more than 28 days in any calendar year, together with the provision on that land of any moveable structure for the purposes of the permitted use. It is open to the members to remove permitted development rights through condition if it is considered that the use of any part of the site for camping would be considered unacceptable on planning grounds. Only part of the site will be subject to operational or built development, the remainder remaining grassed. Developments which are contrary to the development plan and which involve the loss of not less than 20 hectares of grades 1, 2 or 3a land require consultation with the Welsh Government. The site extends to 1.2 hectares. Objectors speculate as to future requirements for additional facilities on the site such as a shop, bar, disco etc. The application as submitted is for 33 pitches and a toilet / shower block and must be considered on its own merits.

## **7. Conclusion**

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

## **8. Recommendation**

To **permit** the application subject to the following conditions

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

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

**(02) No development shall commence until a Traffic Management Plan to control the arrival and departure of touring units to avoid traffic conflicts and congestion has been submitted to and approved in writing by the local planning authority. The development shall be operated in accordance with the approved Traffic Management Plan unless the local planning authority gives its prior written consent to any variation.**

Reason: In order to minimize danger, obstruction and inconvenience to users of the highway and of the development.

**(03) No more than 33 touring caravan pitches shall be constructed on the site and they shall be positioned in accordance with Drawing number DL-205-03 Revision A submitted under application**

reference number 41C8C on 16th April 2013.

Reason: For the avoidance of doubt and to safeguard visual amenities.

**(04) Use of the touring site as approved under this permission shall be for holiday purposes only and a register of the use of pitches shall be maintained and shall be made available for inspection by the local planning authority at all times.**

Reason: For the avoidance of doubt and to prevent inappropriate uses in this countryside area.

**(05) No touring caravans or motorhomes shall be permitted on site before 1st March in any year or after 31st October in the same calendar year.**

Reason in the interests of visual and residential amenities.

**(06) Notwithstanding the landscaping proposals indicated on drawing number DL-205-03 Revision A submitted under application reference number 41C8C on 16th April 2013, the site landscaping works shall include a hedge to be planted to the south of the touring caravan pitches as indicated in green on the plan attached to this permission, the details of which shall be submitted to and approved in writing by the local planning authority prior to its planting. No touring caravans or motor homes shall be placed on the site until the hedge and other landscaping proposals detailed in drawing number DL-205-03 Revision A have been planted and completed in accordance with the approved details.**

Reason: to ensure a satisfactory appearance of the development and in the interests of amenities.

**(07) No development shall commence until details of the management of the landscaping scheme for a minimum period of 5 years from planting, to include measures for replacement of any trees or shrubs which die, become diseased or damaged, has been submitted to and approved in writing by the local planning authority. The scheme shall thereafter proceed in accordance with the approved details unless the local planning authority gives its prior written consent to any variation.**

Reason in the interests of visual amenity.

**(08) No touring caravan units or motor homes shall be placed on the site until the drainage scheme for the site is installed and is operational.**

Reason: To ensure that the development is adequately drained.

**(09) No external lighting shall be permitted other than in accordance with a lighting scheme which shall be submitted to and approved in writing by the local planning authority prior to its installation.**

Reason: in the interests of amenity.

Rhif y Cais: 42C231 Application Number

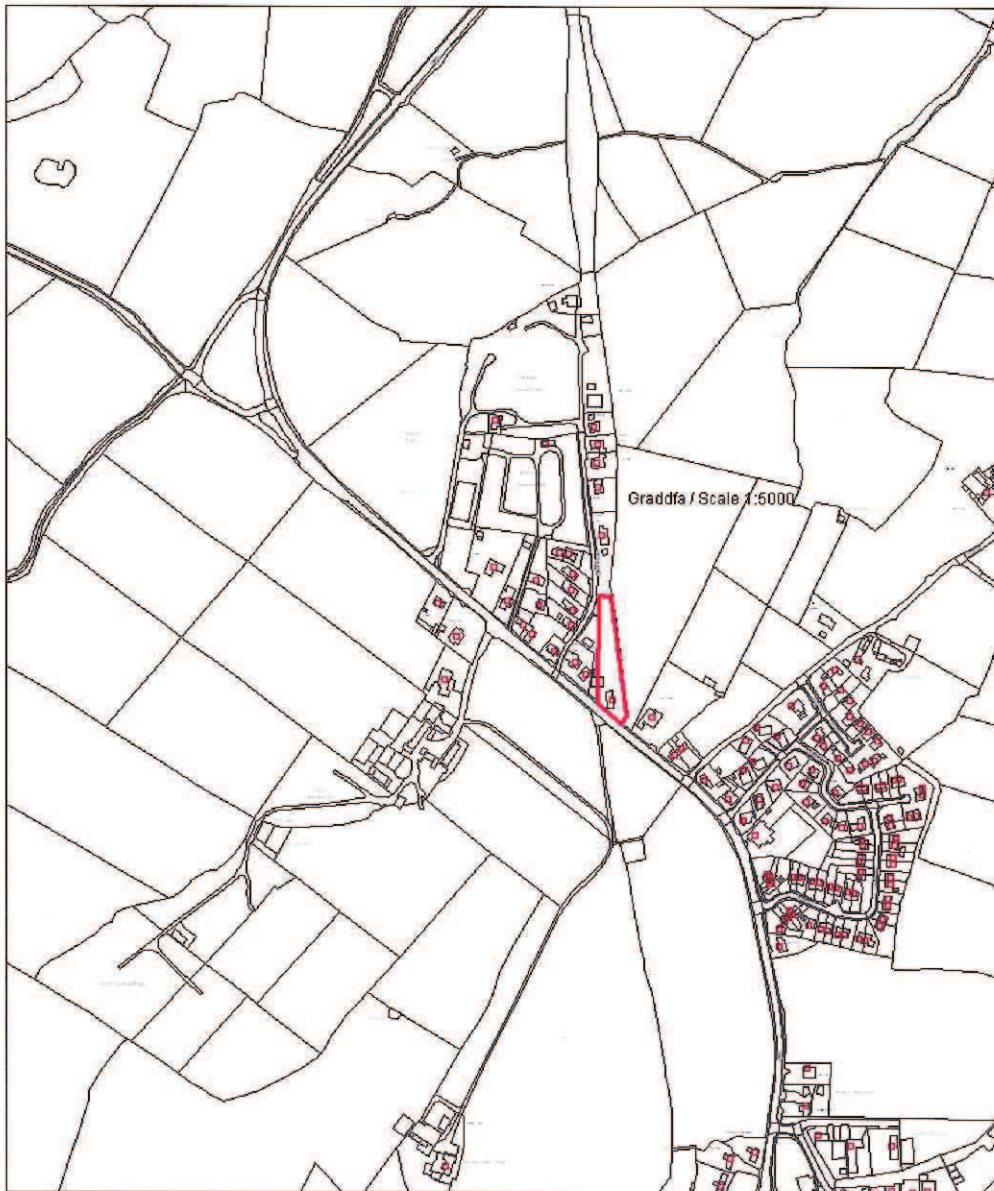
Ymgeisydd Applicant

**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: 04/09/2013**

**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.

Members have visited the site and the application was deferred at the last meeting to request details of land ownership and right of way.

### **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 it is proposed that 2 units will be sold at 85% of market value and that the remainder will be sold through the Tai Teg scheme.

### **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**

Policy GP1: General Policy

Policy GP2: Design

Policy TR10: Parking Standards

Policy EN2 AONB

Policy HP2: Housing Density

Policy HP3: New Housing Development

Policy SG4: Foul Sewage Disposal

Policy SG6: Surface Water Run Off  
Policy HP7: Affordable Housing

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

### **SPG: Design Guide for the Urban and Rural Environment.**

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

**Local Member** - No comments

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

**Welsh Water** - Conditions

**Natural Resources Wales** - No objection and condition

**Highways** - Conditions

**Environmental Health** - Comments and condition recommended

6 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 18/04/11

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



uneighbourly 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.

As requested details concerning land ownership rights of way and covenants information has been submitted by the applicant and from another interested party Mr Riley Walsh. These documents have been included in the planning file for Members assessment.

In respect of land ownership the applicant has submitted an amended plan which alters the redline showing this, this plan has been publicised. There would however appear to be an area of land in dispute to the front of the existing building which Mr Riley Walsh indicates in his submissions

As members requested this information it is urged that these documents are studied as they contain legal papers which will inform of the situation.

## **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 S106 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 28<sup>th</sup> 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 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 11<sup>th</sup>**

**November 2010 (Version 3). The development shall be carried out entirely in accordance with the approved assessment and certification.**

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

**(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 11<sup>th</sup> November 2010 (Version 3).**

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

**(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 11<sup>th</sup> November 2010 (Version 3).**

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

**7.6**

**Gweddill y Ceisiadau**

**Remainder Applications**

Rhif y Cais: **47LPA966/CC** Application Number

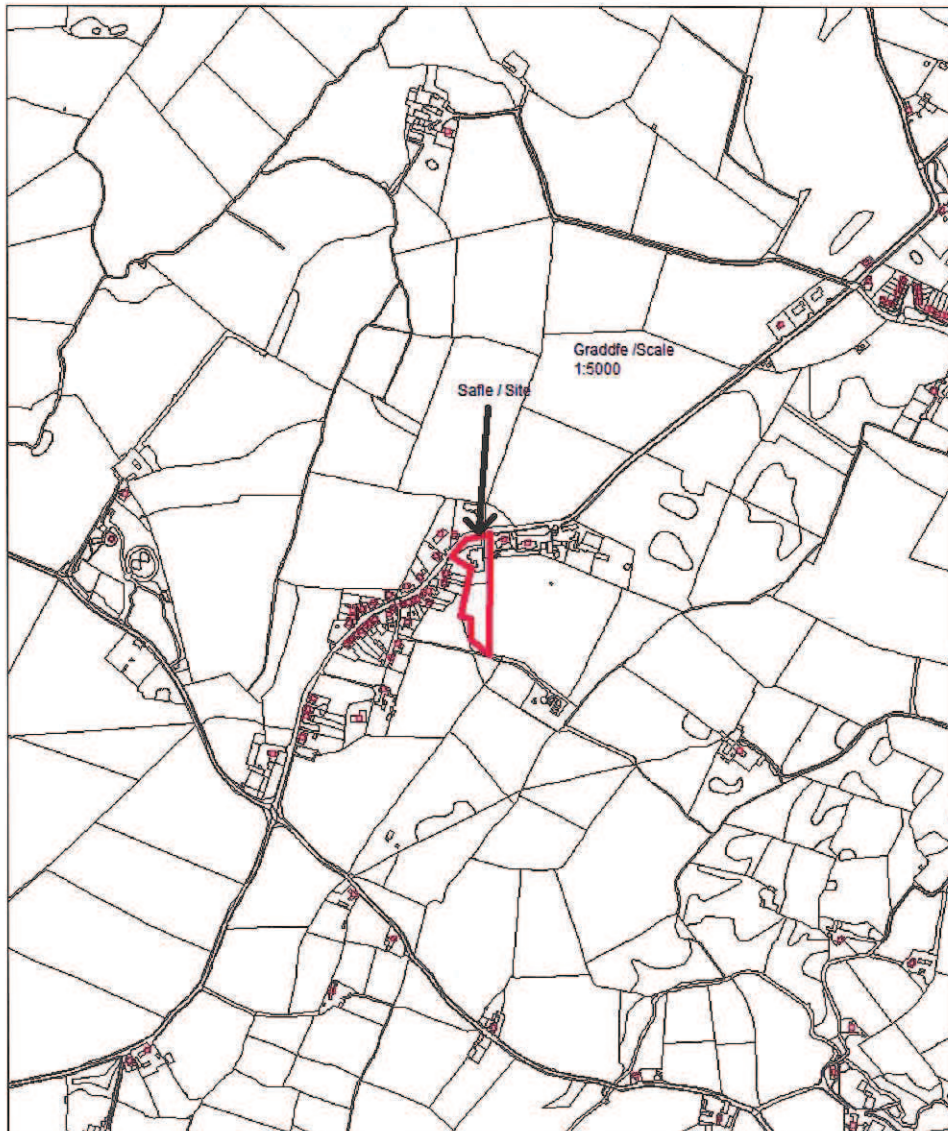
Ymgeisydd Applicant

**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: 04/09/2013**

**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 Mon 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**

**Councillor John Griffiths** – No reply to consultation.

**Councillor Kenneth P Hughes** – No reply to consultation

**Councillor Llinos Medi Huws** – 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. Report provided and considered acceptable.

**Built Environment and Landscape Section** – the school, like the church opposite, is not a listed building but is nevertheless a building of local architectural / historic interest. Partial demolition of modern additions could be considered to retain the original building and provide some new units to the rear of the site.

**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.

**Natural Resources Wales** - as Countryside Council for Wales, objection raised unless it could be shown that the proposal would not have adverse effects on the favourable conservation status of bats. Further details provided and considered acceptable by NRW.

**Education Department** – school playing field was for the school and although children may have used it out of hours, it was not formally put to community use.

Public response to notification: 9 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. It has been confirmed that the school playing field was not formally put to community use during the lifetime of the school. 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. As stated above, the school playing field was not in community use when the school was operational and redevelopment of the site would not lead to the loss of a community facility in that respect. 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.

**Ecology:** Due to difficulty of access to parts of the building a full ecological survey was not initially presented and objections were received that the details were consequently incomplete. A further bat survey has been undertaken which indicates that the property does not currently support bats. Best practice recommendations are however made.

**Impacts on the Community and Welsh Language:** Concern has been expressed by neighbouring occupiers that the development at the proposed scale would unduly affect the character of the village, overwhelming the community. An assessment of the anticipated effect on the Welsh language was undertaken and the results indicate that the proposal is unlikely to have such an effect as to justify refusal of planning permission. Affordable units would be reserved as a requirement of planning policy for local needs, assisting integration.

## 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) 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.

**(09) 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.

**(10) 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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11.1

Gweddill y Ceisiadau

Remainder Applications

Rhif y Cais: 26C85C Application Number

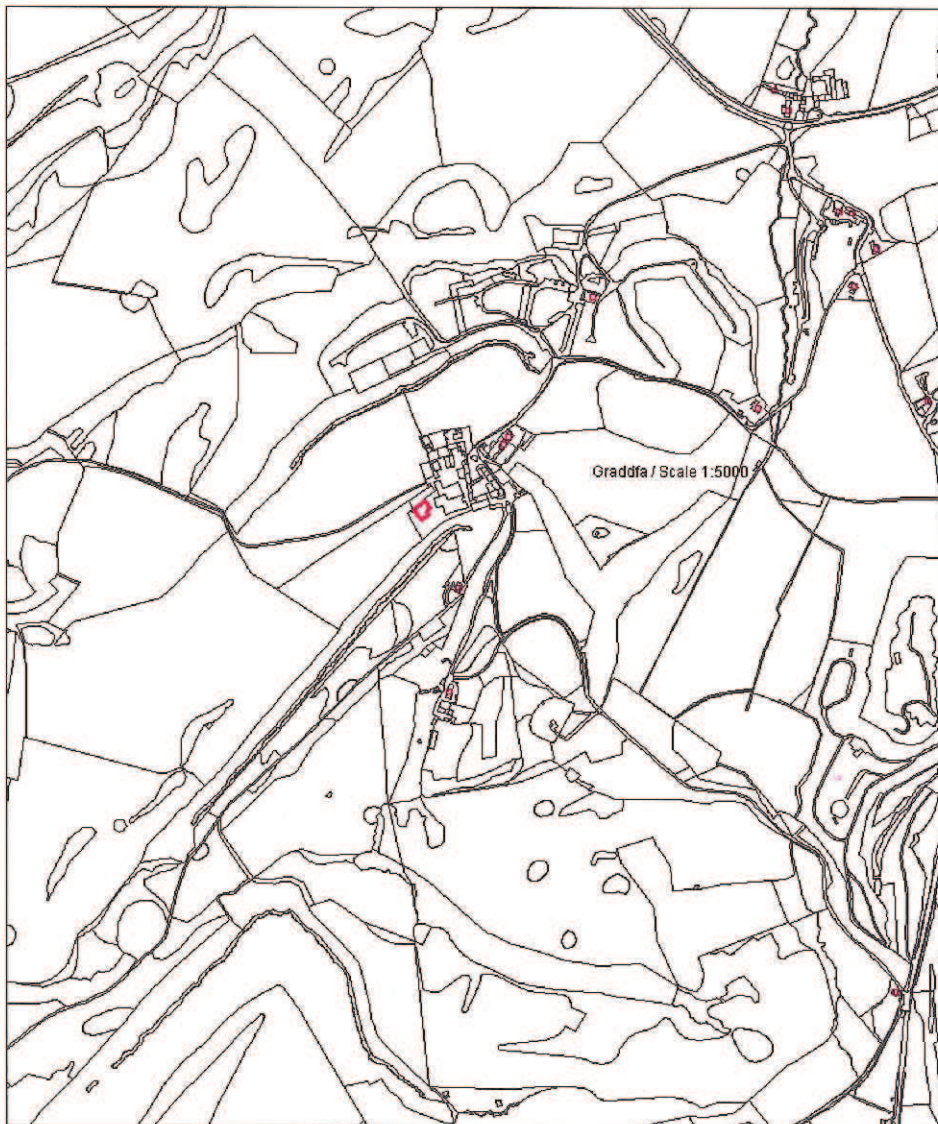
Ymgeisydd Applicant

**Mr Gwyn Jones  
c/o Mr Tony Derrick  
Shufflebottom Ltd  
Heol P Arc Mawr  
Cross Hands  
Llanelli  
Carmarthenshire  
SA14 6RE**

Cais llawn i godi adeilad amaethyddol i gadw da fyd a storfa gyffredinol yn

Full application for the erection of an agricultural building for the purpose of housing of animals and general store at

Parciau Home Farm, Marianglas



**Planning Committee: 04/09/2013**

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

**Recommendation:**

Permit

**Reason for Reporting to Committee:**

The applicant is related to a senior officer in the council.

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

The application is made for two agricultural buildings within a hard cored area currently used for the storage of farm equipment/stores.

One of the buildings will accommodate livestock with a total floor area of 932m<sup>2</sup>. The building will have a height to its ridge of 8.6m and have a length and width of 41.2 by 22.7 m respectively. Externally the building will be clad with plastic coated box profiling.

The other adjoining building will comprise a grain store with a floor area of 279m<sup>2</sup>. This building will have a height to its ridge of 7.8 m and have a length and width of 22.7 by 12.2 m respectively. Externally the building will be clad with plastic coated box profiling.

The roofs and external panels will comprise grey fibre cement and plastic coated panels, and Yorkshire boarding.

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

Affect on the amenities of the rural area.

### **3. Main Policies**

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

Policy 1 - General Policy

Policy 31 - Landscape

Policy 42 - Design

#### **Gwynedd Structure Plan**

Policy D3 - Environment

Policy D4 - Design, Location and Siting

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

Policy GP1 - Development Control Guidance

Policy GP2 - Design

Policy EN1 - Landscape

Policy SG6 - Surface Water Run Off

#### **Planning Policy Wales (2012)**

#### **Technical Advice Note 6 - Planning for Sustainable Rural Communities (2010)**

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

**Community Council** - No response at the time of writing the report

**Councillor Derlwyn Hughes** - No response at the time of writing the report

**Councillor Vaughan Hughes** -  
No response at the time of writing the report

**Councillor Ieuan Williams** - No response at the time of writing the report

**Highways** - No observations at the time of writing.

**Environmental Services** - No observations.

**Ecological Adviser** - No observations.

**Dwr Cymru** - No observations at the time of writing.

**Natural Resources Wales** - No observations at the time of writing.

**Gwynedd Archaeological Planning Service** - No observations at the time of writing.

The application was afforded publicity by way of site notices and the distribution of personal notifications to the occupiers of neighbouring properties. The latest date for the submission of representations was the 19<sup>th</sup> August, 2013 and at the time of writing this report no representations had been received.

## **5. Relevant Planning History**

26C85D/SCR - Screening Opinion. Under consideration at the time of writing the report.

## **6. Main Planning Considerations**

The site of the proposed buildings is on an existing farm yard. The building adjoins existing agricultural building and is of a comparable scale. It is not considered that the development will unacceptably affect the amenities of the rural area.

## **7. Conclusion**

The proposed buildings are acceptable subject to the receipt of outstanding consultations.

## **8. Recommendation**

**Subject to the receipt of outstanding consultations that planning permission is granted subject to the following conditions:**

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

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12.1

Gweddill y Ceisiadau

Remainder Applications

Rhif y Cais: **19C5Q** Application Number

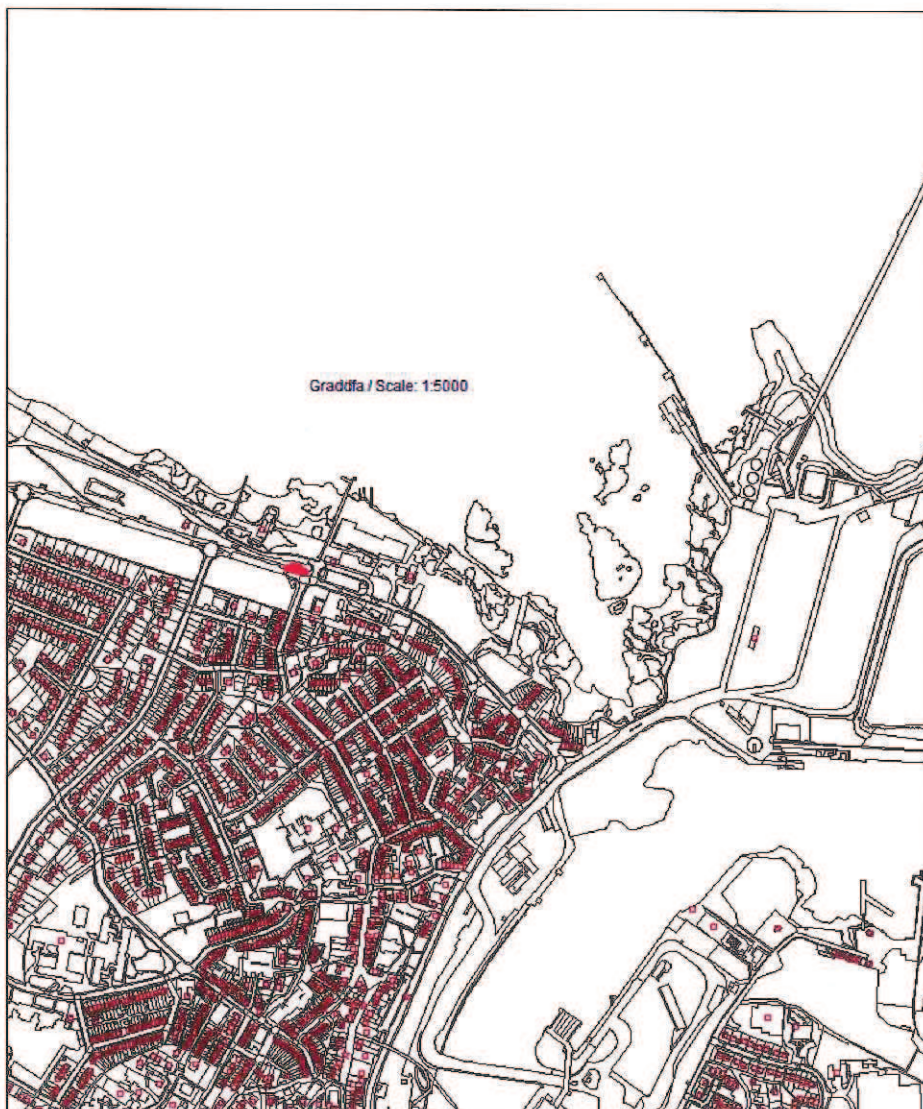
Ymgeisydd Applicant

**Mr Eric Anthony  
c/o Mr Matt Osmont  
Purcell  
Peniel Chapel Vestry  
Ffordd Cae Forys  
Tal y Cafn  
Eglwysbach  
Conwy  
LL28 5SB**

Cais llawn ar gyfer adeiladu cofeb ffisegol ar dir i'r gorllewin o'r heneb coffaol o'r ymweliad Brenhinol yn 1958 yn

Full application for the construction of a physical memorial on land to the west of the commemorative monument to the Royal visit in 1958 at

Beach Road, Holyhead



**Planning Committee: 04/09/2013**

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

**Recommendation:**

Permit

**Reason for Reporting to Committee:**

The application is made on Council owned land.

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

The site is located in a prominent location within the designated conservation area along Beach Road in Holyhead and is situated adjacent to the existing commemorative monument to the Royal Visit in 1958.

The proposal entails the construction of a physical memorial on land at Beach Road, Holyhead.

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

The key issues to consider are whether or not the proposal will affect the character of the designated Conservation Area and highway safety.

### **3. Main Policies**

#### **Ynys Môn Local Plan**

Policy 1 – General

Policy 40 – Conservation of Buildings

Policy 42 – Design

#### **Gwynedd Structure Plan**

Policy D3 – Conservation Areas

Policy D4 – Location, Siting and Design

Policy D25 – Alterations and Additions to Existing Buildings in Conservation Areas

Policy D29 – Standard of Design

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

Policy GP1 – Development Control Guidance

Policy GP2 – Design

Policy EN13 – Conservation of Buildings

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

**Technical Advice Note 12: Design**

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

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

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

**Councillor Robert Llewelyn Jones** – No response received at time of writing the report.

**Councillor Raymond Jones** – No objection.

**Councillor Arwel Roberts** - No response received at time of writing the report.

**Town Council** – No objection.

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

**Highways** - No response received at time of writing the report.



**Property** - No response received at time of writing the report.

Public Consultation – The application was afforded two means of publicity. These were by the posting of a site notice near the site and publication of a notice in the local press. The latest date for the receipt of representations is the 5<sup>th</sup> September 2013. At the time of writing this report no representations had been received at the department.

## **5. Relevant Planning History**

19C5 - Extension to premises comprising of entrance foyer, kiosk for ice cream and soft drinks and store at Lifeboat Wine Bar, Newry Beach, Holyhead – Approved 09/07/1984

19C5A - Alterations and extensions to Lifeboat Wine Bar, Newry Beach, Holyhead – Approved 06/06/1985

19C5B - Alterations and extensions to The Lifeboat Wine Bar, Newry Beach, Holyhead – Approved 01/05/1987

19C5C - Conversion of building to form dining room and extension to form wine store at Old Lifeboat Station, Newry Beach, Holyhead – Approved 08/03/1988

19C5D - Alterations and extensions to Sodiac Wine Bar & Restaurant, Newry Beach, Holyhead – Approved 16/08/1988

19C5E - Change of use from former restaurant into a maritime museum at former Sied/Lifeboat/Shed, Newry Beach, Holyhead – Approved 11/07/1995

19C5F/LB - Listed building consent for change of use from former restaurant into a maritime museum including demolition of recent extensions and insertion of new windows and doors at former Lifeboat Station, Newry Beach, Holyhead – Approved 11/01/1996

19C9G - Alterations and extensions to Maritime Museum, Newry Beach, Holyhead – Approved 10/04/1996

19C9H/LB - Listed building consent for alterations and extensions to Maritime Museum, Newry Beach, Holyhead – Approved 15/07/1996

19C5J/LB/AD - Listed building consent for the erection of a non-illuminated sign at Holyhead Maritime Museum, Newry Beach, Holyhead – Approved 06/01/2000

19C5K/AD - Erection of a non-illuminated sign at Holyhead Maritime Museum, Newry Beach, Holyhead – Approved 06/01/2000

19C5M - Change of use of air raid shelter into museum together with alterations and extensions to provide a museum and workshop at Holyhead Maritime Museum, Holyhead – Approved 04/05/2004

19C5N/LB - Listed Building Consent for the change of use of air raid shelter into museum together with alterations and extensions to existing museum at Maritime Museum, Holyhead – Approved 16/02/2005

19C5P/AD - Erection of a non illuminated sign for the Holyhead Maritime Museum on land at The Bus Shelter, Newry Beach, Holyhead – Approved 20/09/2007

## **6. Main Planning Considerations**

**Affect of the proposal on the character of the designated Conservation Area** – The proposal entails the construction of a physical memorial to the contribution that the mariners of the Netherlands made during the Second World War to the Allied war effort and the impact they had on the day to day life in Holyhead. The memorial is to be made from local stone, bronze, concrete and oak and will provide a focal point on the way from Holyhead Town Centre to the Maritime Museum. It is considered that the design of the proposal is sympathetic to the character and appearance of the designated Conservation Area as well as its culture and heritage. Therefore, it is not considered that the proposal will unduly affect the character of the designated Conservation Area.

**Highway Safety** – It is not considered that the proposal will have an affect on highway safety. The Local

Highway Authority have not raised any adverse concerns.

## **7. Conclusion**

The proposal is considered acceptable subject to conditions.

## **8. Recommendation**

### **Permit**

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

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

**(02) The development permitted by this consent shall be carried out strictly in accordance with the plan(s) submitted on the 05/08/2013 under planning application reference 19C5Q.**

Reason: For the avoidance of doubt.

**12.2**

**Gweddill y Ceisiadau**

**Remainder Applications**

Rhif y Cais: **19C760D** Application Number

Ymgeisydd Applicant

**Mr Steve Foulkes  
c/o Mr David Thorne  
15 Cae Braenar  
Holyhead  
Anglesey  
LL65 2PN**

Cais ôl-weithredol ar gyfer cadw'r wal gynal derfyn ynghyd a chodi balwstrad gwydr arfaethedig yn

Retrospective application for the retention of retaining boundary wall together with the proposed construction of a glass balustrade at

7 Plas Road, Holyhead



**Planning Committee: 04/09/2013**

**Report of Head of Planning Service (SWO)  
Recommendation:**

Permit

**Reason for Reporting to Committee:**

On request of the Local Member, Councillor Trefor Lloyd Hughes

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

The retrospective element of the application relates to the retaining boundary wall which has been erected on the boundary between 7 Plas Road and 2 Plas Bryngwyn, Holyhead. The remainder of the development which is yet to be carried out entails the proposed installation of concrete copings along the length of the retaining boundary wall with safety glass panels and railings.

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

The key issues to be considered in the determination of the application are whether the development is acceptable in terms of its design and appearance and the effect which the development might have upon the amenities of neighbouring properties.

### **3. Main Policies**

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

Policy 1 - General Policy

Policy 42 - Design

#### **Gwynedd Structure Plan**

Policy D4 - Location, Siting and Design

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

Policy GP 1 - Development Control Guidance

Policy GP 2 - Design

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

**Technical Advice Note (Wales) 9: Enforcement of Planning Control**

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

**Councillor Trefor Lloyd Hughes** - Requested that the application be referred to committee on the basis that it was retrospective.

**Councillor Jeffrey M. Evans** – No response received at the time of writing the report.

**Councillor Dafydd Rhys Thomas** - No response received at the time of writing the report.

**Drainage** - Standard advice with the additional comment being made that drainage was unaffected

**Holyhead Town Council** - Concerns regarding the boundary wall and that the application should be referred to the Planning Committee for determination

**Building Control** - The section have not been requested to inspect the drainage provision implemented as part of that approved and subsequently constructed under application reference number 19C760C which was granted approval by the local planning authority on the 15<sup>th</sup> September, 2011. The architects' specifications however stated that the surface water provision for the extension was to discharge into the surface water drain.

The application was afforded publicity by way of site notices which were placed within close proximity of the application site and the distribution of personal letters of notification to the occupiers of neighbouring

properties.

The latest date for the submission of representations was the 26<sup>th</sup> July, 2013 and at the time of writing this report no representations had been received in response to the latest application.

## 5. Relevant Planning History

19C760 - Outline planning for the erection of a bungalow on land at 7 Plas Road, Holyhead. Approved 08/11/2000

19C760A - Full detailed plans for the erection of a bungalow together with the construction of a new access at plot 7, Plas Road, Holyhead. Approved 05/06/2001

19C760B - Amended detailed plans for the erection of a dwelling on plot 7, Plas Road, Holyhead. Approved 14/11/2001

19C760C - Full application for alterations and extensions together with extending the garage at 7 Plas Road, Holyhead. Approved 15/09/2011

## 6. Main Planning Considerations

**Design** - The retaining boundary wall is constructed along the boundary of No7 Plas Road and No2 Bryngwyn Road. The structure varies in height along its length when measured from the neighbours' property measuring 1.8 metres at its lowest point to 2.55 metres at its highest point. Given the significant variation in ground levels across the site, the height of the wall when measured from the applicants' side is presently no higher than 900mm. Although representations have previously been received at the department expressing strong objection to the construction as it presently stands, no representations have subsequently been received at the department at the time of writing as a result of the widespread publicity which has currently been afforded the application.

Investigations carried out by the Authority with respect to the structural integrity of the walls retaining function served to demonstrate that the wall was, as confirmed by Mr Joe McKernon Structural Engineer... *'appeared to be more than adequate'*

In terms of general aesthetics the wall can be seen from the public highway and although it remains incomplete, having only received a mortar scratch coat when viewed from the said highway, its scale and dimensions are not considered to be so significant that it should warrant refusal. Whilst it is acknowledged that the applicants latest proposals for the installation of glass panelling will see the height of the boundary raised by at least 600mm along its length; the introduction of different materials through the utilisation of toughened glass and stainless steel for this element of the scheme will ensure that the boundary does not become dominant and overbearing for the occupiers of adjacent properties.

**Effect on surrounding landscape** - When viewed in its context from the nearest public highway, the development, both as existing and as proposed, cannot reasonably be assessed to have such an adverse impact upon the character of the area that it would warrant refusing. Partial views of the development are further mitigated by the properties and boundary treatments which front it and which also lie above and behind it.

**Effect on amenity** - Although the local planning authority's Enforcement Section has previously been engaged in dialogue and correspondence as a result of concern raised in response to the retaining boundary wall, no representations have been received from any of the neighbouring properties to the current application. Nevertheless, it should be noted that despite this fact, the concerns raised during the Sections investigation of matters have been given equal weight and consideration as part of the departments' current assessment of matters. On balance however, having given detailed consideration to the full facts of the case, the matters which constitute the basis of the current proposal are not considered to have such an adverse impact upon residential amenity that it could reasonably or justifiably warrant the refusal of either the retrospective or proposed elements of the application currently under consideration.

## 7. Conclusion

In this instance I have considered the substance of all representations which were received during the department's investigation of matters and have balanced these against the advice contained within the relevant policy documents.

Paragraph 6 of Technical Advice Note (Wales) 9 Enforcement of Planning Control, states that... 'Enforcement action should be commensurate with the breach of planning control to which it relates;... The intention should be to remedy the breach of planning control, not to punish the persons carrying out the breach. Nor should enforcement action be taken to simply regularize development for which permission had not been sought, but which is otherwise acceptable.'

The concerns raised prior to the submission of the current application at the enforcement investigation stage are acknowledged as material planning considerations of significance despite the fact that they have not been re-iterated at the planning application stage. Although careful consideration has been given to the matters previously raised, these concerns in themselves carry insufficient weight to warrant the refusal of the application.

In conclusion, the local planning authority considers that the application is acceptable and ought to be permitted.

### **8. Recommendation**

That the proposal ought to be **permitted** subject to the following conditions

**(01) The development permitted by this consent shall be carried out in accordance with the details submitted on the form of application together with all other supporting documentation and plans submitted on the 19/06/2013 under application reference number 19C760D.**

Reason: For the avoidance of doubt.

### **9. Other Relevant Policies**

Planning Policy Wales Edition 5 (November, 2012)

Technical Advice Note 12- Design

Circular 35/95 - The Use of Conditions on Planning Permissions.

12.3

Gweddill y Ceisiadau

Remainder Applications

Rhif y Cais: 19LPA985/CC Application Number

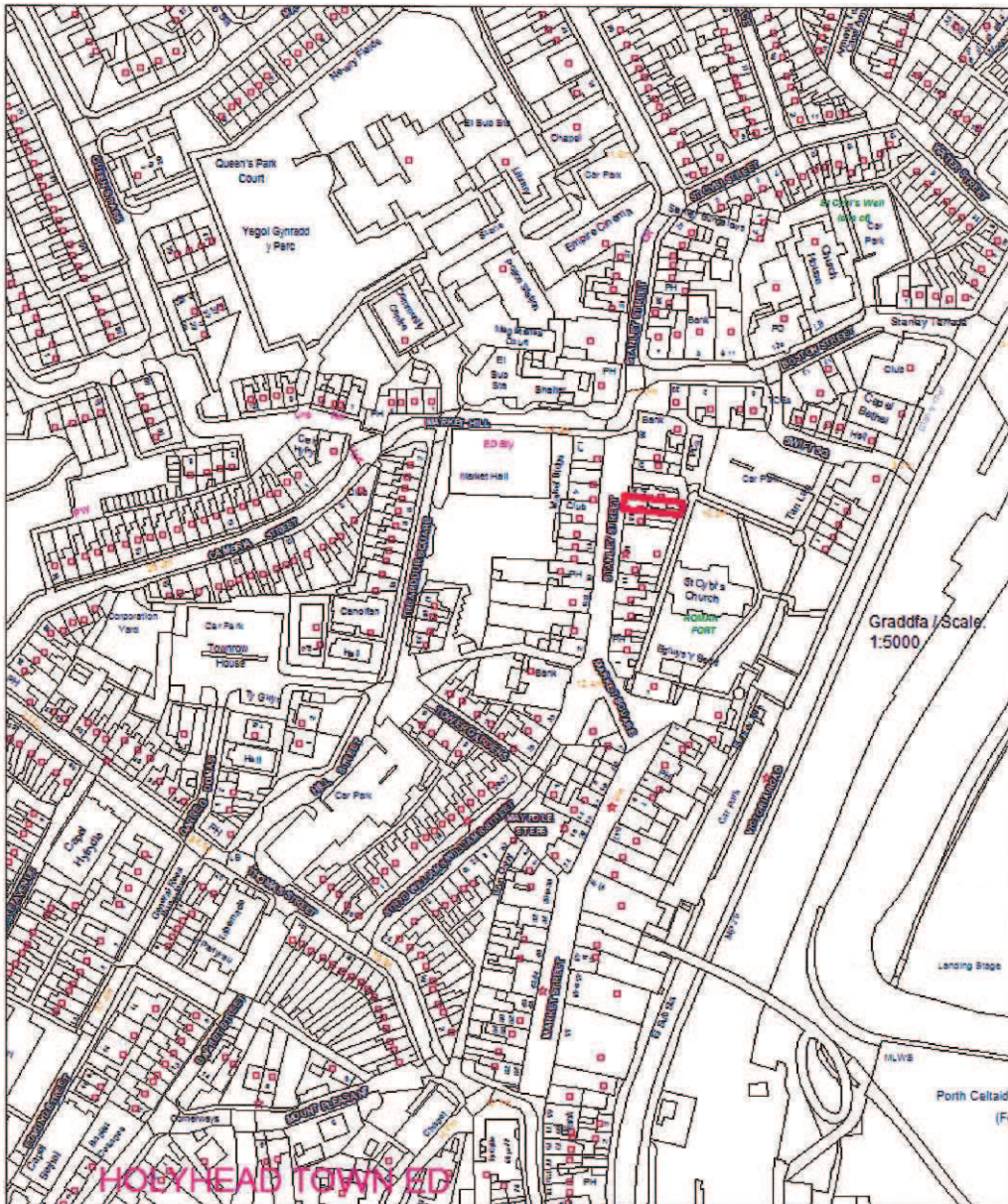
Ymgeisydd Applicant

Head of Service (Planning and Public Protection)  
c/o Nathan Blanchard  
Project Manager (Holyhead THI)  
Built Environment and Natural Environment  
Planning Service  
Isle of Anglesey County Council

Cais llawn ar gyfer gosod plac yn

Full application for the erection of a plaque at

19, Stanley Street, Holyhead



**Planning Committee: 04/09/2013**

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

**Recommendation:**

Permit

**Reason for Reporting to Committee:**

The application is made by the Local Authority.

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

The site consists of a three storey terrace property with a shop on the ground floor and residential accommodation above situated within Stanley Street in Holyhead. The site is located within Holyhead Conservation Area.

The proposal entails the erection of a plaque at 19 Stanley Street, Holyhead.

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

The key issue to consider is whether or not the proposal will affect the character of the designated Conservation Area.

### **3. Main Policies**

#### **Ynys Môn Local Plan**

Policy 1 – General

Policy 40 – Conservation of Buildings

Policy 42 – Design

#### **Gwynedd Structure Plan**

Policy D3 – Conservation Areas

Policy D4 – Location, Siting and Design

Policy D25 – Alterations and Additions to Existing Buildings in Conservation Areas

Policy D29 – Standard of Design

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

Policy GP1 – Development Control Guidance

Policy GP2 – Design

Policy EN13 – Conservation of Buildings

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

**Technical Advice Note 12: Design**

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

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

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

**Councillor Robert Llewelyn Jones** – No response received at time of writing the report.

**Councillor Raymond Jones** – No objection.

**Councillor Arwel Roberts** - No response received at time of writing the report.

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

**Public Consultation** – The application was afforded two means of publicity. These were by the posting of a site notice near the site and publication of a notice in the local press. The latest date for the receipt of



representations is the 29<sup>th</sup> August 2013. At the time of writing this report no representations had been received at the department.

## **5. Relevant Planning History**

19C1096 - Full application to reconfigure the internal layout to create a separate access up to the living accommodation on the upper floors together with external alterations at 19 Stanley Street, Holyhead – Approved 15/06/2012

19C1096A/CA - Application for Conservation Area Consent for the demolition of the extension at the rear of 19 Stanley Street, Holyhead – Approved 21/06/2012

## **6. Main Planning Considerations**

**Affect of the proposal on the character of the designated Conservation Area** – Proposal entails the erection of a plaque to acknowledge contributions by grant funding partner's support of the Holyhead Townscape Heritage Initiative towards the recent refurbishment project at 19 Stanley Street in Holyhead. The plaque is made from 1.6mm VE grade steel coated in Vitreous Enamel and is 175mm wide by 222mm high with a 15mm return to the edges to hide the fixing studs on the rear. The fixings will be stainless dowels drilled into the substrate render with resin bonding used to affix them to both the building and rear studs. The proposed plaque is considered to be appropriate and fit for purpose in meeting the requirements of planning policies. Therefore, it is not considered that the proposal will unduly affect the character of the designated Conservation Area.

## **7. Conclusion**

The proposal is considered acceptable subject to conditions.

## **8. Recommendation**

### **Permit**

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

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

**(02) Any further alterations which may be required to be carried out to the building and which would likely to affect its external appearance consequent to the implementation of this permission shall form the subject of an application which shall be submitted to and approved by the local planning authority before any work is commenced on such alterations**

Reason: In the interests of the visual amenities of the Conservation Area

**(03) The development permitted by this consent shall be carried out strictly in accordance with the plan(s) submitted on the 24/07/2013 under planning application reference 19LPA985/CC**

Reason: For the avoidance of doubt.

**12.4**

**Gweddill y Ceisiadau**

**Remainder Applications**

Rhif y Cais: **30LPA986/CC** Application Number

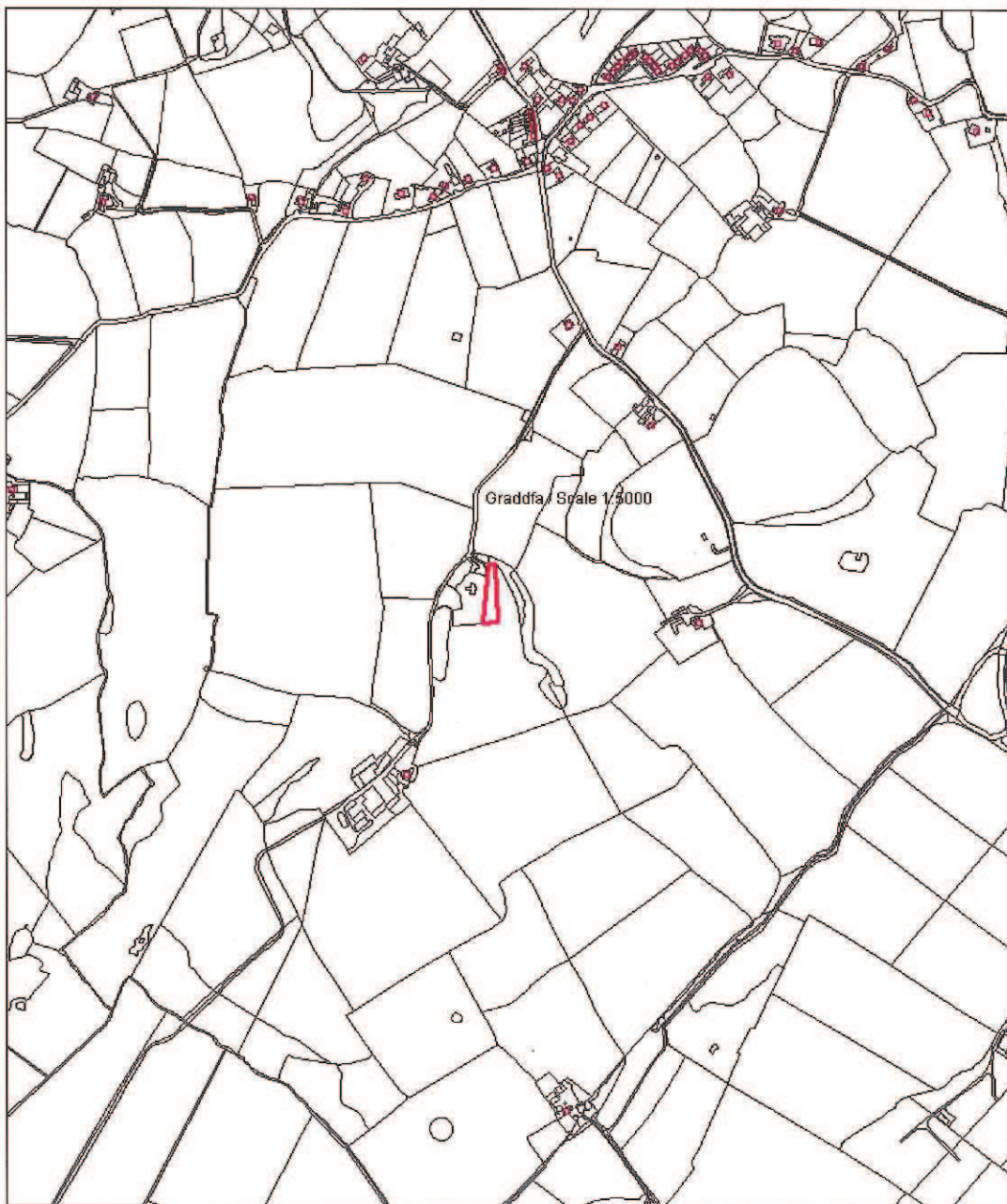
Ymgeisydd Applicant

**Head of Service Highways and Transportation  
Council Offices  
Llangefni  
Anglesey**

Newid defnydd tir er mwyn creu estyniad i'r  
mynwent presennol yn

Change of use of land to form an extension to the  
existing cemetery at

St Peters Church, Llanbedrgoch



**Planning Committee: 04/09/2013**

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

**Recommendation:**

Permit

**Reason for Reporting to Committee:**

Application made by Local Authority

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

The application is for the change of use of agricultural land as an extension to the existing cemetery to create an additional 130 burial plots at St Peter's Church, Llanbedrgoch.

The application site is located to the East of St Peter's Church.

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

The Key issue is whether the land is an acceptable extension to the cemetery and whether the change of use will impact the surrounding area / neighbouring properties.

### **3. Main Policies**

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

Policy 1 - General Policy

Policy 31 - Landscape

Policy 42 - Design

#### **Gwynedd Structure Plan**

Policy D3 - Environment

Policy D4 - Design, Location and Siting

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

Policy GP1 - Development Control Guidance

Policy GP2 - Design

Policy EN1 - Landscape

Policy SG6 - Surface Water Run Off

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

**Community Council** - No response at the time of writing the report

**Councillor Derlwyn Hughes** - No response at the time of writing the report

**Councillor Vaughan Hughes** - No response at the time of writing the report

**Councillor Ieuan Williams** - No response at the time of writing the report

**Welsh Water** - No response at the time of writing the report

**Natural Resources Wales** - Suggest conditions

**Highways Department** - No response at the time of writing the report

**Footpath Officer** - No response at the time of writing the report

**Drainage Department** - Comments

**Gwynedd Archaeological Planning Service** - No response at the time of writing the report

**Environmental Health** - No response at the time of writing the report

The application was advertised by posting of a notice near the site and adjoining properties were notified by letter. The application was also advertised in the local newspaper as the development is in close proximity of a Public Footpath and in the setting of a Listed Building. The expiry date to receive representations is the 13<sup>th</sup> September, 2013. At the time of writing the report no letters were received.

## **5. Relevant Planning History**

None

## **6. Main Planning Considerations**

The main planning considerations is whether the existing agricultural land is suitable for an extension to the existing cemetery.

The proposed land is immediately to the East of the existing Church. The land will provide approximately 130 new burial plots. The proposal also involves additional car parking space with porous asphalt tarmac dry area with concrete edging. A random rubble wall in local stone 1.2 metre high will be erected with single strand of barbed wire on timber posts, 1.3 metres high on field side. Ornamental steel gates and pillars also erected on the site. The existing public footpath will be diverted outside the new wall.

## **Natural Resources Wales**

A Tier 1 Screening - Water Quality Assessment has been received with the application.

The Natural Resources Wales have stated the following:-

The site is located on the Carboniferous Limestone and under our Policy and Practice for the Protection of Groundwater (1998) has been classified as a Major aquifer. We therefore consider the site to be sensitive with respect to controlled waters.

The existing cemetery has been in place for over 100 years with no reported problems. The extension is adjacent to the existing cemetery with a proposed low burial rate per year. Although the site is located on Carboniferous Limestone it is reported that there is little water (only in winter) when fresh graves are dug and that the assumed regional water table is greater than 5 mbgl.

Given the low burial rate, the depth of the water table below the site and that this is an extension to an existing cemetery, we consider the site to be low risk and request that a condition be placed on the planning permission granted.

## **Footpath Officer**

The existing public footpath will be diverted outside the new wall.

The footpath officer has commented that a Diversion Order under Section 257 of the Town and Country Planning Act 1990 must be made in order to accommodate Public Footpath Number 12 which at present is immediately adjacent to the perimeter wall of the Cemetery.

## **7. Conclusion**

The land in question is an acceptable extension to the existing cemetery being immediately to the East of the Church. There are no immediate neighbouring properties to the site which will be impacted by the proposal.

## **8. Recommendation**

Providing all relevant consultations have been received and upon the expiry of neighbour notifications the application be permitted.

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

**(02) Burials shall be:**

- a minimum of 50m from a potable groundwater supply source
- a minimum of 30m from a water course or spring
- a minimum of 10m distance from field drains
- no burial into standing water and the base of the grave must be above the local water table.
- deep enough to prevent foraging animals from disturbing the body

Reason: To protect the quality of controlled waters in the local area.

**(03) The development permitted by this consent shall be carried out strictly in accordance with the plan(s) submitted on the 29.07.2013 under planning application reference 30LPA986/CC.**

Reason: For the avoidance of doubt.

**12.5**

**Gweddill y Ceisiadau**

**Remainder Applications**

Rhif y Cais: **34LPA850G/CC** Application Number

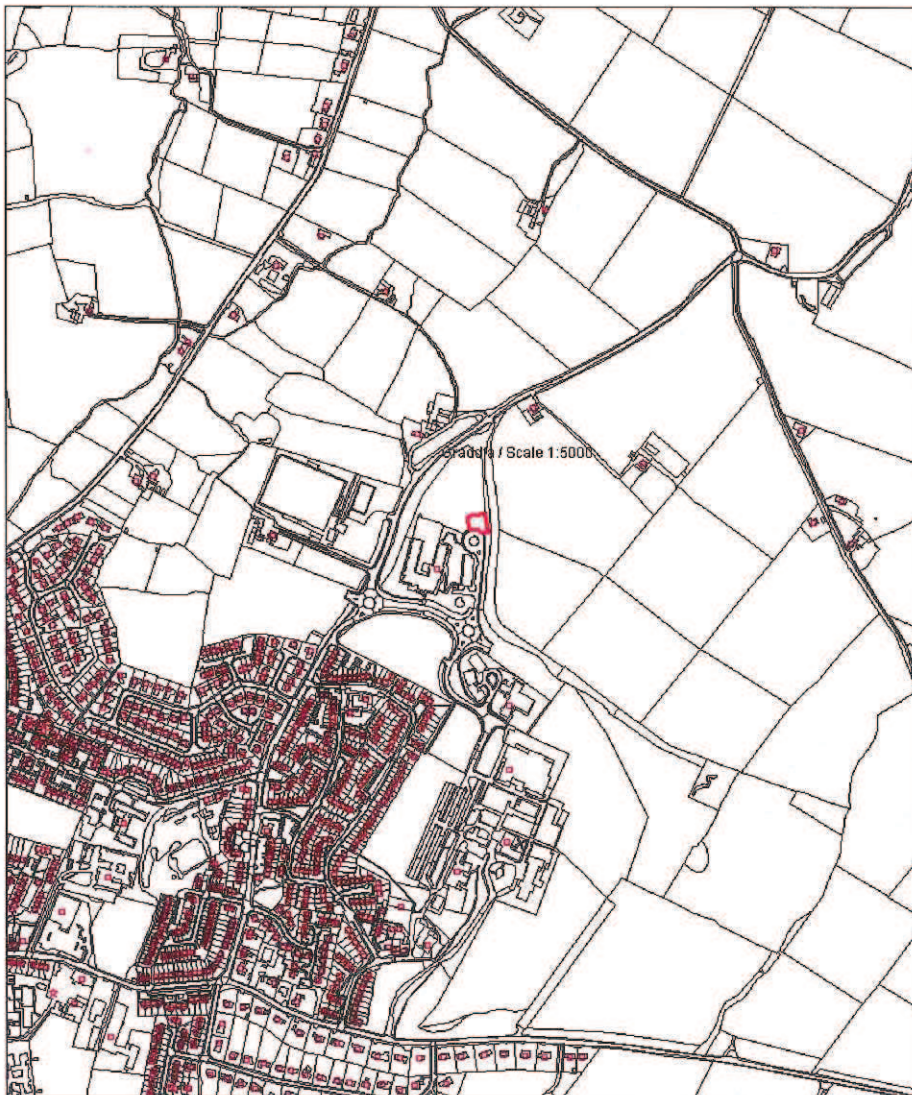
Ymgeisydd Applicant

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

Cais llawn ar gyfer codi uned meithrinfa gyda  
llefydd parcio ar dir

Full application for the erection of a nursery unit and  
car parking area on land at

Ysgol y Graig, Llangefni



**Planning Committee: 04/09/2013**

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

**Recommendation:**

Permit

**Reason for Reporting to Committee:**

This is a Council application involving its own land

**1. Proposal and Site**

The site is located within the confines of Ysgol Y Graig and it is proposed to construct a nursery unit and 8 car parking spaces.

It should be noted that works have commenced on site to allow for minimum disturbance of term time.

**2. Key Issue(s)**

Is the site suitable for a nursery?

Is the proposed parking arrangement acceptable?

**3. Main Policies**

**Gwynedd Structure Plan**

Policy D4: Siting and Design

**Ynys Mon Local Plan**

Policy 1: General policy

Policy 26: Car Parking

Policy 31: Landscape

Policy 42: Design

**Ynys Mon Unitary Development Plan**

Policy GP1: Development Control Guidance

Policy GP2: Design

Policy TR10: Parking Standards

Policy EN1: Landscape Character

**Design Guide for the Urban and Rural Environment**

**4. Response to Consultation and Publicity**

**Councillor Robert G Parry (OBE) - No comments**

**Councillor Dylan Rees – No comments**

**Councillor Nicola Roberts – No comments**

**Community Council - No Comments**

**Highways - Comments no objection**

**Drainage - Comments**

**Biodiversity Officer - No objection**

The application was afforded publicity by way of site notices which were placed within close proximity of the application site, an advert in the local press together with the distribution of personal letters of notification to

the occupiers of neighbouring properties.

The latest date for the submission of representations was the 12<sup>th</sup> August, 2013 and at the time of writing this report no representations had been received.

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

34LPA850D/DA/CC/ECON - Detailed plans for the construction of a new primary school, associated car parking, playing fields, wind turbine and associated facilities. Approved 12/02/2007

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

The school at present does not have nursery facilities. The provision of this is considered necessary to cater for local needs. The site within the school grounds is considered appropriate. The additional parking will assist the current situation and is acceptable to the Highways Authority..

### **7. Conclusion**

This is an appropriate location for this facility.

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

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

**(03) The highway improvements detailed on the submitted plan ref. 13177/0007 dated 24/6/2013 and ref 13177/0004 dated 20/6/2013 shall be completed before the use hereby permitted is commenced.**

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



**12.6**

**Gweddill y Ceisiadau**

**Remainder Applications**

Rhif y Cais: **35LPA929A/CC** Application Number

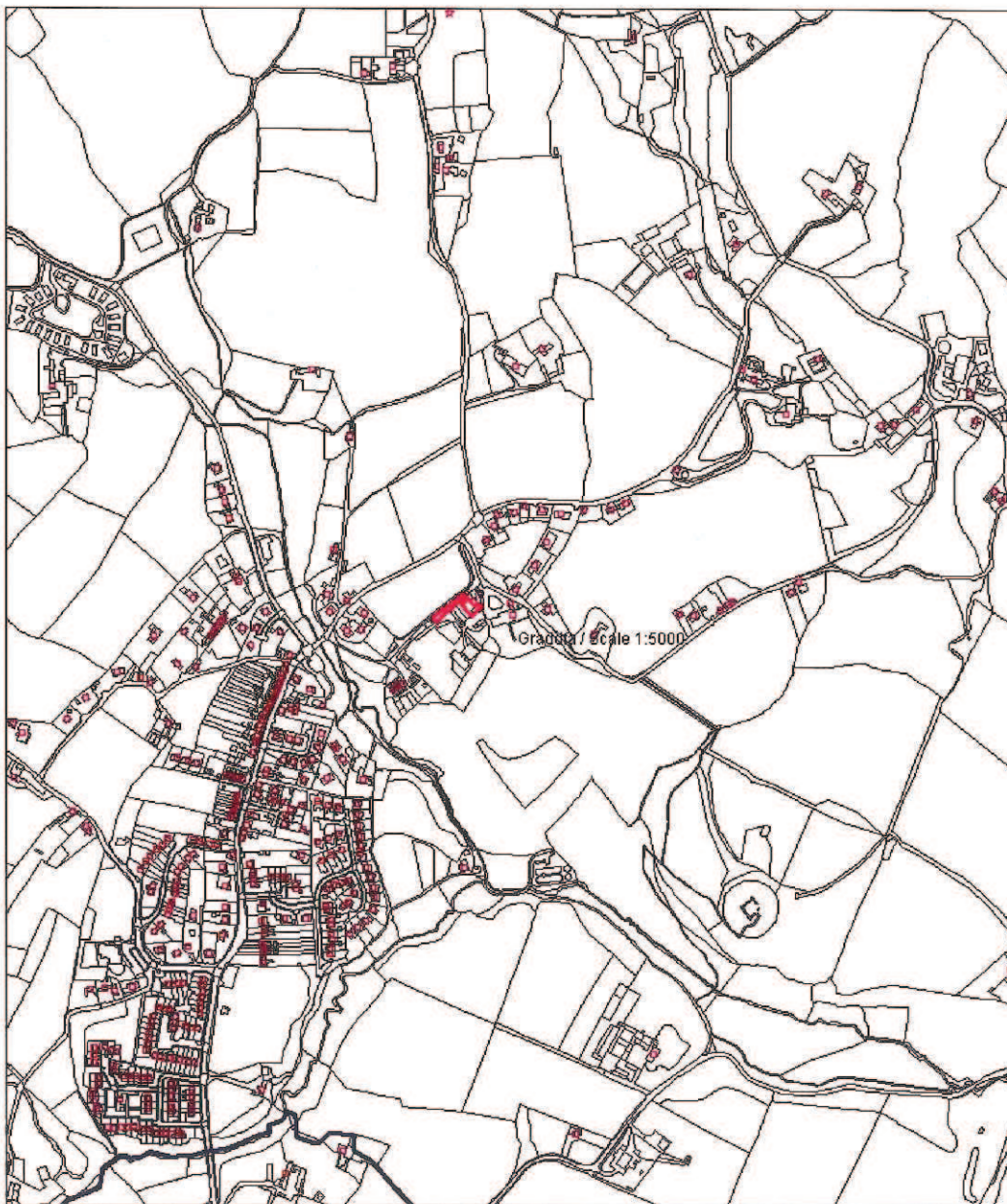
Ymgeisydd Applicant

**Head of Service Property  
c/o Head of Service  
Housing and Social Services Department  
c/o Agent**

Newid defnydd y cyn fflat i ty bwytalcaffi yn

Change of use of former flat into restaurant\cafe at

Haulfre, Llangoed



## **Planning Committee: 04/09/2013**

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

#### **Recommendation:**

Permit

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

The application site is owned by the County Council.

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

The application is for change of use of former flat into restaurant/café at Haulfre, Llangoed.

The site is located to the West of the Haulfre Nursing Home. The building is currently owned and maintained by the Council who wish to convert a disused section on the advanced wing at the east section of the building which has most recently been used as accommodation into a café/tea room.

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

The key issue being whether the change of use will fit in with the surrounding area and whether it have an impact on any neighbouring properties.

The building is included in the statutory register of listed buildings on Anglesey and in Wales as being Grade II, a separate Listed Building application has been submitted and will be forwarded to the Welsh Government for consideration.

#### **3. Main Policies**

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

Policy 1 – General Policy  
Policy 26 – Car Parking  
Policy 30 – Landscape  
Policy 41 – Conservation of Buildings  
Policy 42 - Design

##### **Gwynedd Structure Plan**

Policy B1 – Employment  
Policy D1 – Environment  
Policy D4 – Location, Siting and Design  
Policy D21 - Listed Building

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

Policy GP1 – Development Control Guidance  
Policy GP2 – Design  
Policy EN2 – Area of Outstanding Natural Beauty  
Policy EN13 – Conservation of Buildings

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

**Community Council** – No response at the time of writing the report

**Councillor Lewis Davies** – Supports the application

**Councillor Alwyn Rowlands** – No response at the time of writing the report

**Councillor Carwyn Jones** – No response at the time of writing the report

**Welsh Water** – Conditional Approval

## Natural Resources Wales – Comments

## Drainage Department – Comments

## Environmental Health – Comments

The application has been afforded publicity through a site notice and neighbouring properties were notified by letter. The notification period ended on the 5<sup>th</sup> August, 2013. At the time of writing the report no letters had been received.

### 5. Relevant Planning History

35LPA929/CC/LB – Reconstruction of clock tower – Approved 29<sup>th</sup> October, 2010

### 6. Main Planning Considerations

The building has been vacant for a number of years and beginning to fall into a state of disrepair internally due to lack of use. The accommodation currently consists of two larger rooms either side of the entrance and corridor with a small bathroom and kitchen area leading off from the central corridor adjacent to the front door.

The proposed internal alterations are minor and comprise:-

- \* Creation of disabled toilet
- \* Room use changes to incorporate kitchen and separate dining area.
- \* Replace doorway with frameless glazed modern door to allow level access into the proposed café/tea room
- \* Re-instating blocked up doorway between stable and what would be the corridor in the café/tea room to allow access from the stable area into the proposed café/tea room
- \* Repair areas of plaster showing evidence of dampness in a method to match existing application

The café will be run by Blaen Y Coed day care centre and predominantly used by visitors to Haulfre and Haulfre Gardens. It will also be open to the general public.

The intention is to have somewhere visitors to Haulfre Home can go, which is away from the home without having to venture away from the site.

The proposed alterations are sympathetic to the building and will improve the building and surrounding area.

### 7. Conclusion

The application conforms with all policies listed above and will improve the existing building.

### 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 developer must provide a suitable grease trap to prevent entry into the public sewerage system of matter likely to interfere with the free flow of the sewer contents, which would prejudicially affect the treatment and disposal of such contents.**

Reason: To protect the integrity of the public sewerage system, and sustain an essential and effective service to existing residents.

**(03) The premises shall only be used as a café/tea room and for no other purpose specified in Class A3 of the Schedule to the Town and Country Planning (Use Classes) Order 1987.**

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

**(04) The development permitted by this consent shall be carried out strictly in accordance with the plan(s) submitted on the 10/07/2013 and 02/08/2013 under planning application reference 35LPA929A/CC.**

Reason: For the avoidance of doubt.

Rhif y Cais: **38C219C** Application Number

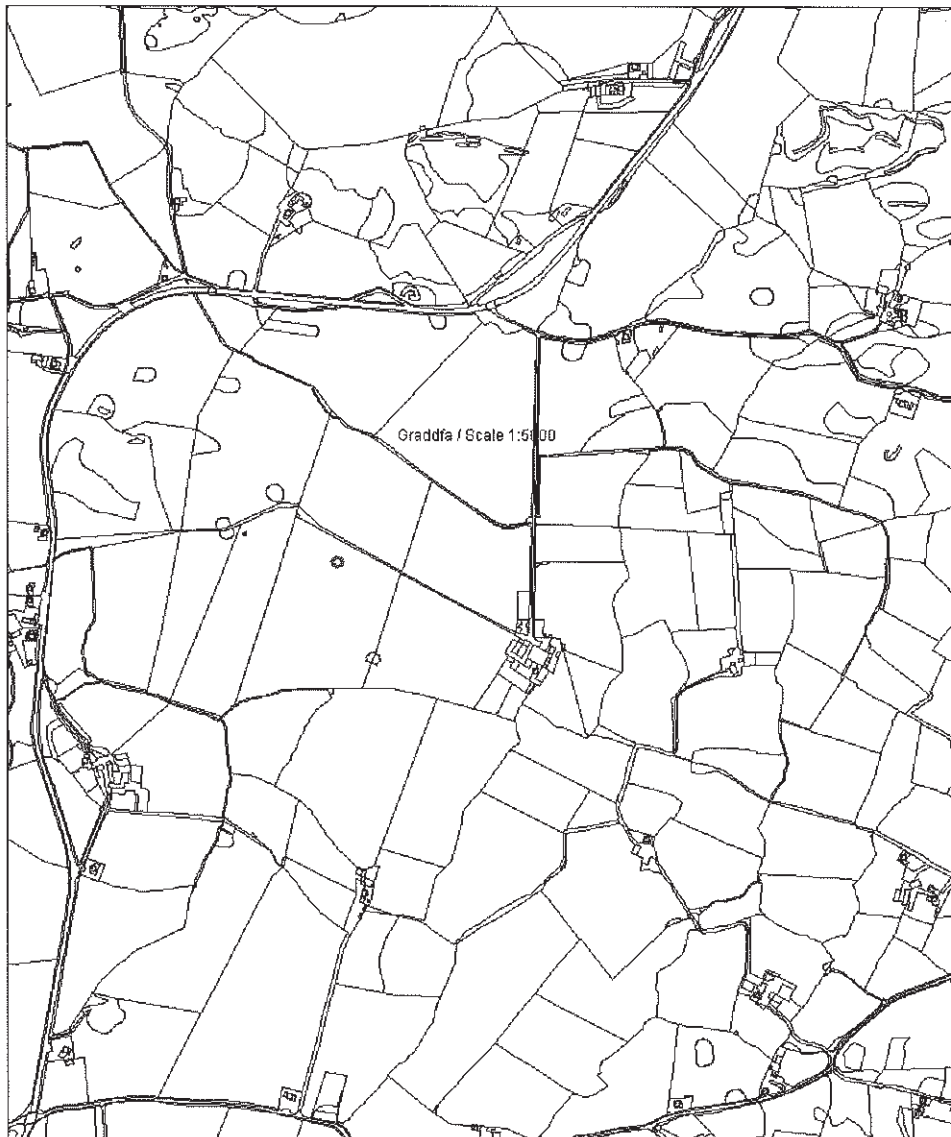
Ymgeisydd Applicant

**Mr Arthur Williams  
c/o RGR Partnership  
1st Floor NatWest Bank Building  
Glanhwfa Road  
Llangefni  
LL77 7EN**

Cais llawn i godi un twrbin gwynt 10kW gyda uchder hwb hyd at 15m, diamedr rotor hyd at 9.7m a uchder blaen unionsyth fertigol hyd at uchafswm o 19.5m ar dir yn

Full application for the erection of one 10kW wind turbine with a maximum hub height of 15m, a rotor diameter of 9.7m and a maximum vertical upright height of 19.5m on land at

Cae Mawr, Llanfechell



**Planning Committee: 04/09/2013**

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

**Recommendation:**

Permit

**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 19.5 metres and a maximum rotor diameter of 9.7metres. The rated power of the turbine is 10kw. The make and model is specified in the planning application which will be installed on a monopole fixed to a concrete foundation.

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

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

### **3. Main Policies**

#### **Gwynedd Structure Plan**

Policy C7: Renewable Energy

Policy D3: Landscape Conservation Area

Policy D10: Protection of Natural heritage

#### **Ynys Môn Local Plan**

Policy 31: Landscape

Policy 45: Renewable Energy

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

Policy EP18: Renewable Energy

Policy 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**

**Local Member (Cllr. Thomas H Jones) - No response at the time of writing the report.**

**Community Council - No response at the time of writing the report.**

**Drainage - No response at the time of writing the report.**

**Environmental Services** - Conditions

**Environmental Advisor** - No objection

**Landscape** - No objection

**MOD** - No objection

**Environment Agency** - Low environmental risk.

### **Response to Publicity**

5 letters and a petition have been received. The petition states;

"We the undersigned oppose any erection of commercial wind turbines in the Llanfechell or Mynydd Mechell area on the grounds that they are unsightly, damaging our fragile economy, uneconomic and damaging our wildlife"

The petition contains 267 signatures.

Points raised in the letters include;

In excess of micro generation  
Part will be seen from 7km away  
The nearest property is less than the stated 342m

The Welsh Government suggest 500m  
Will harm flocks of geese and swans  
Scenery should be protected  
Will be affected by shadow flicker  
Noise will keep awake at night  
Harm the landscape

One letter supports as this is clean energy and will add income.

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

38C219D/SCR - Screening opinion. No EIA required 22/11/12

### **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**

This has been assessed and is considered acceptable.

### **Residential Amenity**

The SPG On Shore Wind Energy prescribes a distance of 500m separation between medium sized turbines and dwellings. Whereas there are 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.

One property which is a listed building lies approximately 300m from the turbine. It will have a view of the structure between existing buildings. This building forms part of a working farms yard and it is not considered that the proposed turbine would have a harmful effect on that properties amenities.

### **7. Conclusion**

It is considered that the site can accommodate the proposed turbine without undue harm to visual or residential amenity

### **8. Recommendation**

#### **Permit**

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

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

**(02) The turbine should be installed in accordance with the manufacturer's instructions and site survey.**

Reason: In the interests of amenity.

**(03) The wind turbine shall be serviced in accordance with the manufacturer's recommendations.**

Reason: In the interests of amenity.

**(04) The noise from the turbine shall not exceed 35 dB LA90, 10 minutes up to wind speeds of 10m/s at 10m height measured 3.5m from the facade of any occupied neighbouring property not in the ownership of the applicant. Where the nearest 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.**

Rheswm: Er lles mwynderau.

**(05) The wind turbine shall not be tonal in character. [An Acoustic test report prepared Narec Development Services (Ref. No. 1603/01/A) dated the 28th October 2010 provides us with third octave frequency analysis for the turbine and confirms that it is not tonal in character].**

Reason: In the interests of amenity.

**(06) Should a complaint of noise nuisance be received by the Council, the applicant shall, at his own expense, commission noise tests to determine compliance with the noise conditions.**

Reason: In the interests of amenity.

**(07) 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.

**(08) 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.

## **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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Rhif y Cais: **34LPA984/CC** Application Number

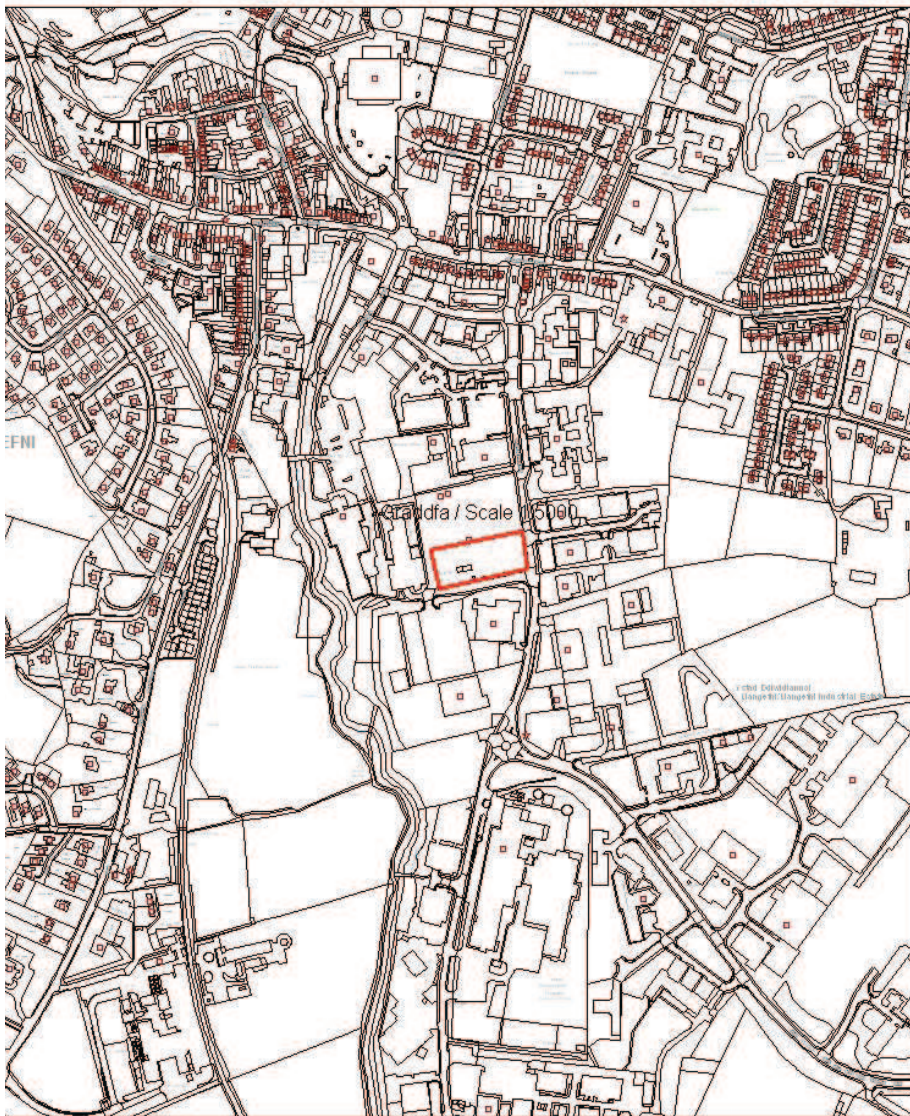
Ymgeisydd Applicant

**Head of Service Environment and Technical Services  
c/o Mr Viral Desai  
AMEC  
Canon Court  
Abbey Lawn  
Abbey Foregate  
Shrewsbury  
Shropshire  
England  
SY2 5DE**

Cais llawn ar gyfer codi 7 uned diwydiannol ynghyd a llefydd parcio cysylltiedig yn

Full application for the erection of 7 industrial units together with associated car parking at

Penyrsedd Industrial Estate, Llangefni



**Planning Committee: 04/09/2013**

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

**Recommendation:**

Permit

**Reason for Reporting to Committee:**

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

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

The application is located on a principal approach of the Llangefni Industrial estate, in vicinity of commercial and municipal uses and adjoining the recently approved Police Hub which is currently nearing completion. Former industrial units on the application site have been demolished and crushed and the site is vacant.

The development would involve the erection of 7 industrial units in two blocks, one containing four units and the other containing 3. The size of units range from 115m<sup>2</sup> to 150m<sup>2</sup>.

The units will be for industrial and business use and each unit will be fitted out internally to accommodate the requirements of individual occupiers.

Each building is located at the frontage and rear of the site with access and parking taken centrally from the existing road that joins onto the main industrial estate road.

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

- Principle of Development
- Drainage & Flooding
- Relationship with surrounding

### **3. Main Policies**

**Gwynedd Structure**

B1 Employment Provision

**Ynys Mon Local Plan**

2 – New Jobs

**Stopped Ynys Mon Unitary Development Plan**

EP4 – Other Employment Opportunities

**Planning Policy Wales (November 2012)**

Technical Advice Note 15 "Development and Flood Risk"

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

**Cllr Bob Parry:** No comments received at the time of writing.

**Cllr Dylan Rees:** No comments received at the time of writing.

**Cllr Nicola Roberts:** No comments received at the time of writing.

**Town Council:** No comments received at the time of writing.

**Highways:** No comments received at the time of writing.

**Drainage** The applicant should provide design & construction details for the surface water attenuation.

**Natural Resources Wales:** No comments received at the time of writing.

**Environmental Services:** No comments received at the time of writing.

**Economic Development:** Supportive.

In addition to the above no comments were received as a result of statutory publicity.

## **5. Relevant Planning History**

Planning application reference numbers 34LPA418 and 34LPA928 relate to the former commercial industrial use of the site.

## **6. Main Planning Considerations**

### **Principle of development**

The application site is within the settlement boundary of Llangefni in the adopted Ynys Mon Local Plan and the Stopped Ynys Mon Unitary Development Plan.

Policy 2 'New Jobs' of the Ynys Mon Local Plan (December 1996), Policy B1 of the Gwynedd Structure Plan (November 1993), EP 4 of the Stopped Ynys Mon Local Plan and Planning Policy Wales lists criteria to be assessed in a considering employment developments.

Planning Policy Wales provides guidance on the use of previously developed land and it is the Assembly Government's objective for the more sustainable use of land and to encourage regeneration to encourage development on these sites.

The application site comprises previously developed land located within the settlement and it's re-development for proposed use accords with the aforementioned planning policy framework; detailed considerations are assessed below.

### **Relationship with Surroundings**

As indicated previously in the report the site comprises a former industrial site adjacent to commercial and municipal uses. The scale, industrial/commercial design and materials are considered to be high quality and in accord with the surroundings. A condition has been recommended requiring landscaping of the site which provides for the retention of existing trees.

### **Drainage and flooding**

Foul drainage will be connected to the public sewer. Surface water drainage will be attenuated and connected to the existing surface water drainage serving the former buildings on the application site. Surface water from the car parking areas will pass through an interceptor..

## **7. Conclusion**

Subject to the receipt of consultation responses from the outstanding consultees listed in the report the proposal is acceptable.

## **8. Recommendation**

**(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) Foul water and surface water discharges must be drained seperately from the site.**

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

**(03) 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.

**(04) 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.

**(05) No development shall commence until a 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 agreed in writing by the Local Planning Authority in liaison with Dwr Cymru Welsh Water's Network Development Consultants.**

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

**(06) No development approved by this permission shall be commenced until a scheme for the provision and implementation of a surface water regulation system has been submitted to and approved in writing by the Local Planning Authority.**

Reason: To prevent the increased risk of flooding on and off-site.

**(07) No development shall take place until a scheme of landscaping and tree planting for the site which provides for the retention of existing trees has been submitted to and approved in writing by the Local Planning Authority. The landscaping scheme shall show the proposed planting, including species, size and density and distinguish those trees to be retained showing their species, spread and maturity together with measures for their protection in the course of development. The approved new planting shall be implemented no later than the first planting season after the occupation of the buildings or completion of the development, whichever is the sooner. The approved protection measures shall be implemented prior to the commencement of development.**

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

**(08) Any trees or shrub which forms part of the approved landscaping scheme which within a period of five years from planting fails to become established, becomes seriously damaged or diseased, dies or for any reason is removed shall be replaced in the next planting season by a tree or shrub of a species, size and maturity to be approved by the Local Planning Authority.**

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

**(09) The materials and colours in the "Schedule of External Materials" shall be used in the implementation of the development hereby approved unless otherwise approved in writing by the local planning authority.**

Reason: To ensure a satisfactory appearance to the development.

**(10) Each new non-residential building hereby permitted shall be constructed to achieve a minimum [Building Research Establishment Environmental Assessment Method (BREEAM)] (or subsequent equivalent quality assured scheme) overall [minimum overall standard] and achieve a minimum of [X credits] under category Ene1 - Reduction of CO2 Emissions in accordance with the requirements of [BREEAM] [date]. The development shall be carried out entirely in accordance with the approved assessment and certification.**

Reason To ensure that the development meets nationally recognised sustainability credentials.

**(11) Construction of any building hereby permitted shall not begin until an 'Interim Certificate' has been submitted to the Local Planning Authority, certifying that a minimum [BREEAM] overall excellent and a minimum of 8 credits under Ene1 - Reduction of CO2" Emissions has been achieved for that individual building in accordance with the requirements of [BREEAM] [2008].**

Reason To ensure that the development meets nationally recognised sustainability credentials.

**(12) Prior to the occupation of the individual building hereby permitted, a 'Final Certificate' shall be submitted to the Local Planning Authority, certifying that a minimum [BREEAM] overall [minimum standard] and a minimum of [x credits] under 'Ene1 - Reduction of CO2" Emissions' has been achieved for that building in accordance with the requirements of [BREEAM] [date].**

Reason To ensure that the development meets nationally recognised sustainability credentials.

#### **9. Other Relevant Policies**

##### **Gwynedd Structure Plan**

D29 (Design)

FF11 (Traffic) FF12 (Parking Standards)

FF15 (Pedestrian Requirements)

##### **Anglesey Local Plan**

1 (General Policy)

5 (Design)

26 (Parking)

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

GP1 (Development Control Guidance)

GP2 (Design)

TR10 (Parking Standards)

##### **Isle of Anglesey Parking Standards (2008)**

##### **Isle of Anglesey Design Guide (2008)**

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Materion Eraill

Other Matters

Rhif y Cais: 35LPA929B/CC/LB Application Number

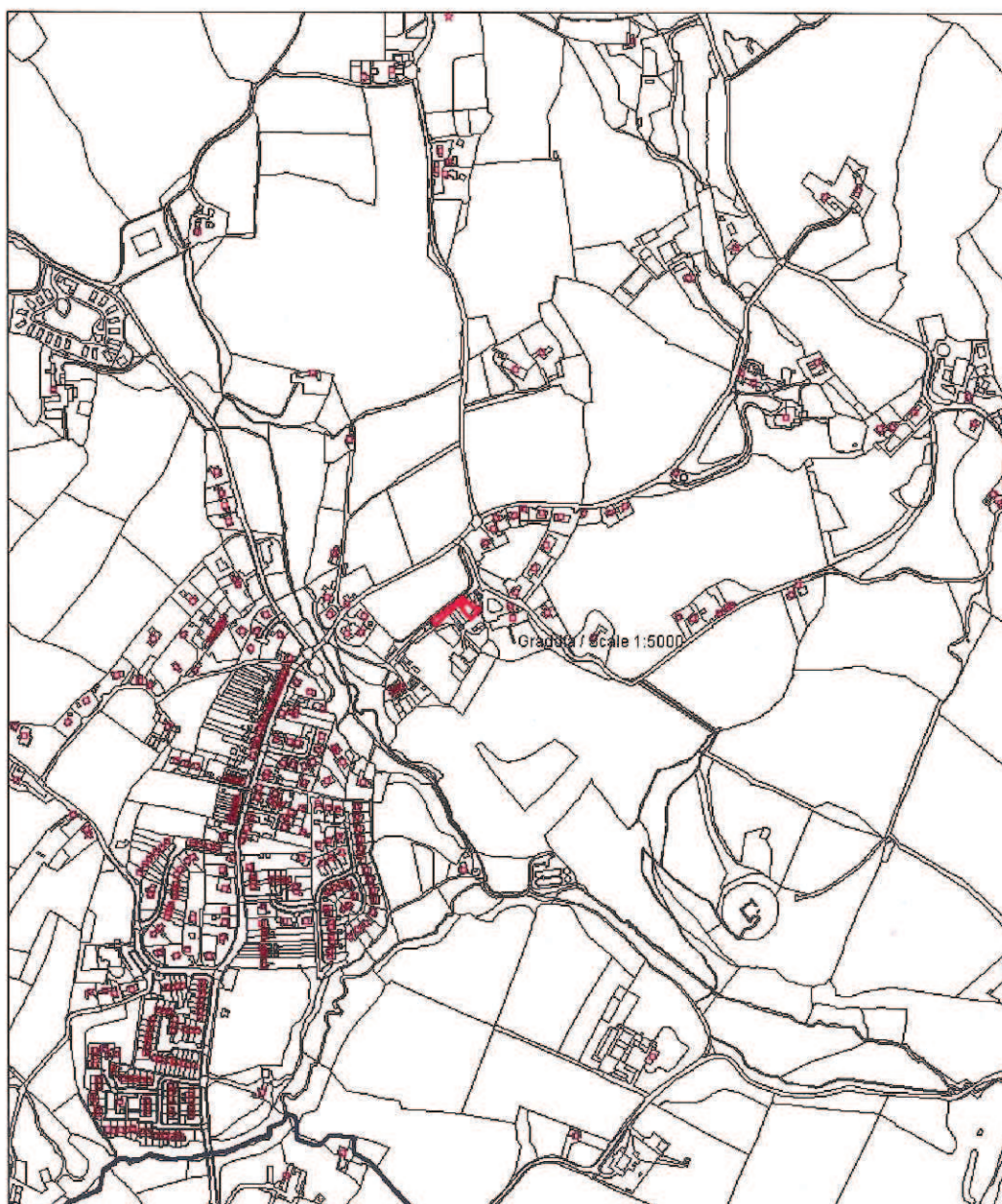
Ymgeisydd Applicant

**Head of Service Property  
c/o Head of Service  
Housing and Social Services Department  
c/o Agent**

Cais Adeilad Rhestredig am newidiadau mewnol  
ac allannol yn

Listed Building Consent for internal and external  
alterations at

Haulfre, Llangoed



**Planning Committee: 04/09/2013**

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

**Conclusion**

To note that the above application will be forwarded to the National Assembly for Wales for determination in accordance with Regulation 13 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Rhif y Cais: 46LPA972/CC Application Number

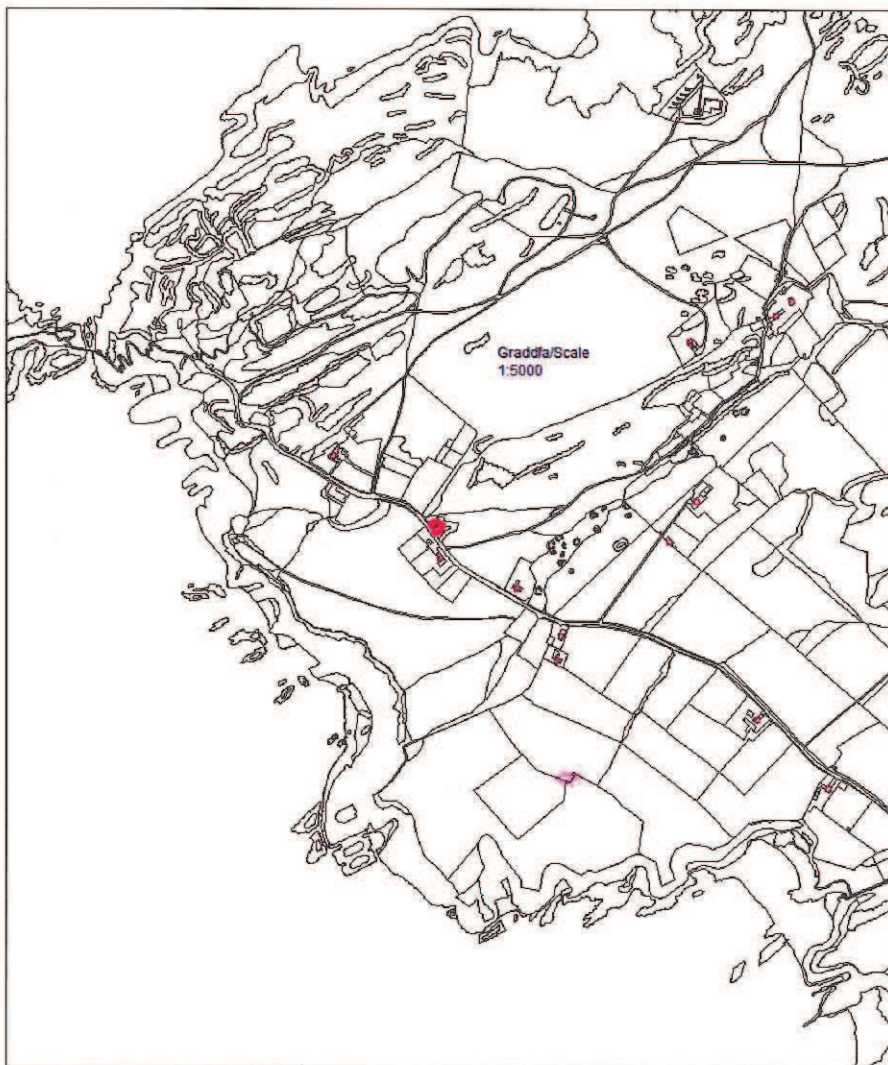
Ymgeisydd Applicant

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

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

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

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



**Planning Committee: 04/09/2013**

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

**Recommendation:**

Permit

**Reason for Reporting to Committee:**

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

Full planning has been granted in April, 2013 for the change of use of the former public convenience into a dwelling together with alterations and extension thereto. The applicant has requested to carry out minor amendments to the approved scheme.

**1. Proposal**

The proposed amendments consist of increasing the size of the three windows in the front elevation which lies fronting the highway. The existing windows are situated close to the roof line and the increase in the size of the opening from approximately half way up the wall will provide the occupants of the dwelling to be able to enjoy the views of the surrounding area and provide additional lighting into the rooms.

**2. Assessment**

The proposed amendments are considered to be acceptable and will not affect the character of the building or harm the amenities of the occupants of the neighbouring properties.

Given the nature of the proposed amendments it is not considered that the proposed changes materially affect the appearance or nature of the scheme as previously approved.