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RHYBUDD O GYFARFOD	NOTICE OF MEETING	
PWYLLGOR CYNLLUNIO A GORCHMYNION	PLANNING AND ORDERS COMMITTEE	
DYDD MERCHER, 7 MAI, 2014 ➔ 1.00 p.m. ←	WEDNESDAY, 7 MAY 2014 ➔ 1.00 pm ←	
SIAMBR Y CYNGOR, SWYDDFEYDD Y CYNGOR, LLANGFNI	COUNCIL CHAMBER - COUNCIL OFFICES, LLANGFNI	
Swyddog Pwyllgor	Mrs. Mairwen Hughes (01248) 752516	Committee Officer

AELODAU / MEMBERS

Cynghorwyr / Councillors:

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

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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PLANNING AND ORDERS COMMITTEE

Minutes of the meeting held on 2 April, 2014

- PRESENT:** Councillor W.T.Hughes (Chair)
Councillor Ann Griffith (Vice-Chair)
- Councillors Lewis Davies, Jeff Evans, John Griffith, Richard Owain Jones, Kenneth Hughes, Victor Hughes, Nicola Roberts
- IN ATTENDANCE:** Planning Development Manager (DFJ)
Planning Assistants
Senior Engineer (Development Control) (EDJ)
Technical Officer (Highways) (JR)
Legal Services Manager (RJ)
Committee Officer (ATH)
- APOLOGIES:** Councillor Alwyn Rowlands
- ALSO PRESENT:** Councillor Aled M.Jones (A Local Member - application 7.4), Councillor Robert Ll.Jones (A Local Member - applications 7.2 & 10.1), Peter Rogers (A Local Member – application 12.1), Councillors Trefor Ll.Hughes and R.G.Parry, OBE
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1 APOLOGIES

Apologies for absence were presented and noted.

2 DECLARATION OF INTEREST

Councillor Kenneth Hughes declared a personal and prejudicial interest in respect of application 12.5

Councillors Lewis Davies, Ann Griffith, John Griffith and Nicola Roberts declared an interest in relation to applications 6.1 and 7.4 on account of the reference to wind turbines within the Plaid Cymru Manifesto but stated that they would consider each application on its own merits.

3 MINUTES OF THE 5TH MARCH, 2014 MEETING

The minutes of the previous meeting of the Planning and Orders Committee held on 5th March, 2014 were presented and confirmed as correct.

4 SITE VISITS

The minutes of the site visits held on 19th March, 2014 were presented and confirmed as correct.

5 PUBLIC SPEAKING

There was a Public Speaker in respect of application 7.3.

6 APPLICATIONS THAT WILL BE DEFERRED

6.1 41C124B/EIA/RE – Full application for the erection of three 800kw-900kw wind turbines with a maximum hub height of up to 55m, rotor diameter of up to 52m and a maximum upright vertical tip height of up to 81m, the improvements to the existing access to the A5025 road together with the erection of 3 equipment housing cabinets on land at Bryn Eyr Uchaf, Menai Bridge

It was resolved to defer consideration of the application in accordance with the Officer's recommendation for the reasons outlined in the written report.

7 APPLICATIONS ARISING

7.1 14C135A – Full application for the erection of a dwelling and private garage, creation of a new vehicular access together with the installation of a package treatment plant on land adjacent to Glasfryn, Tyn Lon

The Planning Development Manager reported that at its previous meeting held on 5th March, 2014, the Committee had resolved to visit the application site to assess the proposal and in particular the proposed access to the site, before making its determination. The Highways Authority had objected to the access as originally proposed due to substandard visibility. The site visit was carried out on 19th March, 2014. In the interim and further to discussions with the Highways Authority a revised access proposal was submitted in order to overcome the highway safety objection to the scheme and that is now the subject of consultation until the 10th April. Members were apprised of the revised proposal on site. The Highways Authority confirms that it has subsequently withdrawn its objection to the proposal. The recommendation is therefore one of approval subject to no new issues arising before the expiry of the consultation period and subject to a Section 106 agreement as detailed in the written report.

Councillor Nicola Roberts proposed that the application be approved and her proposal was seconded by Councillor Kenneth Hughes.

It was resolved to approve the application in accordance with the Officer's recommendation subject to the expiry of the consultation period and to no new issues arising which have not already been considered in the determination of the application; subject to a section 106 agreement to limit the occupancy of the dwelling to local persons in affordable housing needs in accordance with Policy PT2 requirements and subject to any additional requirements in relation to access arrangements and to the conditions listed in the written report.

7.2 19C1046C/LB – Application for listed building consent for demolition of part of the house at Soldiers Point, Holyhead

The Planning Development Manager reported that the Committee at its meeting on 5th March resolved that a site visit should take place prior to determining the application and that the site was subsequently visited on 19th March, 2014. The Welsh Government's Arson Reduction Team has visited the site and notes that the subject building allows access to the main house. The team recommends that demolition of the subject building will in the long-term safeguard the main house. The Officer said that since the report was drafted responses have also been received from the Royal Commission on the Ancient and Historical Monuments of Wales; the Georgian Group; Gwynedd Archaeological Trust along with the Council's Conservation Officer to the effect that they are satisfied with the proposal. It is not considered that the proposed demolition will have an adverse effect on the special architectural or historical importance of the building and will contribute to improving the security of the site and the survival of the original house. The recommendation is therefore one of approval subject to no adverse observations being received from CADW.

Councillor Robert Llewelyn Jones speaking as a Local Member requested that the Planning Authority inform the Local Members of how the demolition process will be effected.

Councillor Jeff Evans said that he was happy to support the application given the circumstances and also given the need to maintain the fabric of the original house, and he proposed that the application be approved. Councillor Richard Owain Jones seconded the proposal.

It was resolved to approve the application in accordance with the Officer's recommendation subject to no adverse observations being made by CADW and subject to the conditions listed in the written report. (Councillor Ann Griffith did not vote on the matter account of her not being present on the site visit)

7.3 33C302 – Full application for change of use from a dwelling (C3) into a part (A3) hot food takeaway and part (C3) dwelling together with the creation of additional parking at Penffordd, Gaerwen

The application was initially submitted to the Planning and Orders Committee at the request of the Local Member. At its meeting held on 5th March, 2014 the Planning and Orders Committee resolved to visit the site prior to making a determination. The site visit was undertaken on 19th March, 2014.

Mr Elfed Williams addressed the Committee in support of the application and he made the following points –

- The application has been amended and modified over the course of the past six months following consultation with Planning officers.
- The Officers accept that the access and layout as amended in providing parking for 7 vehicles are acceptable and that there is sufficient space within the curtilage of the application site for vehicles to manoeuvre.
- The question is whether there are any dangers arising in terms of highway safety and whether there is evidence of such dangers. The applicant's view is that there is no such evidence that can be corroborated or defended.
- The application has been carefully scrutinised by Officers and is deemed acceptable.
- There are no dangers arising that can be proven; neither are there any policy, technical or legal reasons for rejecting the application.
- There have been no objections by any public body or by North Wales Police.
- The report makes it clear that the Highways Authority considers that refusal on appeal would be difficult to sustain.

The Planning Development Manager said that as regards the proposal's effect on surrounding properties, the application site is situated in a commercial area of the village and it is considered unlikely that the proposal will generate unacceptable amenity effects. The parking arrangements have been modified following discussions with the Highways Authority and no objection is raised on highway safety grounds. The Officer confirmed that there are no objections from North Wales Police and that there are no grounds for objection in terms of land use. The recommendation is therefore one of approval.

Councillor Victor Hughes, a Local Member whilst acknowledging the Highways and Planning Officer's professional views, pointed out that the application site is situated on a busy crossroads with two bus stops situated nearby. He believed that the bus stop located on the A5 would be used as a stopping area meaning that buses would have to stop on the public highway thus making the crossroads even more hazardous. Councillor Hughes said that he thought the proposed parking arrangements would be inadequate particularly on busier Friday and Saturday nights. He accepted that a takeaway provision in Gaerwen would on the other hand reduce the carbon footprint in the area and that some would welcome the provision.

Councillor Lewis Davies sought clarification of the Highways Authority's position. The Senior Engineer (Development Control) explained that there were concerns regarding the original plans as they did not conform to technical requirements. The plans as amended are compliant and therefore there are no grounds for objection.

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

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

7.4 44C294B - Full application for the erection of a 20kw wind turbine with a maximum hub height of 20.5m, a rotor diameter of 13.1m and a maximum vertical upright height of 27.1m on land at Plas Newydd, Rhosybol

The application was presented to the Planning and Orders Committee as it has been decided that delegated powers will not be used in connection with wind turbine developments. The application site was visited by Members of the Planning and Orders Committee on 16th October, 2013.

Councillor Aled Morris Jones, a Local Member requested that the site be re-visited because of the time lapse since the previous site visit was undertaken and to allow Members to re-acquaint themselves with the topography of the area, and also because this is an application for one wind turbine as opposed to the two turbines proposed under the original application. Councillor Jeff Evans supported the request for a site visit.

The Planning Development Manager clarified that there were no changes in terms of the dimensions of the proposed turbine from the previous application and that the only change was that the proposal was now for one turbine rather than two.

Councillor Victor Hughes deemed it unnecessary to re-visit the site and Councillor Ann Griffith said that she shared that view. In a subsequent vote on the matter Councillors Jeff Evans and Richard Owain Jones voted in favour of re-visiting the application site whilst Councillors Lewis Davies, Ann Griffith, John Griffith, Victor Hughes and Nicola Roberts voted against undertaking a second site visit.

The Planning Development Manager said that as regards the principle of development, the proposal is supported by policy; the landscape and visual impact of the proposal has been assessed and it is considered the proposal will not have an unacceptable impact on the landscape. Whilst there are dwellings situated within the 500m separation distance between medium sized turbines and dwellings prescribed by the SPG for On Shore Wind Energy, because of the nature of the landscape and screening, it is not considered that there would be undue harm to those properties. The recommendation is therefore one of approval.

Some Members of the Committee had concerns regarding the cumulative effect of wind turbines in this area and they sought information about the total number of wind turbines that had been granted permission in the locality. Clarification was also sought regarding the proximity of the application site to the AONB and SSSI.

The Planning Development Manager explained that the cumulative impact has been taken into consideration by Planning Officers and an assessment made based on what is visible at the application site.

Councillor Jeff Evans said that there did not seem to be any evidence to justify refusing the application and he proposed that the application be approved. His proposal was seconded by Councillor Kenneth Hughes.

Councillor Aled Morris Jones drew attention to the reference made in the representations section of the written report to Trysglwyn Wind Farm and he pointed out that the report does not elaborate on the size or impact of Trysglwyn relative to the application. Neither does the report expand on the requirements of the SPG for On Shore Wind Energy in relation to the proximity of wind to turbines to dwellings. He said that in order to aid transparency, he believed it was important that Members should be informed of the number of wind turbines in the area of the proposed development and their proximity to the application site, and he asked that Planning Officers consider this as standard practice for all such applications for the erection of wind turbines.

Councillor Nicola Roberts proposed that consideration of the application be deferred to allow the Officers to provide Members with the additional information as suggested by the Local Member. Councillor Lewis Davies seconded the proposal of deferral. In the subsequent vote, Councillors Lewis Davies, Ann Griffith, John Griffith, Richard Owain Jones, and Victor Hughes voted in favour of a deferral.

It was resolved to defer consideration of the application to allow Planning Officers to present the Committee with additional information regarding the number of other wind turbines in the area of the proposal as far as the Trysglwyn Wind Farm and their cumulative effect, along with the location and boundary of the AONB and SSSI relative to the application site.

8 ECONOMIC APPLICATIONS

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

9 AFFORDABLE HOUSING APPLICATIONS

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

10 DEPARTURE APPLICATIONS

10.1 19C452E – Outline application for the erection of 18 dwellings on land at Canada Gardens, London Road, Holyhead

The application was presented to the Planning and Orders Committee as the approval of housing on the application site which is allocated to business use would be a departure from Policy 2 of the Ynys Môn Local Plan and Policies B2 and B4 of the Gwynedd Structure Plan.

The Planning Development Manager reported that whilst the application site is within the development boundary of Holyhead it has been allocated to business/industrial use in the Local Plan. However, an outline application for residential development of land at Canada Gardens was allowed on appeal in 2009 and the Officers are of the view that there has been no material change in the situation since that time that would lead to a different decision. If there has been any change it is that the local emphasis in relation to the location of industrial and/or business developments has become focussed out of town with the development of Parc Cybi. The business/employment designation of the application site was originally made in 1996. It is not considered that approval of the application would be detrimental to the Development Plan. There are no objections on technical grounds to the development by any of the statutory consultees and these matters were considered at appeal stage. The recommendation is to approve the application subject to a Section 106 agreement on the provision of affordable housing and a financial contribution towards the play area on London Road and maintenance arrangements for an acoustic fence.

Councillor R.Llewelyn Jones speaking as a Local Member voiced concerns regarding the traffic situation in and around the application site and he asked the Highways Officer to confirm that the Highways Authority is satisfied that no problems will arise as a result of the proposed development. The Senior Engineer (Development Control) confirmed that the application conforms to the technical requirements. The highways impacts of the proposal were scrutinised at appeal and the Inspector was satisfied that the concerns raised were not sufficient to warrant refusal which view accords with that of Highways Officers.

Councillor Jeff Evans said that he was not aware of any current business application or interest in the land in question. He sought clarification of what an affordable housing designation entailed in the circumstances. The Legal Services Manager said that a Local Authority standard Section 106 agreement for affordable housing stipulates that an affordable dwelling should not be sold for more than a specified percentage of the dwelling's value on the open market subject to negotiations with the applicant based on the housing statistics within the area of the application.

Councillor Lewis Davies said that he believed the area to be suitable for such a development and that he thought it unlikely that the land would revert to a business use as business developments were concentrated out of town. Notwithstanding the traffic position, the Highways Officers are satisfied with the application. He proposed that the application be approved. His proposal was seconded by Councillor Victor Hughes.

It was resolved to approve the application in accordance with the Officer's recommendation subject to a Section 106 agreement on the provision of affordable housing, together with a financial contribution towards a play area on London Road and the conditions listed in the written report.

10.2 27C95C – Full application for the re-building of the fire damaged dwelling together with the erection of an extension at Plas Llanfigael, Llanfigael

The proposal has been reported to the Planning and Orders Committee as it is a departure from the Ynys Môn Local Plan which Officers are minded to approve.

The Planning Development Manager said that although the application represents a departure from both local and national planning policies, it is considered that there are extenuating circumstances in this case which warrant approval. The proposal redeems a statutory protected listed building and rejuvenates it for present and future generations in a way that re-creates the appearance of the original building. Neither is it considered that the proposal will have any detrimental effects on the amenities of the occupants of neighbouring properties. The proposal also entails a single storey rear extension the suitability of which has been considered in terms of design and appearance and is deemed acceptable.

Councillor Richard Owain Jones said that he believed it important that the fire damaged dwelling is re-built and he proposed that the application be approved. His proposal was seconded by Councillor Nicola Roberts.

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

10.3 33C125L – Full application for the demolition of the existing garage, erection of a new dwelling which includes a balcony to the side together with the construction of a new vehicular access together with the retention of the access to the existing dwelling at Cynlas, Gaerwen

The application is presented to the Planning and Orders Committee as it constitutes a departure from Local Plan Policy 53 and Gwynedd Structure Plan Policy A6.

The Planning Development Manager said that the application site is located outside the development plan boundary as defined under Policy 49 of the Local Plan but lies within the development boundary of the stopped UDP. Planning permission has previously been granted on the basis of the material weight give to the stopped UDP. The plot represents an underutilised part of the site and would be an infill plot rounding off the residential estate. Outline permission was granted in 2012 for a new bungalow together with a two storey dwelling on site in a similar configuration to that achieved under the current application. The precedent of a two story dwelling on site has therefore been accepted. No additional traffic impacts are created on the end of the cul-de-sac than were originally proposed. The recommendation is therefore one of approval.

Councillor Victor Hughes speaking as a Local Member said that local concerns regarding possible additional traffic impacts have been alleviated by an amendment to the access arrangements originally proposed. He questioned whether surface water drainage arrangements would be adequate to support the proposed new development. The Planning Development Manager said that drainage details remain under discussion.

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

It was resolved to approve the application in accordance with the Officer's recommendation subject to the conditions listed in the written report and the resolution of drainage details and any additional conditions required.

11 DEVELOPMENT PROPOSALS SUBMITTED BY COUNCILLORS AND OFFICERS

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

12 REMAINDER OF APPLICATIONS

12.1 15C115E – Full application for alterations and extensions at 3 Bythynnod Gwennlyr, Malltraeth

The application is presented to the Planning and Orders Committee at the request of a Local Member.

Councillor Peter Rogers addressed the Committee as a Local Member and he made the following points in support of the application –

- The application site is in a very prominent position on the coastal road between Newborough and Aberffraw in the village of Malltraeth
- Permission to develop the site which used to be a farm and land the buildings of which had become dilapidated was granted in the early 2000s.

- The units on site have now been completed to a high standard and the application if approved, would complete the development and would enhance the area which is highly visible.
- A letter of support has been received from the occupants of the original farmhouse who support the proposal on those grounds.
- The extension on the scale proposed is required to provide additional bedrooms to allow for the provision of respite care for the family's two autistic children who have benefited from staying in the countryside at weekends and during holidays.
- A similar development has previously been allowed in the area in an isolated location wherein planning consent was given for 5 units. The principle of consistency applies.

Councillor Ann Griffith said that she was addressing the Committee as a Local Member to a statement made by the applicants, and that she would not be voting on the matter. She referred to the following considerations -

- The current subject building is used as a workshop.
- The applicants at present reside in a one bedroomed cottage with living room , kitchen and a bathroom
- They have 3 grandsons and 1 granddaughter. Two of the boys are autistic which means they have behavioural needs.
- The children reside with their grandparents at least three times in the week and separate arrangements are required to provide bedrooms for the two autistic boys to meet their behavioural needs; the granddaughter, and also an elderly aunt who will be moving to live with the family in the near future and for whom the applicants have caring responsibilities. It is important that she has privacy in order to promote her independence.
- The applicant's current residence is too small and necessitates making use of the living room for sleeping arrangements.
- The proposal does not have any impacts on amenities and no objections have been raised. There are letters of support from neighbours.
- The extension will add to and complete the complex of cottages
- The proposal is one of 5 cottages and is one of 15 of a cluster of dwellings of different shapes and sizes. The Committee is asked to look positively on the application as it will enrich and benefit the family.

The Planning Development Manager whilst acknowledging the personal circumstances involved said that the key issues relate to land use and policy compliance. Policy 55 of the Ynys Môn Local Plan allows for minor extensions dependent on scale, location and design; however, the proposal will create an additional 255 square meters equating to nearly three times more than the existing building. Due to the scale of the proposal therefore, the Planning Section cannot support the application as it will impact on the current outbuildings and other outbuildings in the amenity where it will dominate the surrounding area. As there is no policy basis to the application, the recommendation is therefore one of refusal.

Members of the Committee sought clarification of the proposal within its context particularly in relation to an existing two storey building on site. The Planning Development Manager showed the Committee the site plans and confirmed that the proposal is situated within a complex of buildings most of which are single storey cottages but which does include a two storey dwelling. The development site also lies within an AONB.

Councillor Nicola Roberts proposed that a site visit be undertaken and her proposal was seconded by Councillor John Griffith. Councillor Lewis Davies said that he thought the application should be refused and he was seconded by Councillor Kenneth Hughes who cited contravention of planning policies and the scale of the proposal as grounds for objection.

Councillor Jeff Evans referred to the personal circumstances of the applicants and he said that he thought the planning process should have cognisance of real people and issues. The proposed extension is required to support two autistic children and a senior citizen and as such might need to be on a larger scale. He said that he supported the application because he believed it to be a needed commodity.

In the subsequent vote on the matter Councillors Lewis Davies, John Griffith, Victor Hughes, Richard Owain Jones and Nicola Roberts voted in favour of a site visit.

It was resolved that a site visit be undertaken in order for Members to view the proposal within the context of the complex and relative to the two storey unit already on site.

12.2 19C967C – Full application for alterations and extensions at Millbank Sports Facilities, Holyhead

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

Councillor Trefor Lloyd Hughes clarified that he had not commented on the application as a Local Member as he had not been included in the consultation process which had been extended in error to the Elected Members of another area of Holyhead.

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

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

12.3 22C404A – Full application for the demolition of existing dwelling and garage, together with the erection of a replacement dwelling and garage, stables, installation of a package treatment plant and alterations to the vehicular access at Cae Maes Mawr, Llanddona.

The Planning Development Manager informed the Committee that since the written report was drafted, the observations of the Section's Countryside Officer has been received. In light of the matters raised in the Officer's comments, he asked the Committee to defer consideration of the application to allow those matters to be considered.

Councillor Victor Hughes proposed that consideration of the application be deferred and his proposal was seconded by Councillor Kenneth Hughes.

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

12.4 34LPA121R/VAR/CC – Application to vary condition (05) on planning permission LPA121Q/CC so as to change the flue colour from green to stainless steel at Ysgol y Bont, Llangefni

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

Councillor Kenneth Hughes proposed that the application be approved and his proposal was seconded by Councillor Richard Owain 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 338C237B – Outline application for the erection of a dwelling together with the construction of a vehicular access on land adjoining Careg y Daren, Llanfechell

The application was presented to the Planning and Orders Committee at the request of a Local Member.

Having declared an interest in the application, Councillor Kenneth Hughes withdrew from the meeting during the discussion thereon.

Councillor John Griffith, a Local Member referred to policy considerations and specifically Policy 50 of the Local Plan which permits an individual development on the periphery of a development area if it is reasonable and does not impact on the physical character of the area. He said that he accepted that the development of the village extends as far as the application site but that he believed it would be useful for Members to view the application site for themselves and to see its proximity to other dwellings in the vicinity. He proposed that a site visit be undertaken and Councillor Nicola Roberts seconded the proposal.

It was resolved to undertake a site visit in accordance with the request made by a Local Member for the reason given.

13 OTHER MATTERS

13.1 39C285D – Full application or the erection of 17 dwellings on land at Lon Gamfa, Menai Bridge

The Planning Development Manager reported that in accordance with the terms of the Section 106 agreement under which the application was originally approved, 6 affordable housing units were to be provided. Following the submission of information in relation to the viability of the proposed development and following consultation with the Council's Affordable Housing Officer it was agreed that 3 affordable housing units will be provided thus reducing the original provision by three. Additionally it is proposed that planning condition (23) on the original consent be amended to the effect that a land contamination assessment be undertaken as the development proceeds instead of prior to the commencement of the development.

Councillor Jeff Evans queried why it is not possible for the developer to proceed with the original designation of 6 affordable housing units. Councillor John Griffiths said that he understood that a 30% affordable housing provision was required and that he was concerned that acceding to the reduction in the provision of affordable housing units on this application would set a precedent for developers in future. Councillor Nicola Roberts was agreed in opposing the reduction given that there was no corresponding reduction in the total number of housing units to be provided as part of the development. Councillor Jeff Evans proposed that the amendment be rejected and his proposal was seconded by Councillor Richard Owain Jones.

The Legal Services Manager said in clarification that reducing the number of affordable housing units would not set a precedent because whilst the policy provides a guideline of 30% it does allow for flexibility to reflect the fact that different developments in different locations mean that due to local factors the affordable housing needs can vary meaning that the 30% provision cannot be insisted upon. The matter has been discussed with the Council's Affordable Housing Officer and therefore there is a sound basis for the recommendation.

Councillor Kenneth Hughes proposed that the amendment to planning condition (23) as described be approved and his proposal was seconded by Councillor Jeff Evans.

It was resolved –

- **To refuse the amendment to the Section 106 agreement regarding the provision of affordable housing.**
- **To approve the amendment to Condition (23) of the planning consent as set out in the written report.**

13.2 46C427K/TR/EIA/ECON – Penrhos Coastal Park, Cae Glas and Kingsland, Holyhead

Correspondence by the Welsh Government dated 7 March, 2014 setting out its reasons for not calling in the application was presented for the Committee's information. Members were asked to note that the detailed requirements of the planning obligation are now to be settled and the conditions finalised and that a report on these would be provided prior to the issuing of the planning decision.

Councillor R. Llewelyn Jones as a Local Member said that he wished it to be noted that the Minister for Housing and Regeneration in reaching his decision not to call in the application did not consider the merits of the proposed development and that Natural Resources Wales was of the view that the application should have been called in.

It was resolved to note the information.

**Councillor W.T.Hughes
Chair**

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Planning Site Visits

Minutes of the meeting held on 16th April, 2014

- PRESENT:** Councillor W.T.Hughes (Chair)
Councillors Lewis Davies, Jeff Evans, Ann Griffith, John Griffith,
Victor Hughes, Kenneth Hughes, Richard Owain Jones.
- IN ATTENDANCE:** Planning Development Manager (DFJ)
Committee Officer (ATH)
- APOLOGIES:** Councillors Vaughan Hughes, Nicola Roberts
-

1 15C116E - Full application for alterations and extensions at 3 Bythynnod Gwenllyr Malltraeth

The Planning and Orders Committee at its meeting held on 2 April, 2014 resolved that the site be visited in order that Members could view the proposal within the context of the existing complex.

The Chair asked the Planning Development Manager to present the facts relating to the application.

The Officer showed the Members the application plans and he explained what the proposed alterations and extensions to the subject building on the site entailed - including raising the ridge height of the existing building by 1m; erecting two, 2 storey extensions and extending up to 15m to the side with the extensions forming a T-shape. The completed proposal will provide accommodation comprising of 5 bedrooms, 5 en-suite bathrooms, kitchen, utility, bathroom and living room. The proposal will increase the footprint of the existing building threefold from 85.5 square metres to 255 square metres.

Members viewed the application site from the front, side and rear elevations of the existing subject building in order to assess the potential impact of the proposal on the other buildings within the complex and on the surrounding area.

2 38C237B – Outline application for the erection of a dwelling together with the construction of a vehicular access on land adjoining Careg y Daren Llanfechell

The Planning and Orders Committee at its meeting held 2 April, 2014 resolved that the site be visited at the request of a Local Member so that Members could see for themselves the application site relative to other dwellings in the vicinity.

Councillor Kenneth Hughes declared an interest in this application and did not participate in the site visit.

The Chair asked the Planning Development Manger to present the relevant facts of the application.

The Officer explained that the application is an outline application for a two storey dwelling with details provided in relation to the proposed access only. He confirmed that it was not an application for an agricultural dwelling. He confirmed also that there were no objections either on highways or technical grounds. The Officer showed Members the application site map and he indicated where the proposed access would be located .He said that the plot is long and narrow and extends 20 metres down from the boundary of the site.

Councillor John Griffith, a Local Member drew attention to other existing dwellings in the immediate vicinity of the application site which were of varying scale and design.

**Councillor W.T.Hughes
Chair**

6.1

Gweddill y Ceisiadau

Remainder Applications

Rhif y Cais: **41C125B/EIA/RE** Application Number

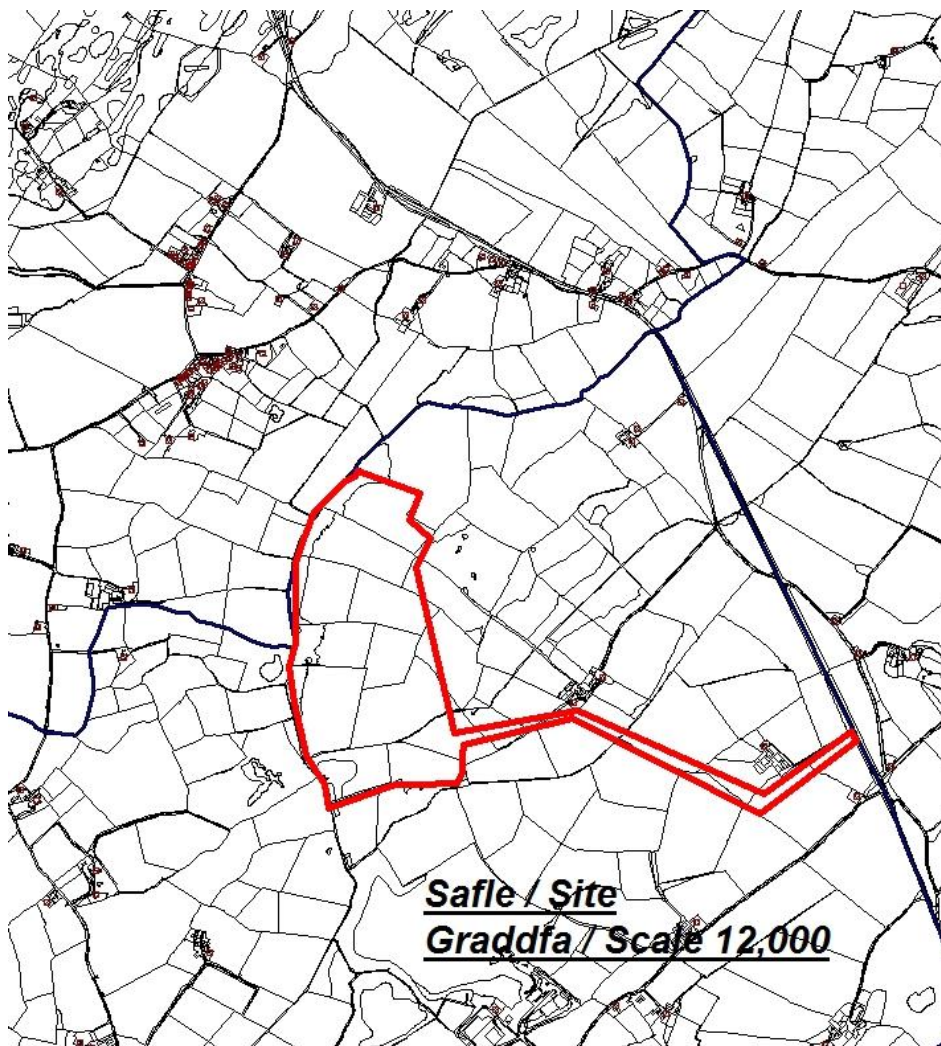
Ymgeisydd Applicant

**Ynys Mon Wind Energy Ltd
c/o West Coast Energy Ltd
Mynydd Awel
Mold Business Park Maes Gwern
Mold
Flintshire
CH7 1XN**

Cais llawn ar gyfer codi tri twrbin wynt 800kW - 900kW gyda uchder hwb hyd at uchafswm o 55m, diamedr rotor hyd at uchafswm o 52m a uchder blaen unionsyth hyd at uchafswm o 81m, gwelliannau i'r fynedfa presennol i lôn A5025, ynghyd a chodi 3 cabinet storio offer ar dir yn

Full application for the erection of three 800kW - 900kW wind turbines with a maximum hub height of up to 55m, rotor diameter of up to 52m and a maximum upright vertical tip height of up to 81m, the improvements to the existing access to the A5025 road together with the erection of 3 equipment housing cabinets on land at

Bryn Eryr Uchaf, Porthaethwy



Planning Committee: 07/05/2014

Report of Head of Planning Service (NJ)

Recommendation:

Defer

Reason for Reporting to Committee:

The application is a full application for the erection of three 800kW - 900kW wind turbines with a maximum hub height of up to 55m, rotor diameter of up to 52m and a maximum upright vertical tip height of up to 81m, the improvements to the existing access to the A5025 road together with the erection of 3 equipment housing cabinets on land at Bryn Eyr Uchaf, Porthaethwy.

At its meeting held on 4th December 2013 the Planning and Orders Committee resolved to visit the site before making its determination. The site was visited in 20th December.

At its meeting held on 8th January 2014 the Planning and Orders Committee resolved to defer determination of the application in order to receive outstanding consultee responses and to receive additional information from the applicant and to allow their consideration.

An objection to the application has been received from Natural Resources Wales with details forwarded to the applicant. At the time of writing the applicant has issued a response to NRW which is currently under consideration. Details of mitigation measures are awaited from the applicant in relation to radio links.

1. Recommendation

Defer

7.1

Gweddill y Ceisiadau

Remainder Applications

Rhif y Cais: 15C116E Application Number

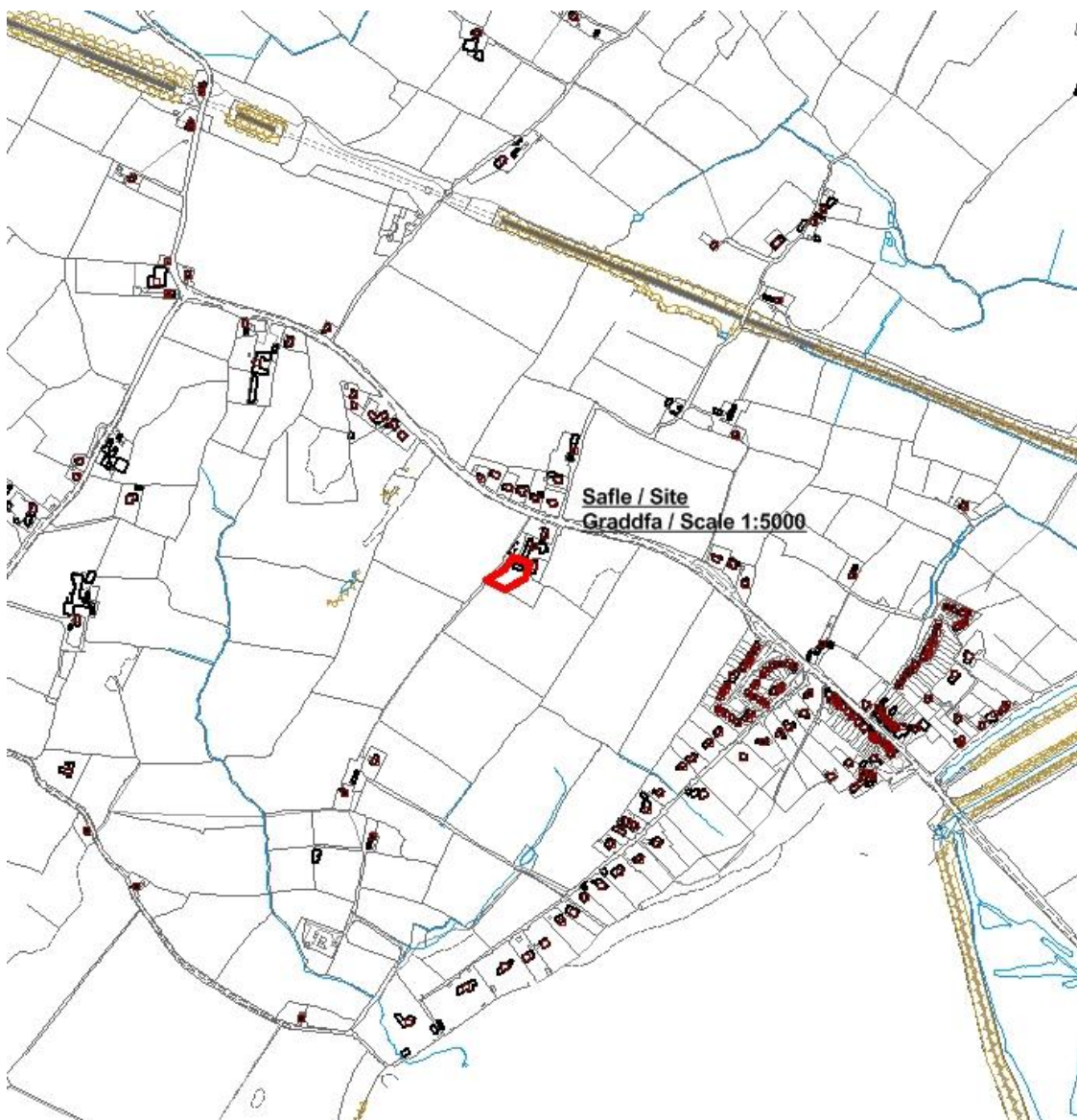
Ymgeisydd Applicant

**Mr Walter Hughes
3 Bythynnod Gwenllyr
Malltraeth
Bodorgan
Ynys Mon
LL62 5AF**

Cais llawn am addasu ag ehangu yn

Full application for alterations and extensions at

5, Bythynnod Gwenllyr, Malltraeth



Planning Committee: 07/05/2014

Report of Head of Planning Service (AMH)

Recommendation: Refuse

Reason for Reporting to Committee:

At its meeting held on the 2nd April 2014 the Members resolved that a site visit should take place prior to determining the application. The site visit took place on the 16th April 2014 and the Members will be familiar with the site and its setting.

1. Proposal and Site

The proposal lies on the outskirts of Malltraeth village towards Hermon/Bethel. The outbuilding the subject of this application has not currently been completed, however the other outbuildings have been converted. The site lies within the AONB

2. Key Issue(s)

The key issue is whether or not the proposed extension undermines the provisions of the Council's approved policies on rural conversions and whether or not the proposal will affect the AONB.

3. Main Policies

Ynys Mon Local Plan

- 1 – General Policy
- 30 – Landscape
- 42 – Design
- 55 – Conversion
- 58 - Extensions

Gwynedd Structure Plan

- D1 – Protect and enhance the environment
- D4 – Location, Siting and Design
- D25 – New development or alterations to existing Buildings
- D29 – Ensure new developments or alterations to existing buildings are to a high standard

Stopped Unitary Development Plan

- GP1 – Development Control Guidance
- GP2 – Landscape
- EN1 – Landscape Character
- EN2 – AONB
- EN13 – Conversion
- HP8 – Conversion

4. Response to Consultation and Publicity

Community Council – Support

Local Member (Peter Rogers) – Call into committee.

Local Member (Ann Griffiths) – No response received at time of writing report.

Footpaths Officer - Comments.

The application was afforded three means of publicity. These were by the posting of a site notice near the site and the publication of a notice in the local press. The latest date for the receipt of representations is the 07th April 2014. At the time of writing this report one letter of support has been received to the department.

5. Relevant Planning History

15C116 – Alterations and extensions at Ty Pigyn, Malltraeth APPROVED 16/08/2001

15C116A - Demolition of existing steel framed barn. Extension and alterations to existing holiday cottage together with the conversion of existing outbuildings to 2 holiday cottages and one dwelling at Tŷ Pigyn, Malltraeth REFUSED 25/05/2004

15C116B – Full plans for the demolition of the existing steel framed barn, extension and alterations to the existing holiday cottages, together with the conversion of existing outbuilding to 2no. holiday cottages and 1no. dwelling at Ty Pigyn, Malltraeth APPROVED 09/08/2004

15C116C – Deletion of conditions (09) (10) (11) and (12) from planning consent 15C116B so as to allow the units to be occupied as permanent residential units at Ty Pigyn Outbuildings, Malltraeth APPROVED 10/12/2007

15C116D – Full application for alterations and extensions at 5 Bythynod Gwenllyr, Malltraeth WITHDRAWN 13/02/14

6. Main Planning Considerations

Affect on amenity

The proposal entails a large extension to the rear of the property as well as creating a first floor to the existing outbuilding. The main planning consideration is whether the original application would have been approved had it included this proposal for an extension to the building and the design of the proposed extension. Any additions to the converted dwelling-house have to be considered against Policy 55 of the Ynys Mon Local Plan. The footprint of the original building currently is 85.5 square metres. Whilst Policy 55 does stipulate that minor extensions can be supported depending on the scale, location and design; however this proposal will create an additional 255 square metres. Nearly 3 times more than the existing outbuilding. Due to the scale of this extension, the section cannot support the application as it will impact the current outbuilding and the other outbuildings in the amenity where it will dominate the surrounding area; this application cannot be supported and is contrary to Policy 55 of the Ynys Mon Local Plan.

7. Conclusion

Given the amount of extensions previously approved, the section cannot support the application for a further extension under Policy 55 of Ynys Mon Local Plan and HP8 of the stopped Unitary Development Plan.

8. Recommendation

Refuse

(01) The Local Planning Authority consider that the proposed extension is contrary to the provisions of Policy 55 of the Ynys Mon Local Plan and Policy HP8 of the stopped Unitary Development Plan and would undermine the integrity of these policies together with the guidance contained within the Council's Supplementary Planning Guidance – Design Guide for the Urban and Rural Environment and Rural Conversions.

Rhif y Cais: **22C40A** Application Number

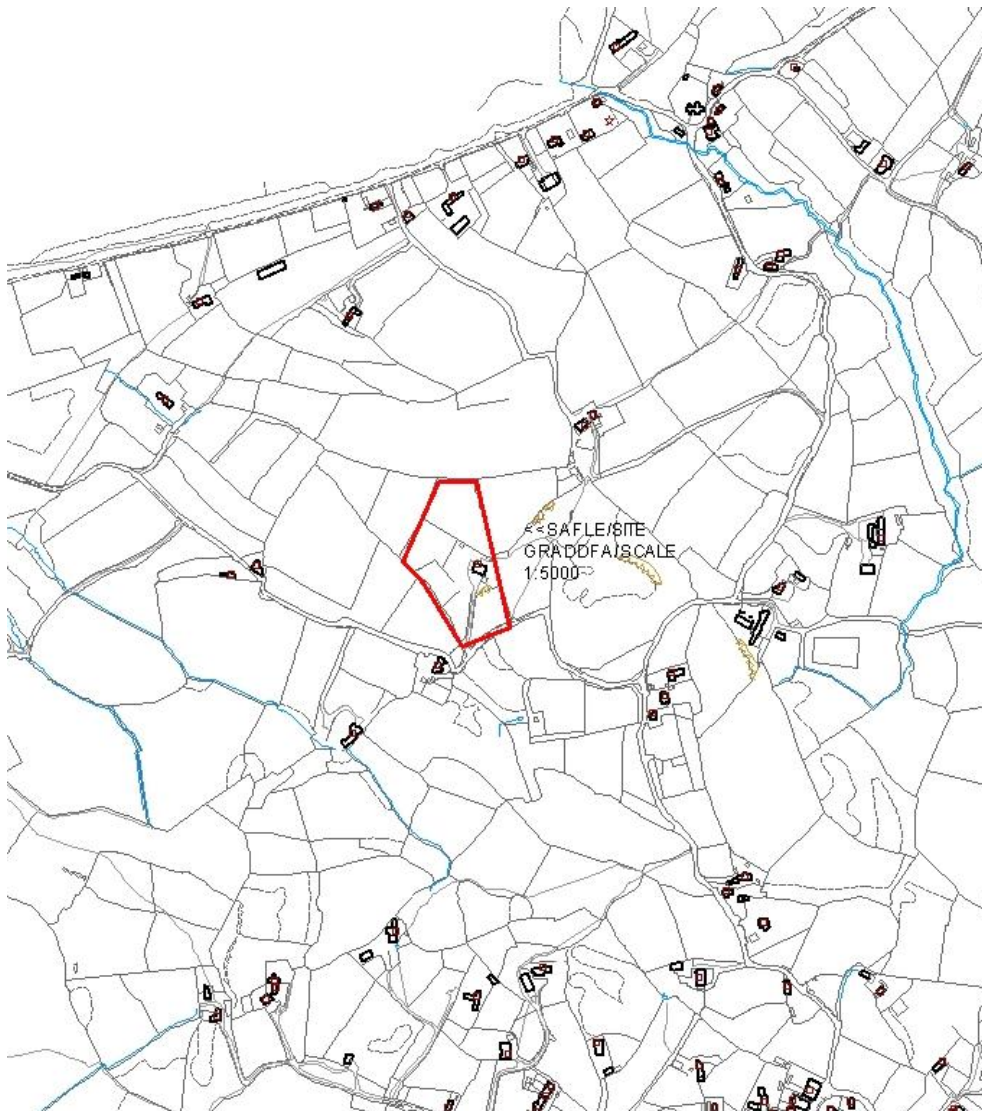
Ymgeisydd Applicant

**Mr Brian Jardine
c/o Mr Ifan Rowlands
Yr Adwy
Llanddeusant
Holyhead
Anglesey
LL65 4AD**

Cais llawn ar gyfer dymchwel yr annedd presennol a modurdy a chodi annedd a modurdy newydd, codi stablau, gosod system trin carthffosiaeth a addasu'r fynedfa presennol yn

Full application for the demolition of existing dwelling and garage, together with the erection of a replacement dwelling and garage, stables, installation of a package treatment plant and alterations to the vehicular access at

Cae Maes Mawr, Llanddona



Planning Committee: 07/05/2014

Report of Head of Planning Service (GJ)

Recommendation:

Permit

Reason for Reporting to Committee:

The application has been called in to the planning committee by 2 of the Local Members.

The application was presented to the April committee and it was recommended that the application was deferred until May in order that comments made by the Countryside and Area of Outstanding Natural Beauty Officer are taken into account.

1. Proposal and Site

The application is a full application for the demolition of existing dwelling together with the erection of a replacement dwelling, garage, associated treatment plant, alterations to the access road track and the erection of stables.

The application site is situated within a parcel of land and accessed by an unclassified highway leading from the village of Llanddona towards the beach.

2. Key Issue(s)

The key issue is whether the proposal complies with the relevant planning policies and the effect upon the Area of Outstanding Natural Beauty

3. Main Policies

Ynys Mon Local Plan

Policy 1 – General Policy

Policy 30 – Landscape

Policy 42 – Design

Policy 48 – Housing Development Criteria

Policy 54 – Replacement Dwellings

Gwynedd Structure Plan

Policy D1 – Environment

Policy D3 – Environment

Policy D4 – Environment

Policy D28 – Roofing Material

Policy D29 – Design

Stopped Unitary Development Plan

Policy GP1 – Development Control Guidance

Policy GP2 – Design

Policy EN2 – Area of Outstanding Natural Beauty

Policy HP9 – Replacement Dwellings

Policy SG5 – Private Sewage Treatment Facilities

4. Response to Consultation and Publicity

Community Council – Recommend Refusal due to impact on Area of Outstanding Natural Beauty

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

Local Member (Cllr Carwyn Jones) – Request that the application be presented to the Planning Committee

for consideration

Local Member (Cllr Alwyn Rowlands) – No response

Welsh Water – Comments

Natural Resources Wales – Comments

Highways – Comments

Footpath Officer – Comments advising a public footpath is nearby.

Drainage – Comments

The application has been advertised by means of a site notice near the site and nearby properties have been notified. The application has also been advertised in the local newspaper as a public footpath is in close proximity of the site. The expiry date to receive representations was the 31st January, 2014.

At the time of writing the report 1 letter of support and 1 letter of objection was received.

Their main objections as follows:-

- Impact on Area of Outstanding Natural Beauty
- Public Footpath in close proximity of the application site
- Two storey dwelling will look out of place in the area

Response to objections received:-

- It is not considered that the development will have a negative impact on the Area of Outstanding Natural Beauty
- The public footpath is not affected by the development
- It is not considered that a two storey dwelling will look out of place in the area due to the topography and location of the dwelling.

6. Main Planning Considerations

22C40 – Erection of a private garage at Cae Maes Mawr, Llanddona – Granted 9/12/87

7. Conclusion

Policy Context

Having regard to the provisions of section 38(6) of the 2004 act, determination must be made in accordance with the development plan unless material considerations indicate otherwise. The development plan for Anglesey comprises the approved Gwynedd Structure Plan (approved November 1993) and the adopted Ynys Mon Local Plan (December 1996).

On the 1st December 2005 the County Council voted to implement the transitional arrangements set out in the LDP Wales regulations and to 'stop work' on the Ynys Mon Unitary Development Plan (UDP). The deposit plan of 2001, as amended by the Inspector's report, remains a material planning consideration carrying weight commensurate to the stage it reached.

Policy 54 of the Ynys Mon Local Plan permits the replacement of existing dwellings in the countryside subject to the listed criteria being met that the proposed dwelling is on the same site and reflects the size, scale and massing of the existing dwelling. Policy HP9 of the Stopped Ynys Mon Unitary Development Plan contains similar provisions whilst allowing greater flexibility on the scale of the resultant dwelling.

Policy 1 and 42 of the Ynys Mon Local Plan, D4 and D29 of the Gwynedd Structure Plan, Planning Policy Wales, Technical Advice Note 12 (Wales): Design, GP1 and GP2 of the Stopped Ynys Mon Unitary Development Plan are material in respect of design and the external appearance of the development

Policy 30 of the Ynys Mon Local Plan, Policy D1 and D3 of the Gwynedd Structure Plan, and Policy EN2 of

the Stopped Ynys Mon Unitary Development Plan are material in respect of the Area of Outstanding Natural Beauty.

Area of Outstanding Natural Beauty.

The application site is located within an Area of Outstanding Natural Beauty under the provisions of Policy 30 of the Ynys Mon Local Plan and D1 of the Gwynedd Structure Plan and Policies EN1 and EN2 of the Stopped Ynys Mon Unitary Development Plan. It is not considered that the proposal would unacceptably affect the character and appearance of this landscape designation.

It is acknowledged that the site is within an Area of Outstanding Natural Beauty and we have taken on board the comments made by the objector and the Community Council regarding the impact on the Area of Outstanding Natural Beauty. The proposed dwelling has a slate roof and the front elevation and parts of the North and East elevation are clad in natural stonework. The glazing on the North elevation has been reduced to allow more stone to be seen. The original dwelling has little architectural merit and it is our considered opinion that the proposed new dwelling is of high quality and design which will fit in with its surroundings and positively contribute to the Area of Outstanding Natural Beauty.

Countryside and Area of Outstanding Natural Beauty Officer response:-

The Countryside and Area of Outstanding Natural Beauty Officer has made observations that there is very little to be seen of the property when descending or ascending the narrow steep lane. When traversing the road that runs parallel to the beach there are only glimpses of the property. However, when on the long and wide expanse of the beach which is designated as an Area of Outstanding Natural Beauty (down to low tide) the existing and proposed development becomes more visible. There is also the important consideration of the views from the coastal path which forms part of the national all Wales Coast Path.

When viewing the proposed development from the coastal path/beach there is very little backdrop screening (majority scrub and gorse) whereas the neighbouring properties have mature trees as a backdrop which minimises their presence prominence and dominance and thus a potential visual impact to the AONB setting compared to the established and neighbouring properties which are nestled into the hillside setting.

The Area of Outstanding Natural Beauty Management Plan (2009-2014) state the following:-

Policy CCC 3.1 – all development proposals within the AONB to rigorous assessment to minimise inappropriate development which will damage the special qualities and character of the AONB or the integrity of the European sites.

Policy CCC 3.2 – all development within the AONB should adopt the highest standard of design, materials and landscaping to ensure that they complement the special qualities of the AONB. Proposals that are based upon the principles of sustainable development and that are of an appropriate scale and nature to the special qualities of the AONB will be supported.

Paragraphs 5.3.5, 5.3.6 and 5.5.5 of the Planning Policy Wales 'Edition 6' February 2014 states that the primary objective in designating AONB's is the conservation and enhancement of their natural beauty. AONB's must be afforded the highest status of protection from inappropriate developments and great weight given to conserving and enhancing the natural beauty of the areas. Statutory designation does not necessarily prohibit development, but proposals for development must be carefully assessed for their effect on those natural heritage interests which the designation is intended to protect.

Having considered the comments made by the Countryside and AONB Officer and the policies as stated above, it is not considered that the proposed replacement dwelling is of high quality and design which will fit in with its surroundings and positively contribute to the Area of Outstanding Natural Beauty.

Effect on Amenities

Policy 1 of the Ynys Mon Local Plan, GP1 of the Stopped Ynys Mon Unitary Development Plan and Planning Policy Wales relate to the effect on residential amenities, pollution and nuisance problems will be assessed in determining planning applications. It is not considered that the development will materially affect the amenities of any adjacent properties.

Landscape/Trees

The trees on site are not subject to a Tree Preservation Order. The existing trees provide some additional screening from the roadside but are not individually significant, and less prominent than those on the site boundary. Recent work has taken place and trees have been felled prior to the submission of the application.

The application involves altering the existing track, Originally more trees were affected by the proposal, however the track has been amended so that less trees are being affected. It is now proposed that 2 trees will need to be felled as part of the proposal. A condition will be placed on the permission that an inspection of the trees is undertaken prior to the commencement of any works to check the presence of bats. The likelihood of there being bats in the trees is low because the trees involved are neither large nor particularly old.

No further landscaping is proposed as part of the application. The site is already screened by trees and hedges.

The Biodiversity Officer has commented on the proposal and the preference would be for a specialist to inspect the 2 trees that are proposed for felling for the presence of bats prior to the determination of the application. Notwithstanding this preference it is considered in this instance a suitably worded condition will act as a satisfactory safeguard in respect of the protected species.

Species Survey

A bat survey has been carried out on the existing dwelling. The conclusion of the survey revealed that a bat was observed exiting the building and there is evidence of bats in the roof space a development licence will be required from Natural Resources Wales in order to undertake works which will damage or destroy a bat roost. The licence application can only be made once planning permission has been obtained. A specialist will be present on site prior to the commencement of any works. A condition will also be placed on the permission in order that the 2 trees that are proposed for felling will also be inspected prior to the commencement of any works on site.

Footpath

Public Footpath Number 11 goes through the curtilage of the applicant and is adjacent to the proposed development.

The applicant has confirmed that the footpath and existing gate will not be disturbed.

Drainage

Surface water will be disposed of via an existing watercourse. Foul drainage will be disposed via a Package Treatment Plant. No objections have been raised by the Natural Resources Wales or Drainage Section to these proposals and it is considered that they can be assessed under the Building Regulations.

Justification

The application has been accompanied by a Structural Survey which explains the defects that have been found on the property.

- Roof Structure
- Internal ground floor
- External masonry walls
- Inadequate foundations

It is not considered that the existing dwelling has any significant architectural value.

The proposal is located upon the footprint of the existing dwelling. The proposed dwelling footprint size is approximately 30% increase to that of the original.

7. Conclusion

The development complies with all policies listed above and it is not considered that the proposal will have

an unacceptable impact on the character or appearance of the Area of Outstanding Natural Beauty.

8. Recommendation

The development complies with all policies listed above and it is not considered that the proposal will have an unacceptable impact on the character or appearance of the Area of Outstanding Natural Beauty.

Permit

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

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

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

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

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

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

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

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

(05) No other part of the development hereby approved shall commence until the existing dwelling has been completely demolished.

Reason: For the avoidance of doubt and because the Local Planning Authority would not accept an additional dwelling on this site due to the open countryside location.

(06) The provisions of Schedule 2, Part 1, Classes A, B, C and E of the Town and Country Planning (General Permitted Development) (Amendment) (Wales) Order 2013 (or any Order re-voking or re-enacting that Order) are hereby excluded.

Reason: In the interests of the amenities of the locality

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

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

(08) The development hereby approved shall be faced with a local natural stone of equivalent colour texture and weathering characteristics as indicated on drawing number IPR-2/13/04B Rev B received on the 12th March, 2014.

Reason: To ensure a satisfactory appearance of the development

(09) The garage hereby permitted shall only be used as a private garage incidental to the enjoyment of the adjoining dwelling known as Cae Maes Mawr, Llanddona and for no commercial or business use whatsoever.

Reason: For the avoidance of doubt.

(10) The stable hereby permitted shall only be used as a private stable incidental to the enjoyment of the adjoining dwelling known as Cae Maes Mawr, Llanddona and for no commercial or business use whatsoever.

Reason: For the avoidance of doubt.

(11) No demolition of the existing building shall take place between 1st March or 30th September in any year unless the site has been checked for the presence of nesting birds by a suitably qualified ecologist and certified as being free of nesting birds. Should nesting birds be found to be present, no development shall take place until the chicks have fledged.

Reason: To safeguard any nesting birds which may be present on the site.

(12) No development shall take place until full details of the bat roosting area within the new roof void of the garage and the means of access to it, together with a timetable for its provision, has been submitted to and approved in writing by the local planning authority. The works shall thereafter proceed in accordance with the approved details unless the local planning authority gives its prior written consent to any variation. The bat roosting area and access points shall be maintained in perpetuity after installation.

Reason: To mitigate the loss of bat roosting opportunities present in the existing building.

(13) The two trees that are proposed for felling will be inspected by an ecologist for the presence of bats. The report shall be submitted and approved in writing by the Local Planning Authority prior to any works commencing on site.

Reason: To ensure that any remaining risks to bats/nesting birds are minimised.

(14) The development permitted by this consent shall be carried out strictly in accordance with the plan(s) submitted on the 19/12/13, 07/02/14, 12/03/14 under planning application reference 22C40A.

Reason: For the avoidance of doubt.

9. Other Relevant Policies

Supplementary Planning Guidance

- Parking Standards
- Housing Design Guide

Technical Advice Note 12: Design

Planning Policy Wales (Edition 6) 'February 2014' – Paragraphs 5.3.5, 5.3.6 and 5.5.5

AONB Management Plan (2009-2014) – Policy CCC 3.1 and CCC 3.2

7.3

Gweddill y Ceisiadau

Remainder Applications

Rhif y Cais: **38C237B** Application Number

Ymgeisydd Applicant

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

Cais amlinellol ar gyfer codi annedd ynghyd a creu mynedfa i geir ar dir ger

Outline application for the erection of a dwelling together with the construction of a vehicular access on land adjoining

Careg y Daren, Llanfechell



Planning Committee: 07/05/2014

Report of Head of Planning Service (MTD)

Recommendation:

Refuse

Reason for Reporting to Committee:

On request of Local Member.

At the last Planning Committee members resolved to visit the site before making its determination. The site was visited on 16th April, 2014.

1. Proposal and Site

This is a vacant green site and it is proposed to erect a dwelling with associated access

2. Key Issue(s)

- Would the development of this site conform with the relevant policy requirements.
- Is the relationship of the application site with its surroundings acceptable?

3. Main Policies

Gwynedd Structure Plan

A2 Housing

D3 Landscape

D4 Location siting and design

Ynys Mon Local Plan

1 General Policy

31 Landscape

48 Housing Development Criteria

50 Listed settlements

Unitary Development Plan (Stopped 2005)

Policy 1 General Policy

Policy EN1 Landscape Character

Policy HP4 Villages

4. Response to Consultation and Publicity

Local Member K Jones has referred the application to Committee to discuss policy issues.

Local Member J Griffiths has commented in respect of the application stating;

“May lead to development outside boundary but this is for a local Welsh family which could be acceptable, officer to make recommendation”

Local Member LM Huws has not commented

Highways Conditions

Drainage comments

4 letters have been received points raised include;

- Access will be unsafe and it is located on a bend which is used as a passing bay
- The area is becoming built up and will soon join the village
- Will extend area into hamlet

- Would harm privacy

5. Relevant Planning History

38C237 Erection of a dwelling refused 10/11/2006

38C237A Erection of a dwelling refused 11/02/2008

6. Main Planning Considerations

In terms of the principle of the development under consideration policy 50 (Listed settlements) of the Ynys Mon Local Plan (December 1996) states planning permission will normally be granted for single dwellings within or on the edge of the listed villages and hamlets including Llanfechell subject to the listed criteria being satisfied, which are described and considered below.

Under the Stopped UDP Llanfechell is defined as a village under policy HP4, the application site is outside but adjoining the settlement boundary for Llanfechell defined under on the proposals map.

As the local plan forms part of the development plan weight can be attributed to the provisions of policy 50 such as to outweigh the UDP. Assessment of this planning application is thus based on policy 50.

The first criterion of policy 50 requires the proposal to form a reasonable minor extension to the settlement and that it would not constitute an undesirable intrusion into the landscape. As detailed in the planning history planning applications have consistently been refused on this site due to the relationship of the development site and the surroundings being deemed unacceptable. The reasons for refusal centred around the location of the proposed development in relation to the existing settlement and it is the officers opinion that this objection remains such that the application should be refused for the reasons given previously.

The second criterion requires that the proposal should not exceed the requirements of the settlement in terms of new dwellings. In light of the scale of development seen over the past 10 years, justification has been requested from the agent as regards how the proposal would meet the requirement of the village community.

7. Recommendation

Refuse

(01) The proposal would constitute an unacceptable extension to the existing form of development constituting sporadic development in an open rural location detrimentally affecting the visual amenity and character of the area and as such would be contrary to policies 31, 48 and 50 of the Ynys Mon Local Plan, policies HP4 and EN1 of the Ynys Mon Stopped Unitary Development Plan policies A2 and D4 of the Gwynedd Structure Plan and the provisions of Planning Policy Wales February 2014

7.4

Gweddill y Ceisiadau

Remainder Applications

Rhif y Cais: **44C294B** Application Number

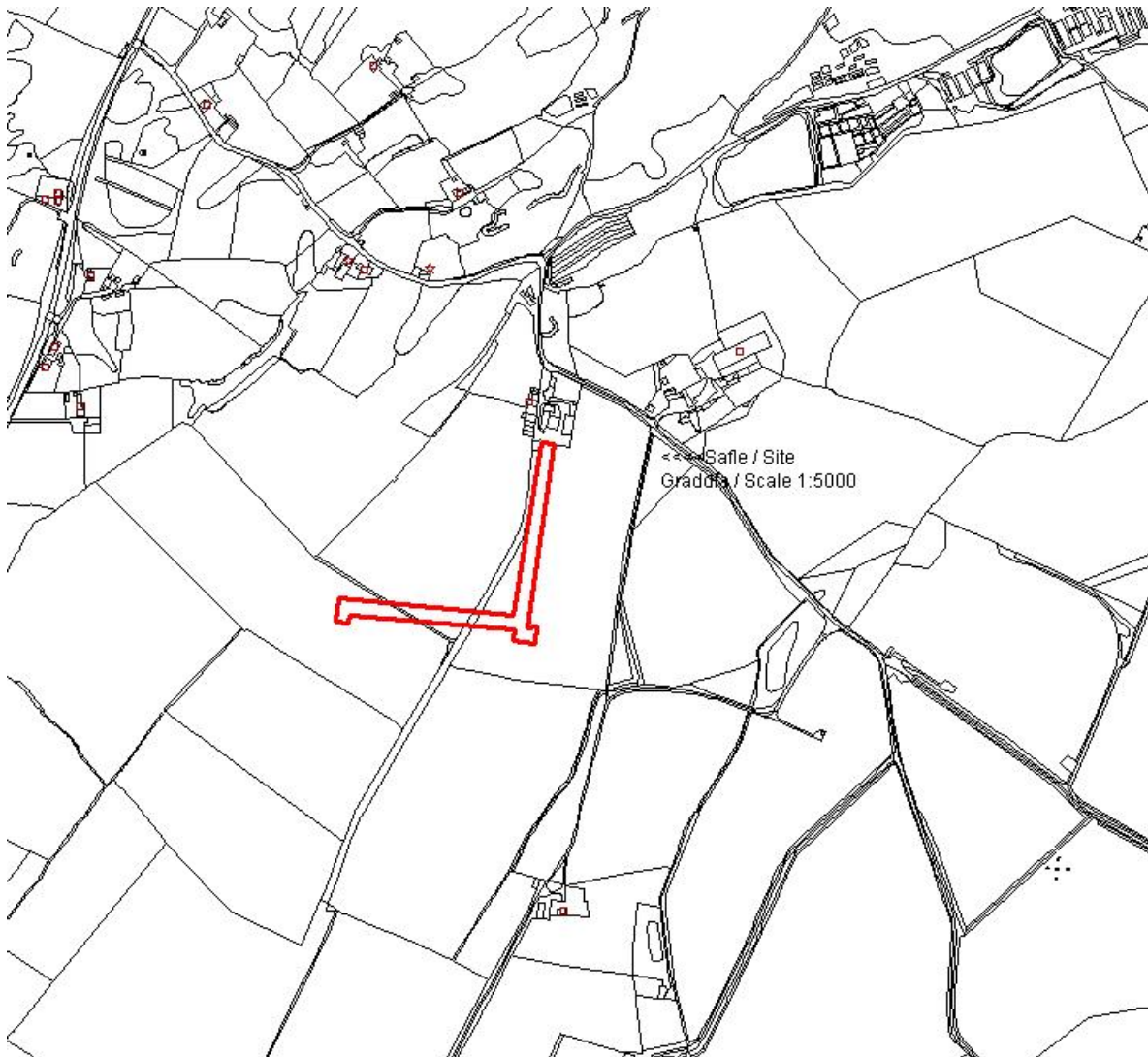
Ymgeisydd Applicant

**Mrs Hilda Owen
c/o Mr John McGarry
Entrust
Daresbury Innovation Centre
Daresbury
Cheshire
WA4 4FS**

Cais llawn i godi twrbin gwynt 20kW gyda uchder hwb hyd at 20.5m, diamedr rotor hyd at 13.1m ac uchder blaen unionsyth fertigol hyd at uchafswm o 27.1m ar dir yn

Full application for the erection of a 20kW wind turbine with a maximum hub height of 20.5m, a rotor diameter of 13.1m and a maximum vertical upright height of 27.1m on land at

Plas Newydd, Rhosybol



Planning Committee: 07/05/2014

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.

Members will recall visiting the site on the 16th October 2013.

At the April Planning Committee members resolved to defer the application so as to allow officers to present the committee with additional information regarding the number of other wind turbines in the area of the proposal as far as the Trysglwyn Wind Farm and their cumulative effect, along with the location and boundary of the AONB and SSSI relative to the application site.

1. Proposal and Site

The application was originally made for two wind turbines with a maximum height to the tip of the blades of 27.1 metres and a maximum rotor diameter of 13.1 metres. The rated power of each turbine is 20kw.

Following an objection from GATS the scheme has now been amended to an application for 1 turbine which is located to the east of the track.

2. Key Issue(s)

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

3. Main Policies

Gwynedd Structure Plan

C7 Renewable Energy

D3 Landscape Conservation Area

D10 Protection of Natural heritage

Ynys Môn Local Plan

31 Landscape

45 Renewable Energy

Stopped Ynys Mon Unitary Development Plan

EP 18 Renewable Energy

EN1 Landscape Character

Planning Policy Wales Edition 5 (November 2012)

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

Technical Advice Note 8 Renewable Energy (2005)

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

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

Supplementary Planning Guidance On shore wind energy January 2013

4. Response to Consultation and Publicity

Community Council - No Comments

Drainage - comments

Environmental Services - Conditions

Environmental Advisor - No objection

Landscape - No objection

MOD. - No objection

Natural Resources Wales -No objection

73 letters have been received points raised include;

There is a SSSI in close proximity there is a presumption against development likely to harm such a site;
There are 3 scheduled ancient monuments nearby;

Trysglwyn wind farm is in close proximity and the proposals would be contrary to TAN8;
The cumulative impact should be assessed;
Questionable if the 20kw capacity of the turbines is sufficient in relation to their associated impacts on the wider landscape;
One very large windturbine will be created;
Why are 2 required for domestic use;
Major construction will be required for access;

Amenity will be harmed;
There will be harm to Parys mountain;
Tourism will be harmed.

5. Relevant Planning History

44C294/SCR - Screening opinion for erection of one wind turbine with a maximum hub height of up to 20.5m, rotor diameters of up 13.1m and a maximum upright vertical tip height of up to 27.1m on land at Plas Newydd, Rhosybol. No EIA required - 24/01/14

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 not having an unacceptable impact on the landscape. It should be noted that the site is around 3 km from the AONB.

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 with the closest being 228m away, given the nature of the landscape and screening it is not considered that there would be undue harm to those properties.

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

Members Reason for Deferral at the April Planning Committee

At the April Planning Committee members resolved to defer the application so as to allow officers to present the committee with additional information regarding the number of other wind turbines in the area of the proposal as far as the Trysglwyn Wind Farm and their cumulative effect, along with the location and boundary of the AONB and SSSI relative to the application site.

A plan now accompanies this report identifying the position of the application site in relation to the AONB and SSSI.

The Trysglwyn development comprises 14 turbines with a tip height of approximately 45 meters. The proposed turbines would be located closest to a group of 10 turbines to the north of the Trysglwyn site. The proposal is for turbines of a lower tip height which from many viewpoints would be seen as an extension to the existing layout. Differences in model appearance and tip height would be more visible at closer range and greater than that evident in the photomontages. As noted above there would be cumulative effects on views from Mynydd Parys. There would also be cumulative landscape effect on Mynydd Parys, with more turbines occupying the southern setting.

In terms of existing windfarms there would also be inter visibility with the Llyn Alaw Windfarm.

In terms of other turbines in the area granted planning permission the following are considered material:

Reference	Location	Description
11C557B	Ysgellog, Rhosgoch.	Two turbines up to 92.5m
44C293	Bryntirion, Rhosybol.	One turbine up to 19.4m
44C182C	Bryn Goleu, Rhosybol.	One turbine up to 17.5m
44C290A	Bodneithior, Llandyfrydog.	Two turbines up to 39.6m.

There would be intervisibility with the turbines above depending on the viewpoint.

The distances prescribed in the in the SPG are listed under the Residential Amenity Section of this report and the distances of the proposed turbine to existing dwellings is also provided. Members will note that it is not considered that the development would result in undue harm to these properties. Members are further advised that in a number of recent appeal decisions Inspectors have attributed little weight to the prescribed distances in the SPG as they were not subject to public consultation.

7. Conclusion

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

8. Recommendation

Permit

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

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

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

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

(03) The turbine hereby approved shall not exceed:

27.1 metres	maximum tip height *(to the upright vertical tip of an attached blade)
20.5 metres	maximum hub height
13.1 metres	maximum rotor diameter

No wind turbine shall be installed on site until details of the make, model, design, size, transformer location, power rating, sound levels, external finish and colour of the proposed turbine has been submitted in writing to, and approved in writing by, the local planning authority.

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

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

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

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

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

(06) Within 6 months of the “the commissioning” and on the written request of the local planning authority including any timescales set out therein; a written mitigation scheme including a timetable (“the mitigation scheme”) setting out the details of work necessary to mitigate any adverse effects to domestic television and radio signals in the area caused by the development shall be submitted to and approved in writing by the local planning authority. The mitigation scheme shall include provision for investigating and dealing with any claim by any person for domestic loss or interference at their household, and any mitigation works must be carried out in accordance with the approved mitigation scheme.

Reason: To safeguard the amenity of the area.

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

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

(08) All cabling on the site between the wind turbine and the site sub-station shall be installed underground.

Reason: In the interests of amenity.

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

- **The date construction starts and ends.**
- **The maximum extension height of any construction equipment.**
- **The latitude and longitude of the turbine.**

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

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

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

1) The turbine shall only be installed by a suitably qualified person, in accordance with the manufactures instructions and the site survey and written confirmation of compliance shall be submitted to the local planning authority within 14 days of the completion of the installation of the turbine.

2) The wind turbine shall be serviced in accordance with the manufacturer’s recommendations and the local planning authority may request written confirmation of compliance with such servicing on reasonable request.

3) The level of noise emissions from the turbines hereby permitted when measured 3.5m from the façade of any dwelling which lawfully existis or has planning permission for construction at the date of this planning permission shall not exceed 33dB LA90, 10min or 5dB(A) above prevailing LA90, 10 min background noise levels (inclusive of any tonal penalty agreed in writing by the local planning authority) up to wind speeds of 10 m/s derived at height of 10m above ground level at a location near to the turbine. All instrumentation and methodology, for evaluating compliance with this condition and the positions of all measurements of noise and wind speed, shall have been approved in writing by the local planning authority prior to the commencement of the development.

4) The wind turbine shall not be tonal in character.

The development shall thereafter be implemented and retained strictly in accordance with the details approved under the provision of this condition.

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

(11) No development (including any groundworks or site clearance) shall take place until an archaeological specification has been submitted and approved in writing by the archaeological advisors to the Local Planning Authority. The development and all archaeological work shall be carried out and completed in accordance with the approved specification, unless otherwise agreed in writing by the archaeological advisors to the Local Planning Authority.

Reason: To ensure the implementation of an appropriate programme of archaeological mitigation in

accordance with the requirements of Planning Policy Wales 2012 and Welsh Office Circular 60/96 Planning and the Historic Environment: Archaeology.

(12) No development shall commence until a scheme of landscaping / screening is submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented within 1 month of the erection of the turbine unless otherwise agreed with the Local Planning Authority.

Informatives.

The applicant is advised to seek the written approval of the Highway Authority regarding site compound location, traffic management scheme, vehicle wheel washing facilities (if appropriate), hours and days of operation and the management and operation of construction vehicles.

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)

10.1

Ceisiadau'n Tynnu'n Groes

Departure Applications

Rhif y Cais: 31C134D Application Number

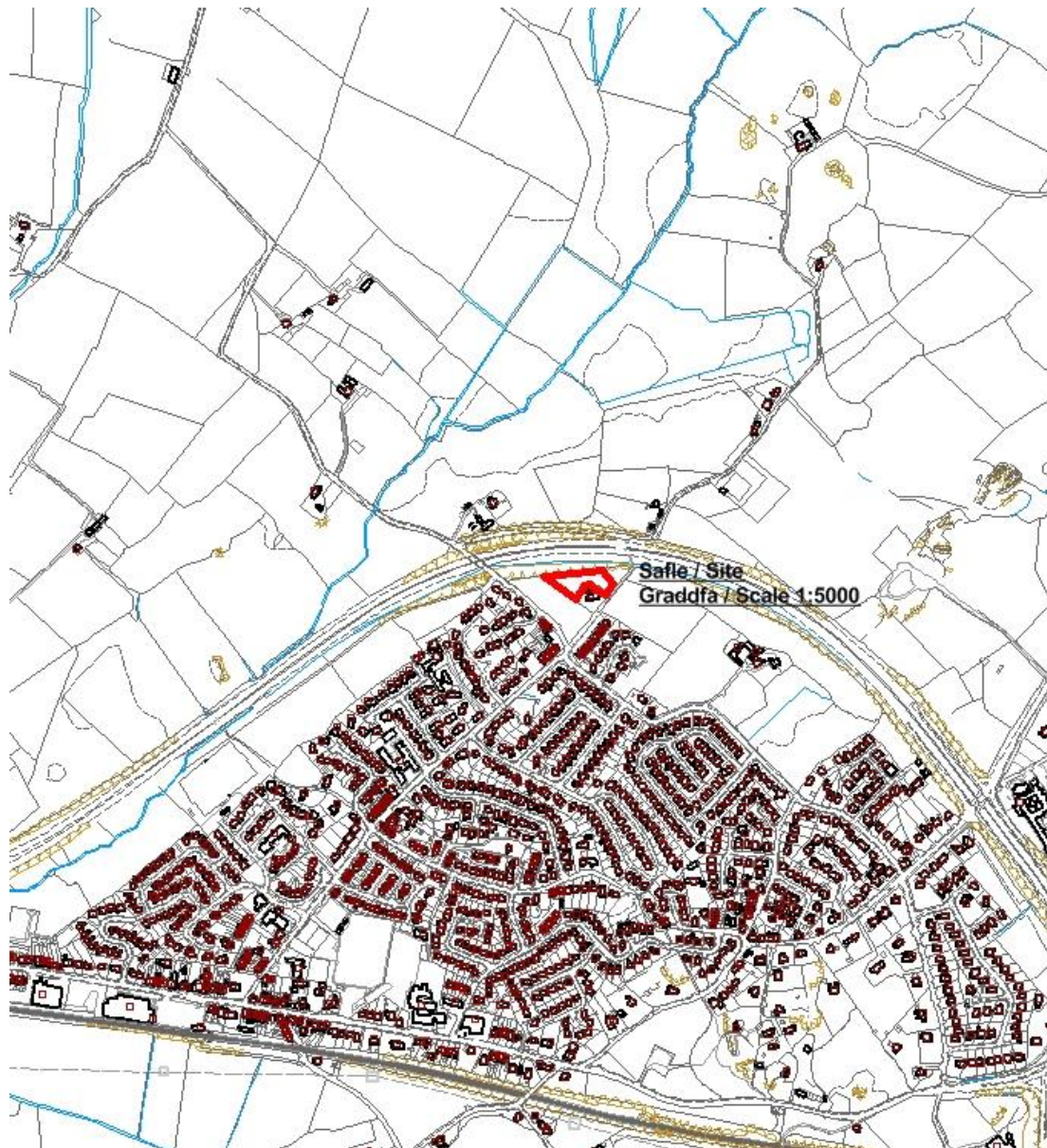
Ymgeisydd Applicant

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

Cais amlinellol gyda holl faterion wedi eu cadw yn ôl ar gyfer codi 5 annedd newydd ynghyd a chreu mynedfa newydd i cerbydau ar dir ger

Outline application with all matters reserved for the erection of 5 dwellings together with the construction of a new vehicular access on land adjacent to

Cae Cyd, Llanfairpwll



Planning Committee: 07/05/2014

Report of Head of Planning Service (SCR)

Recommendation:

Permit

Reason for Reporting to Committee:

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

1. Proposal and Site

The site comprises of a small irregular parcel of rough grazing land close to the A55 expressway. The site partially surrounds an existing dwelling known as Cae Cyd and has a limited frontage onto Lon Dyfnia.

The application is in outline form with all detailed matters reserved for future consideration.

Nevertheless an illustrative layout plan has been submitted as part of the application which shows the siting of 5 detached, two-storey dwellings.

Access will be taken directly from Lon Dyfnia and thereafter onto Lon Penmynydd.

2. Key Issue(s)

The applications key issues are whether the proposal is acceptable in terms of policy, whether the proposal will have an adverse effect on the surrounding area, effect on the amenities of nearby residential properties or have an adverse effect on highway safety.

3. Main Policies

Gwynedd Structure Plan

Policy A3 Housing
Policy D3 Environment
Policy D4 Environment
Policy FF12 Transport

Ynys Mon Local Plan

Policy 1: General Policy
Policy 26: Car Parking
Policy 31: Landscape
Policy 42: Design
Policy 48; Housing Development Criteria
Policy 49: Defined Settlements
Policy 52: Exception Sites

Stopped Unitary Development Plan

GP1: General Policy
GP2: Design
TR10: Parking Standards
EN1: Landscape Character
HP2: Housing Density
HP3: Main and Secondary Centres.
SG4; Foul Sewage Disposal
SG6; Surface Water Run Off

Planning Policy Wales (6th Edition, February 2014)

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

Technical Advice Note 12: Design

4. Response to Consultation and Publicity

Local Member - J Evans – No response to date

Local Member – M Jones – No response to date

Local Member – A W Mummery – No response to date

Community Council – No response to date

Welsh Water – No response to date

Highways Authority – No response to date

Drainage – No response to date

Environmental Health – No response to date

Response from members of the public

The application was afforded three means of publicity. These were by the posting of a notice near the site, the serving of personal notifications on the occupiers of the neighbouring properties and the publication of a notice in the local press. The latest date for the receipt of representations is the 9th May, 2014 and at the time of writing this report no representations has been received at the department.

5. Relevant Planning History

31C134 – Erection of a bungalow and garage on land Cae Cyd, Llanfairpwll – Withdrawn 27/11/90

31C134A – Erection of a bungalow on plot 1 off Lon Dyfnia, Penmynydd Road, Llanfairpwll – Refused 19/12/91

31C134B – Outline application for residential development at Cae Cyd, Llanfairpwll – Approved 06/09/07

31C134C – Full application for the erection of three bungalows together with the construction of a vehicular and pedestrian access on land adjacent to Cae Cyd, Llanfairpwll – Approved 20/11/12

Site history of neighbouring land

31C170 – Outline application for residential development consisting of the erection of 24 houses for first time buyers on part of OS enc no 1426, Frondeg Terrace, Penmynydd Road, Llanfairpwll – non determination - Appeal Dismissed 01/11/94

31C170A – Outline application for residential development on OS enc cno 1426, Ffordd Penmynydd, Llanfairpwll – Approved 05/02/07 – Section 106 Agreement – 01/02/07 (30% Affordable Homes)

31C170B/DA – Detailed application for the erection of 11 dwellings to include 6, 3 bedrooms semi-detached dwellings, 4, 3 bedrooms dwellings with attached garage and one detached 4 bedroom dwelling together with the construction of a new access road, the construction of a vehicular access from Lôn Hen Dyfnia and the construction of a vehicular access from Lôn Penmynydd on OS enc no 1427, Ffordd Penmynydd, Llanfairpwll – Approved 09/02/10

31C170C – Erection of a dwelling together with the formation of a new pedestrian and vehicular access on part of OS enc no 1429, Ffordd Penmynydd, Llanfairpwll – Approved 30/11/10

6. Main Planning Considerations

Principle of Development – Llanfairpwll is identified as a Defined Settlement under Policy 49 of the Ynys Môn Local Plan and as a Secondary Centre under Policy HP3 of the stopped Unitary Development Plan. Policy 49 of the Ynys Môn Local Plan states that new houses will be granted on sites allocated for housing or on other sites within the Development Boundary. This is re-iterated in Policy HP3 of the stopped Unitary

Development Plan.

The site lies outside the development boundary of the Ynys Môn Local Plan; however, it lies within the boundary of the stopped Unitary Development Plan.

Although the stopped Unitary Development Plan has not been fully adopted, due to the stage reached in its preparation it is a material consideration that can be given significant weight in dealing with current applications.

Due to the site being located within the stopped Unitary Development Plan boundary the proposal can be supported on policy grounds.

The principle of development has been established by the granting of planning permission 31C134C which was a full application for the erection of three dwellings which is an extant permission.

Impact on surrounding area – The A55 expressway creates a clear physical and visual barrier between the settlement and the open countryside beyond. The proposal does not therefore give the impression of intruding into the open countryside and by reason of the sense of enclosure created by the A55 can be considered as a reasonable extension to the settlement. Existing screening within the site shall be retained and acoustic fencing is proposed along the boundary of the site with the adjoining A55 carriageway.

Effect on neighbouring properties – As stated previously the 'illustrative' drawing and accompanying documents submitted as part of the application shows that the proposal comprises of 5 detached, two-storey dwellings. The dwellings have been positioned and orientated carefully within the site in order to safeguard the amenities of the neighbouring property. There is a distance of approximately 6 meters, at its shortest distance between the gable of the nearest proposed dwelling and the existing property known as Cae Cyd. Due to the orientation of the respective dwellings it is not considered that this proximity will be harmful to the occupants of the properties. Careful consideration during the design stage will ensure that proposal will not affect the amenities currently enjoyed by the occupants of Cae Cyd.

The existing planting along the north western boundary of the site will be retained which will safeguard the amenities of the existing dwelling and those that have been granted permission under planning permission reference 31C170A, but are yet to be constructed.

Highways – At the time of writing this report no response had been received from the Highway Authority. However it is noted that the proposed new access to the site is identical to the access that was approved under planning application reference 31C134B and no objections were raised at that time.

7. Conclusion

Whilst the proposal is contrary to policy 53 of the Ynys Môn Local Plan and policy A6 of the Gwynedd Structure Plan, the proposal is acceptable under the provision of policy HP3 of the Stopped Unitary Development Plan.

There is ample space within the site to accommodate the proposal without resulting in the over-development of the site or detrimentally affecting the amenities of the occupants of neighbouring properties.

As stated above the publicity period for the application does not end until the 9th May, 2014. It is therefore my recommendation that the application be approved subject to no adverse representations being received which haven't been addressed within the report.

8. Recommendation

Permit – subject to no adverse representations being received, which haven't been previously been considered in the drafting of this report.

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

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

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

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

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

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

(07) Full details of the existing and proposed ground levels and finished floor levels shall be submitted as part of any full or detailed application.

Reason: In the interest of amenity

(08) The development permitted by this consent shall be carried out strictly in accordance with the plans, sections and elevations required to be approved by the local planning authority under the conditions imposed.

Reason: For the avoidance of doubt.

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11.1

Gweddill y Ceisiadau

Remainder Applications

Rhif y Cais: **30C728A/DA** Application Number

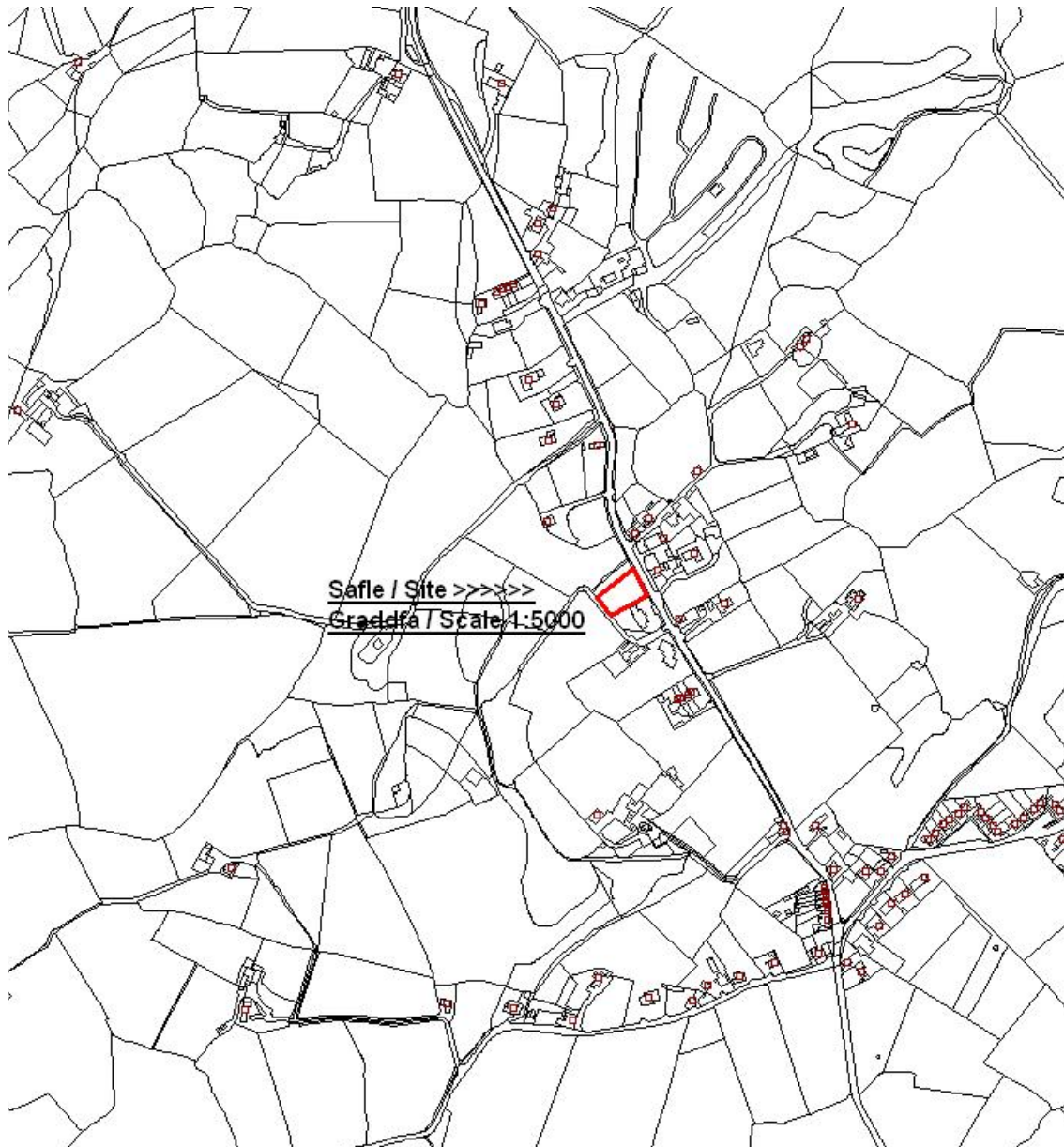
Ymgeisydd Applicant

**Mr James Burgess
Bay View
Ffordd Cynlas
Benllech
Ynys Mon
LL74 8SP**

Cais am faterion a gadwyd yn ol i godi 1 annedd
ar dir ger

Reserved matters application for the erection of 1
dwelling on land at

Meusydd, Llanbedrgoch



Planning Committee: 07/05/2014

Report of Head of Planning Service (DO)

Recommendation:

Permit

Reason for Reporting to Committee:

The applicant is a relevant officer as defined within the Constitution.

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

1. Proposal and Site

The site is located within the settlement of Llanbedrgoch.

The application is for reserved matters for the erection of a dwelling together with the construction of a new vehicular access. The principle of development has already been approved at outline stage.

2. Key Issue(s)

The key issues to consider are whether the siting, design and external appearance of the proposed dwelling is acceptable.

3. Main Policies

Ynys Mon Local Plan

- 1 - General Policy
- 26 - Car Parking
- 31 - Landscape
- 42 - Design
- 48 - Housing Development Criteria
- 50 - Listed Settlement

Gwynedd Structure Plan

- A2 - Housing Land
- D3 - Environment
- D4 - Environment
- D28 - Design
- D29 - Design
- D32 - Landscaping
- FF12 - Parking

Stopped Unitary Development Plan

- GP1 - Development Control Guidance
- GP2 - Design
- EN1 - Landscape Character
- TR10 - Parking Standards
- HP5 - Countryside Hamlets and Clusters
- SG5 - Private Sewage Treatment Facilities

4. Response to Consultation and Publicity

Cllr Derlwyn Hughes – No response at time of writing report.

Cllr Ieuan Williams – No response at time of writing report.

Cllr Vaughan Hughes - No response at time of writing report.

Welsh Water – No response at time of writing report.

Community Council - No response at time of writing report.

Natural Resources Wales – No response at time of writing report.

Highways - No response at time of writing report.

Drainage - No response at time of writing report.

Neighbouring notifications have been carried out. To date we have not received any representations from any of the nearby residents. The latest date to receive representations is the 08/05/2014.

5. Relevant Planning History

30C728 – Outline application with all matters reserved for the erection of one dwelling together with the installation of a treatment plant and the creation of a vehicular access. Approved 05/01/2012.

6. Main Planning Considerations

This application is seeking approval of reserved matters since the principle of the development has already been established by the grant of outline planning permission in January 2012.

The proposal involves the erection of a two storey dwelling. The dimensions of the proposed dwelling fall within the upper and lower limits as specified within the outline permission.

7. Conclusion

The siting, design, scale and external appearance of the proposed dwelling are considered acceptable, and will be in keeping with other dwellings found locally.

It is not considered that the proposed dwelling will have an unacceptable effect on the amenities of the adjoining residential properties by virtue of overlooking, overshadowing, dominance or loss of privacy.

8. Recommendation

Permit.

(01) The development permitted by this consent shall be carried out strictly in accordance with the plan(s) submitted on the 09/04/2014 under planning application reference 30C728A/DA.

Reason: For the avoidance of doubt.

9. Other Relevant Policies

Planning Policy Wales (Edition 6)

TAN12: Design

SPG: Design Guide for the Urban and Rural Environment.

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12.1

Gweddill y Ceisiadau

Remainder Applications

Rhif y Cais: **11C554B** Application Number

Ymgeisydd Applicant

**Menter Mon Cyf
c/o Iwan Thomas
B3 JJT
30 Pier Street
Aberystwyth
Ceredigion
SY23 2LN**

Cais llawn i addasu ac egangu

Full application for alterations and extensions to

The Sail Loft, Amlwch Port



Planning Committee: 07/05/2014

Report of Head of Planning Service (DO)

Recommendation:

Permit

Reason for Reporting to Committee:

The application is reported to the planning committee as the application is made on Council owned land.

1. Proposal and Site

The property in question is a former industrial building which has been converted into a café. The property is located within the Port of Amlwch and is within the designated Amlwch Conservation Area, and is a Grade II Listed Building.

The application involves internal and external works to improve the accessibility within and around The Sail Loft, Amlwch Port.

2. Key Issue(s)

The key issue is whether the proposed works are acceptable on the Grade II Listed Building.

3. Main Policies

Ynys Mon Local Plan

40 – Conservation of Building

Gwynedd Structure Plan

D21 – Alterations to listed building

Stopped Unitary Development Plan

EN13 – Conservation of Building

4. Response to Consultation and Publicity

Cllr William Hughes – No response at time of writing report.

Cllr Aled Morris Jones – No response at time of writing report.

Cllr Richard Owain Jones – No response at time of writing report.

Community Council – No response at time of writing report.

Welsh Water – No observations.

5. Relevant Planning History

11C554 – Refurbishments, alterations and extensions. Approved 25/11/2010

11C554A/LB – Listed Building Consent for refurbishments, alterations and extensions. Approved 23/12/2010

11C554C/LB – Listed Building Consent for alterations and extensions. Undetermined.

6. Main Planning Considerations

The subject building is included in the statutory register of listed buildings on Anglesey and in Wales as being Grade II.

The application is for alterations and extensions to the Sail Loft at Amlwch Port. These consist of the re configuration of the internal arrangements together with external alterations and extensions. The main thrust of the project was to address two particular issues associated with the use of the building for public access, which were the positioning of the 'front door' and the requirement to ensure that access was available between the two main floors. Therefore it is proposed to erect a front entrance to the West elevation. Together with the erection of a copper structure on the South elevation, this is to house a platform lift to allow movement for disabled users between both floors.

Appropriate care and consideration has been paid to the protection and enhancement of the listed building through the design process.

7. Conclusion

The proposed works are considered acceptable and it is not considered that the proposed works will have a detrimental effect on the character of the Grade II Listed Building.

8. Recommendation

Permit

(01) The development permitted by this consent shall be carried out strictly in accordance with the plan(s) submitted on the 21/02/2014 under planning application reference 11C554B.

Reason: For the avoidance of doubt.

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

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

9. Other Relevant Policies

Ynys Mon Local Plan

1 – General Policy

42 – Design

Stopped Unitary Development Plan

GP1 – Development Control Guidance

GP2 – Design

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

Planning Policy Wales (Edition 6)

Technical Advice Note 12: Design

Rhif y Cais: 19C1136 Application Number

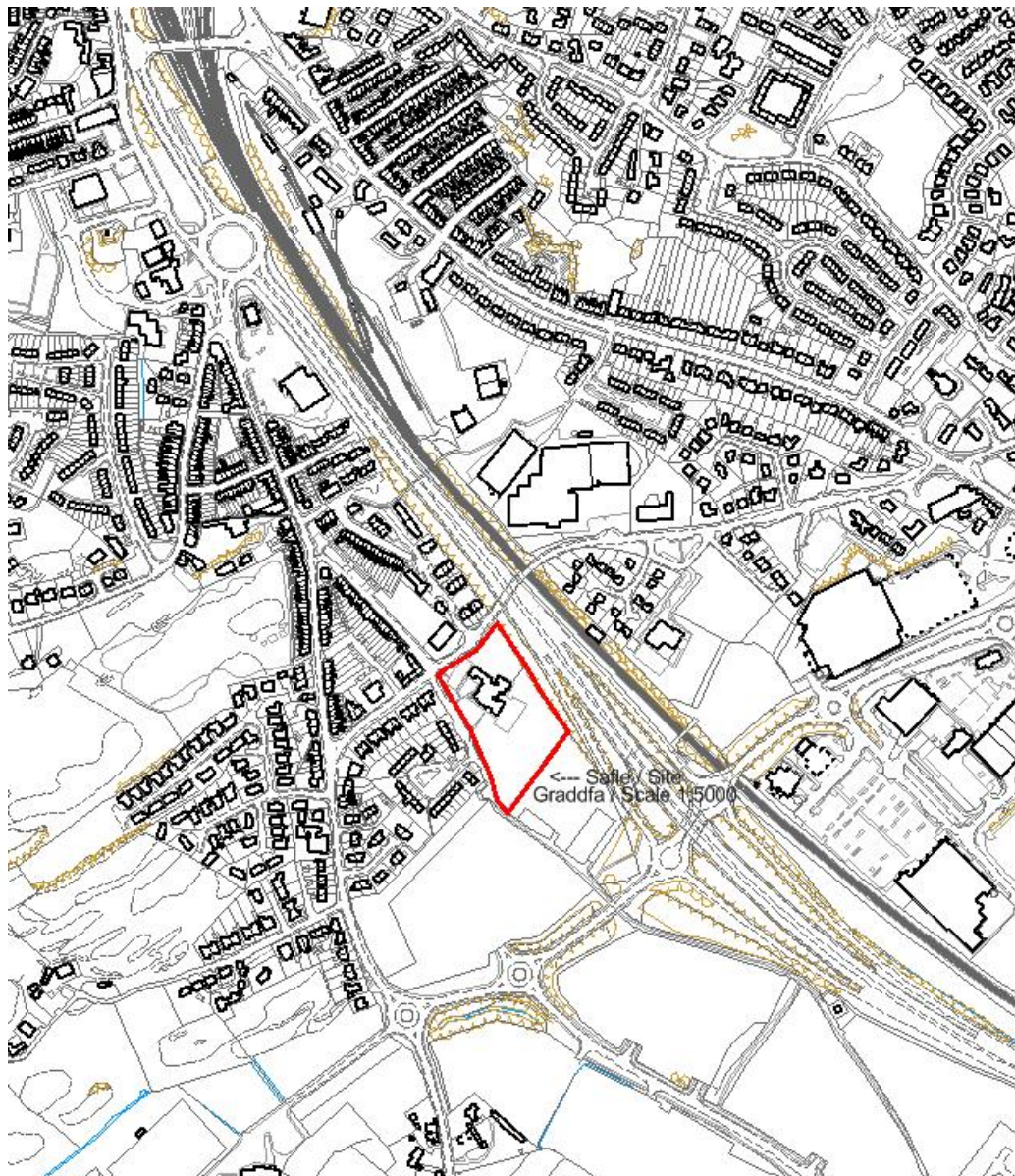
Ymgeisydd Applicant

Caban Kingsland Ltd
Cyttir Road
Kingsland
Holyhead
Ynys Môn
LL65 2TH

Cais llawn ar gyfer lleoli adeilad symudol i ddarparu meithrinfa yn

Full application for the siting of a mobile building to provide a nursery at

Ysgol Gynradd Kingsland, Kingsland, Holyhead



Planning Committee: 07/05/2014

Report of Head of Planning Service (AMH)

Recommendation:

Permit

Reason for Reporting to Committee:

The application is submitted on Council owned land.

1. Proposal and Site

The site forms part of the Kingsland Primary School is located off Cyttir Road in Holyhead,

The proposal entails the siting of a new mobile class room to accommodate a Pre/School Nursery.

2. Key Issue(s)

The key issues to consider are policy context, effect on the locality and effect on the amenities of the surrounding properties.

3. Main Policies

Ynys Mon Local Plan

1 – General Policy

17 – Recreation and Communities Facilities

42 – Design

Gwynedd Structure Plan

D4 – Location, Siting and Design

D29 – Ensure new developments or alterations to existing buildings are too high standard

F7 – Community Use of School

Stopped Unitary Development Plan

GP1 – Development Control Guidance

GP2 – Landscape

4. Response to Consultation and Publicity

Local Member (Trefor Lloyed Hughes) – No Objection.

Holyhead Town Council - No Objection.

Fire and Rescue Service – No observations

Drainage – Standard Comments

Highways – Comments

The application was afforded three means of publicity. These were by the posting of a site notice near the site and the publication of a notice in the local press. The latest date for the receipt of representations is the 29th April 2014. At the time of writing this report no representations had been received at the department.

5. Relevant Planning History

None

6. Main Planning Considerations

Affect on amenity

Policy context – Planning policy encourages the provision of community facilities within or on the edge of other settlements and the community use of schools.

Effect on the locality – The proposal will have a minimal visual impact, sited within the boundaries of the site adjacent to the school building. Therefore I do not consider that the proposal have a detrimental effect on the locality.

Effect on the amenities of the surrounding properties – I do not consider that the proposal will have an additional detrimental effect on the amenities of the neighbouring properties as the proposal will be located within the existing school grounds adjacent to the school building.

7. Conclusion

The site can comfortably accommodate the proposal without appearing cramped or over developing the site to the detriment of the character of the locality or the amenities of the occupants of the nearby properties. The proposal in my considered opinion conforms to both national and local plan policies and should be approved in line with the following conditions.

8. Recommendation

Permit

(01) The development to which this permission relates shall be begun no later than the expiration of five years beginning with the date of this permission.

Reason: For the avoidance of doubt.

(02) The mobile classroom hereby permitted shall be removed on the land by 07/05/2019 and the land reinstated to its former condition by 07/08/2019 unless otherwise agreed in writing by the Local Planning Authority.

Reason: Permission would not normally be granted but regard has been given to the particular circumstances of the applicant.

(03) The development permitted by this consent shall be carried out strictly in accordance with the plan(s) submitted on the 15/03/14 under planning application reference 19LPA1136.

Reason: For the avoidance of doubt.

Rhif y Cais: 19C5R Application Number

Ymgeisydd Applicant

**Holyhead Maritime Museum
c/o Mr Matt Osmont
Purcell
Peniel Chapel Vestry
Ffordd Cae Forys
Tal y Cafn
Colwyn Bay
Conwy
LL28 5SB**

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

Amended 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: 07/05/2014

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 in Holyhead 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.

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 6, February 2014

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 response received at time of writing the report.

Councillor Arwel Roberts – Support.

Town Council – No objection.

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

Highways – No recommendation.

Property - No objection.

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 12th May 2014. 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

19C5Q - 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 – Approved 06/09/2013

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.

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 07/04/2014 under planning application reference 19C5R.

Reason: For the avoidance of doubt.

12.4

Gweddill y Ceisiadau

Remainder Applications

Rhif y Cais: **19C792G** Application Number

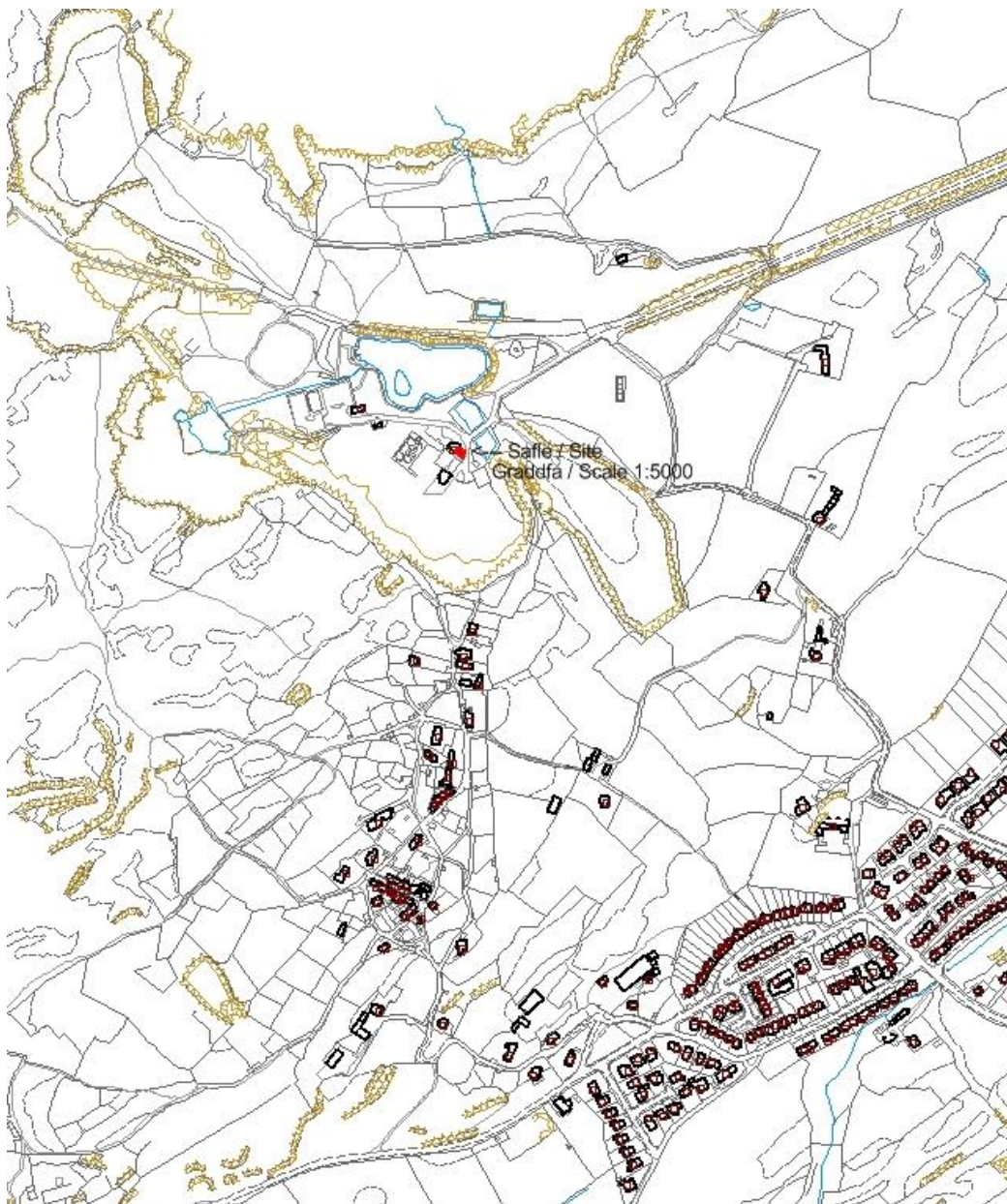
Ymgeisydd Applicant

**Agoriad Cyf
c/o DEWIS
Menai House,
Holyhead Road,
Llanfairpwll
LL61 5UJ**

Cais llawn ar gyfer adeiladu storfa biniau yn

Full application for the construction of a bin store at

Caffi'r Parc, Breakwater Park, Holyhead



Planning Committee: 07/05/2014

Report of Head of Planning Service (OWH)

Recommendation:

Permit

Reason for Reporting to Committee:

The application is made on Council owned land.

1. Proposal and Site

The application site is located within the grounds of Holyhead Breakwater Country Park which is owned by Anglesey County Council.

The proposal entails the construction of a bin store to the eastern side of the café to accommodate waste generated from the Caffi'r Parc, Breakwater Country Park.

2. Key Issue(s)

The key issue is whether the siting and design of the proposed bin store is acceptable.

3. Main Policies

Ynys Mon Local Plan

Policy 1 – General Policy

Policy 5 - Design

Policy 31 - Landscape

Policy 42 - Design

Gwynedd Structure Plan

Policy D4 – Location, Siting and Design

Policy D29 - Design

Stopped Unitary Development Plan

Policy GP1 – General Control Guidance

Policy GP2 – Design

Policy T01 - Tourism

Planning Policy Wales (6th Edition), February 2014

Technical Advice Note 12 - Design

Technical Advice Note 13 - Tourism

4. Response to Consultation and Publicity

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

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

Councillor Arwel Roberts – No response received at the time of writing this report.

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

Public Consultation – The application was afforded two means of publicity. These were by the placing of a notice near the site and serving of personal notifications on the owners of neighbouring properties. The latest date for the receipt of representations is the 09/05/2014. No letters of representations had been received at the time of writing this report.

5. Relevant Planning History

19C792D - Full application for the change of use of the existing warden's accommodation into a cafe with offices and storage above together with alterations and extensions thereto at Warden's Accommodation, Holyhead Breakwater Country Park. Approved - 10/09/2014

6. Main Planning Considerations

The proposed bin store is required to accommodate the increase volume of waste generated from the Caffi'r Parc which has been extended.

The bin store is to be sited to the East of the Caffi'r Parc. This area will be enclosed by a 1600mm high wall to match with the existing stone wall. The wall would also include an opening for a 1500mm high gate which would allow for access for waste collection purposes.

The proposed bin store is considered acceptable in terms of siting and design and it not considered that the proposal will have an unacceptable effect on the surrounding amenities.

I do not consider that the proposal will affect any neighbouring properties. In my considered opinion, since the application is minor, it would not affect any neighbouring properties.

7. Conclusion

The proposal is a relatively a small development. The proposed development is considered acceptable to the Local Planning Authority. Consequently, it is my opinion that the proposal should be permitted subject to conditions.

8. Recommendation

Permit

(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 08/04/2014 under planning application reference 19C729G.

Reason: For the avoidance of doubt.

Rhif y Cais: 19LPA997/CC Application Number

Ymgeisydd Applicant

**Head of Service (Highways)
Anglesey Three Towns Regeneration Project
Highways
Isle of Anglesey County Council
Council Offices
Llangefni
Ynys Môn
LL77 7TW**

Cais llawn ar gyfer amnewid pedwar o'r ffenestri presennol i'r llawr cyntaf a'r ail o'r edrychiad blaen gyda ffenestri traddodiadol dalennog pren yn

Full application for the replacement of four of the existing windows on the first and second floor of the front elevation with traditional timber sash windows at

5 Stanley Street, Holyhead



Planning Committee: 07/05/2014

Report of Head of Planning Service (OWH)

Recommendation:

Permit

Reason for Reporting to Committee:

The application is made by the Council.

1. Proposal and Site

The site is situated in Holyhead town, Stanley Street. The site lies within the Conservation Area.

The proposal entails the replacement of the existing windows on the first and second floor at the front elevation with traditional timber sash windows at 5 Stanley Street, Holyhead.

2. Key Issue(s)

The applications main issues are whether the proposed work is acceptable in terms of design and impact on the Conservation Area and neighbouring properties.

3. Main Policies

Ynys Mon Local Plan

Policy 1 – General Policy

Policy 31 - Landscape

Policy 42 - Design

Gwynedd Structure Plan

Policy D3 – Conservation Area

Policy D26 – Conservation Area

Policy D4 - Siting

Policy D29 - Design

Stopped Unitary Development Plan

Policy GP1 – General Control Guidance

Policy GP2 – Design

Policy EN1 – Environment

Planning Policy Wales (6th Edition), February 2014

Technical Advice Note 12 - Design

4. Response to Consultation and Publicity

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

Councillor Raymond Jones– No objection

Councillor Arwel Roberts – No response received at the time of writing this report.

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

Public Consultation – The application was afforded three means of publicity. These were by the placing of a notice near the site, serving of personal notifications on the owners of neighbouring properties and placing an advert in the newspaper due to the location of Conservation Area. The latest date for the receipt of representations is 24/04/2014 and 15/05/2014 respectively. No letters of representations had been received at the time of writing this report.

5. Relevant Planning History

No site history.

6. Main Planning Considerations

Site and Context – The building lies within Holyhead High Street known as Stanley Street. The area is a designated Conversation Area. The scheme is to replace the existing sash windows with new timber sash windows which will be painted in grey and white located on the front elevation.

Effect on neighbouring properties – Since the proposal is the replacement of the existing sash windows I do not consider that the proposal will affect any neighbouring properties. In my considered opinion, since any changes are relatively minor, it would not affect any neighbouring properties.

Effect on the Conservation Area – The colours choice of material and design are acceptable and would not impact the surrounding properties or the Conservation Area.

7. Conclusion

The proposal is a relatively minor development replacing the existing sash windows with a new timber sash windows. The proposed development is considered acceptable to the Local Planning Authority. Consequently, it is my opinion that the proposal should be permitted subject to conditions.

8. Recommendation

Permit

(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 25/03/2014 under planning application reference 19LPA997/CC.

Reason: For the avoidance of doubt.

12.6

Gweddill y Ceisiadau

Remainder Applications

Rhif y Cais: **20C277G/VAR** Application Number

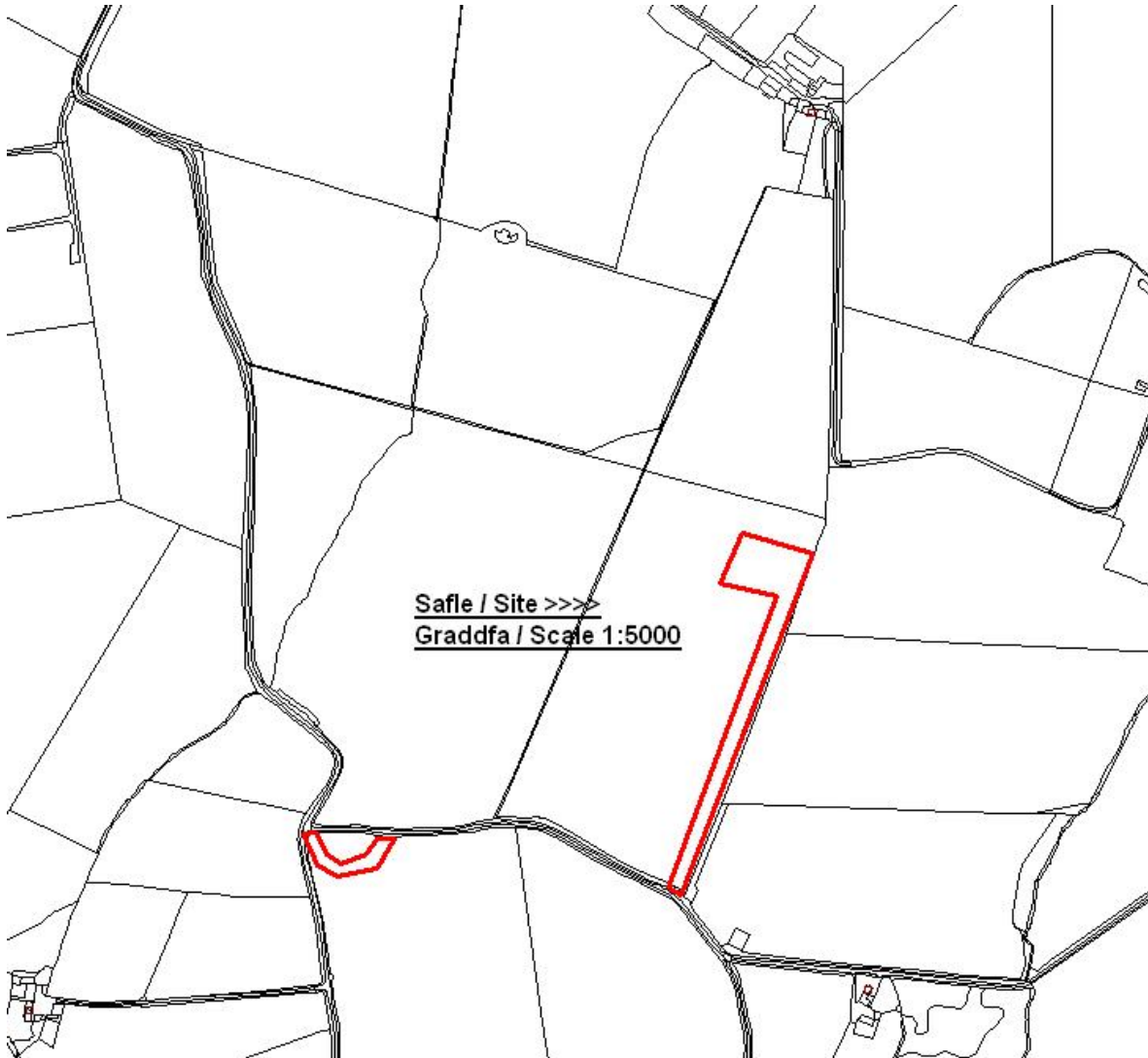
Ymgeisydd Applicant

**Mr Andy Black
c/o Mr David Rimmer
G L Hassan
St Vincent's Works
Silverthorne Lane
Bristol
England
BS2**

Cais i amrywio amod (13) (Goleuo) ar ganiatad
cynllunio 20C277 yn

Application to vary condition (13) (lighting) on
planning permission 20C277 at

Tai Hen, Rhosgoch



Planning Committee: 07/05/2014

Report of Head of Planning Service (DPJ)

Recommendation:

Permit

Reason for Reporting to Committee:

The Head of Planning Service has decided not to use delegated power in connection with Onshore Wind Energy Developments.

1. Proposal and Site

This is an application under section 73 of the planning act to vary condition (13) of planning permission 20C277, which is described in the relevant sections of the report below and which has at the time of writing not been implemented.

Condition 13 required a 200 candela light on top of turbine in the interest of the safety of military aircraft. The application is made to reduce the luminance of the proposed light specified under planning permission 20C277, and an alternative 25 cd light or an Infra-red is proposed in this application.

2. Key Issue(s)

Whether the proposed alternative lighting arrangements are acceptable to the Ministry of Defence "MOD"

3. Main Policies

Gwynedd Structure Plan

C7 Renewable Energy

D1 AONB

D3 Landscape Conservation Area

D22 Setting Listed Building

Ynys Mon Local Plan

1 (General)

30 Landscape

31 Landscape

41 Conservation of Buildings

45 Renewable Energy

Stopped Ynys Mon Unitary Development Plan

GP1 Development Control Guidance

EP 18 Renewable Energy

EN1 Landscape Character

EN2 Area of Outstanding Natural Beauty

EN13 Setting of Listed Buildings

Planning Policy Wales Edition 6 (2014)

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

**Technical Advice Note 8 Renewables (2005)
Practice Guidance: Planning for Renewable and Low Carbon Energy - A Toolkit for Planners', Welsh Assembly Government (2010)**

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

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

Isle of Anglesey Council Supplementary Planning Guidance Onshore Wind Energy (2013)

4. Response to Consultation and Publicity

Local Member No observations received.

Llanbadrig Community Council Support the application.

MOD The MoD specified either 25 cd or Infra-red lighting so either model (CEL-IR850-024-CST or CEL-LI-25- DCW-P) would be acceptable.

5. Relevant Planning History

20C277A/SCR Screening opinion, No EIA required 14.12.11.

20C277 Erection of 1 No wind turbine with a maximum hub height up to 44m, rotor diameter of up to 56m and a maximum upright vertical tip height of up to 72m together with the erection of a transformer station, utility housing and new access track and hard standing. Conditionally approved at appeal 01.05.13.

6. Main Planning Considerations

Planning permission was granted at appeal for the wind turbine of the dimensions described in the preceding section. At the time of writing the development has not commenced. This is a recently granted appeal decision which remains extant.

Either the 25 candela light or the Infra-red light is acceptable to the MOD, and the proposed planning conditions permit the use of either of the light types. Positive weight can attributed to both proposals as they will reduce the luminance of the aviation safety light which is operational in at low visibility and night time. This will reduce impact of the development on the general and residential amenities of the area. In addition there will be less of an impact on the landscape.

7. Conclusion

The proposal is wholly acceptable and condition 13) is amended to allow the use of either of the proposed light units.

8. Recommendation

That planning permission is granted under section 73 to planning permission 20C277 subject to the following conditions:

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

(02) The turbine hereby approved shall be of a 3 bladed configuration and shall not exceed: 72 metres Maximum tip height (to the upright vertical tip of an attached blade) 44 metres Maximum hub height 56 metres Maximum rotor diameter 500 kW Maximum rated power

(03) The turbine blades shall rotate in the same direction as the turbines on the "Rhyd y Groes Wind Farm" (or any subsequently re-powered, re-configured or changed wind farm in any respect).

(04) No development shall take place until details of the external finish of the turbine hereby permitted have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

(05) Within 12 months of the wind turbine hereby permitted ceasing to be used for the generation of

electricity, it shall be permanently removed from the land and the site restored in accordance with details to be submitted to and approved in writing by the local planning authority prior to these works being carried out.

(06) All cabling in connection with the development hereby approved shall be installed underground.

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

- i) The date construction starts and ends.**
- ii) The maximum extension height of any construction equipment.**
- iii) The latitude and longitude of the turbine.**

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

(08) No development shall take place until the details of the location; construction and site/storage compounds have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

(09) No other part of the development shall commence, until the highway improvement works specified in the "Route Assessment Report and Traffic Management Plan" (August 2012) as amended by the Swept Path Access Route Details Sheet 2 (Reference 11087-03-011-0), have been implemented and completed, unless otherwise approved in writing by the local planning authority.

(10) No part of the development shall display any name, logo, sign or advertisement or means of illumination (save for that required for aviation safety purposes).

(11) No development shall commence until a written baseline domestic television and radio reception study in the area has been undertaken by a qualified television and domestic radio engineer and submitted to the local planning authority. A written mitigation scheme ('the mitigation scheme') setting out the details of work necessary to mitigate any adverse effects to domestic television and radio signals in the area caused by the development shall also be submitted to and approved in writing by the local planning authority before development begins. The mitigation scheme shall include provision for investigating and dealing with any claim by any person for domestic loss or interference at their household within 12 months of 'the commissioning' of the wind farm, and any mitigation works must be carried out in accordance with the approved mitigation scheme.

(12) Prior to the commencements of the development hereby approved, a written scheme to alleviate the incidence of shadow flicker ('the alleviation scheme') at any affected residential property shall be submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved alleviation scheme.

(13) Prior to the commencement of the operation of the wind turbine hereby approved either a 25 cd light (CEL-LI-25-DCW-P) or an Infra-red lighting (CEL-IR850-024-CST) shall be installed and shall thereafter remain fully operational in the duration of the development hereby approved.

Reason: In order to minimise danger to military aircraft.

(14) Noise condition.

(1) The level of noise emission from the development hereby approved shall be measured in accordance with and shall not exceed the levels set out in the noise emission scheme ('the noise monitoring scheme') as set out in this condition 14) below.

(2) The level of noise emission resulting from the development shall be assessed using the procedures described in 'The Assessment and Rating of Noise from Wind Farms, ETSU-R-97' published by ETSU for the Department of Trade and Industry, specifically the Section entitled 'Supplementary Guidance Notes to the Planning Obligation'.

(3) The level of noise emission from the wind turbine generator shall not exceed:-

(a) As to the dwelling listed in Table 1 of Schedule 1 the levels set for that property in that table (at the wind speeds indicated within the Table).

(b) As to all other dwellings lawfully existing at the time of the planning consent and not

associated with the development the levels set in Table 2 of Schedule 1 (at the wind speeds indicated within the Table).

(4) The level of noise emission referred to in paragraph (14) (3) above shall be measured using an LA90 index over a minimum of 20 periods each of 10 minutes duration, using a sound level meter of at least Class 1 quality (incorporating best current practice) incorporating a ½ inch diameter microphone in free field conditions 1.2 metres above ground level and at least 3.5 metres from any wall, hedge or reflective surface (using a fast time weighted response).

(5) If the level of noise emission measured in accordance with paragraph (14)(4) exceeds the relevant levels referred to or specified in paragraph (14)(3) above or Schedule 1 attached, then the contribution of background noise to the level of noise emission shall be measured.

(a) Such background noise levels shall be measured using an LA90 index over a minimum of 6 periods each of 10 minutes duration in accordance with the requirements of paragraph (14)(4).

(b) Such measurements shall be made during a period of further measurements of noise from the wind turbine generator (made in accordance with the requirements of paragraph (14)(4)).

(c) A correction using best current practice shall be applied to the measured noise level to determine the contribution of background noise to the overall levels measured when the wind turbines are operating.

(6) The measurements made in accordance with paragraphs (14)(4) & (14)(5) shall be correlated with wind speeds measured at 10 metres over the periods referred to in paragraph (14)(4) & (14)(5). The LA90 noise level shall be derived using a best fit curve of the measured noise levels for data points corresponding to 10 metre wind speeds between 0 and 12 metres per second.

(7) Compliance with paragraph (14)(3)(a) and (14)(3)(b) using the methods defined in paragraph (14)(4) to (14)(6) shall be demonstrated to the satisfaction of the Local Planning Authority and at the expense of the Developer within 3 months following the first generation of electricity or at any time at the written request of the local planning authority and, thereafter, at least once every 20 calendar months. Compliance with the noise monitoring scheme shall be demonstrated to and approved in writing by the local planning authority by the submission to it of a written report. The local planning authority may require information from the applicant in writing in respect of any of the matters falling within the ambit of the noise monitoring scheme. The local planning authority may also request that any breaches of or evidenced by the noise monitoring scheme are addressed within a set timetable which timetable shall have been submitted to and agreed in writing by the local planning authority before the development commences and written confirmation of having implemented such proposals to address any breaches shall be sent to the local planning authority within a set timescale such timescale also to be submitted to and agreed in writing by the local planning authority before the development commences. The requirements of the noise monitoring scheme shall apply throughout the life of the development.

(8) Tonal noise shall be measured by the operator of the wind farm at its expense at the reasonable request of the Local Planning Authority in accordance with the procedures described in 'The Assessment and Rating of Noise from Wind Farms, ETSU-R-97' published by ETSU for the Department of Trade and Industry.

(9) If, at any dwelling lawfully existing at the time of the Planning Consent, the tonal noise from the wind turbine at Tai Hen exceeds the threshold of Audibility:-

(i) by more than 2.0dB but less than 6.5dB a penalty of $(5/6.5) \times \text{Audibility}$ dB shall be added to the noise level derived for that property in accordance with the ETSU-R-97 tonal assessment procedure;

(ii) by more than 6.5dB a penalty of 5dB shall be added to the noise level derived for that property in accordance with the ETSU_R-97 tonal assessment procedure.

(10) The Developer shall supply wind speed and direction data to the Local Planning Authority on its request to enable the Council to check compliance by the Developer with the provisions of paragraphs (14)(1) to (14)(9) above.

(11) Interpretation of some of the terms used within this condition is outlined in Schedule 2 attached.

(15) No development shall take place within the site until the implementation of a programme of archaeological works has been secured in accordance with a written scheme of investigation

submitted to and approved in writing by the Local Planning Authority.

(16) Prior to the commencement of development, a Construction Method Statement ('CMS') describing the works to be undertaken and pollution prevention measures to be implemented during the construction phase, shall be submitted in writing to and approved in writing by the local planning authority. The development shall be implemented in accordance with the approved CMS.

(17) No construction work shall be undertaken outside the hours of 0730 – 1800 hours on weekdays (Monday – Friday) and 0730 – 1200 hours on Saturdays and at no time on bank holidays and Sundays.

(18) No development shall commence until a landscaping & reinstatement scheme for the application site and areas of land associated with the approved development, including highway works has been submitted to and approved by the local planning authority: the approved scheme shall be carried out in the first planting season after the completion of the construction works or its bringing into operation, whichever is sooner. Any trees or plants that, within a period of five years of the implementation of the approved scheme, are removed, become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and same species, unless the local planning authority gives written consent to any variation.

SCHEDULE 1.

**Table 1: Dwellings Associated with Development.
Tai Hen (238258, 391699)**

Wind Speed at 10m height (m/s).	Below 3	3	4	5	6	7	8	9	10	11	12
Noise Limit LA90dB	43	43	43	43	43	43	43	43	43	43	44

Table 2: Dwellings not Associated with Development.

Wind Speed at 10m height (m/s).	Below 3	3	4	5	6	7	8	9	10	11	12
Noise Limit LA90dB	35	35	35	35	35	36	38	39	41	42	44

SCHEDULE 2

“**Audibility**” means the audibility of the Tonal Noise as defined in (and to be measured in accordance with)

the recommended method in “The Assessment and Rating of Noise from Wind Farms, ETSU-R-97” published by ETSU for the Department of Trade and Industry, specifically paragraph 2.1 of the Section titled “Supplementary Guidance Notes to the Planning Obligation”.

“**Background Noise Level**” means the ambient noise level present within the environment in the absence of noise generated by the Development.

“**Best fit curve**” means a best fit linear regression curve expressing the noise level as a function of wind speed derived from measured noise levels for data points extracted in accordance with the recommendations of Section 1.2 of the Section titled “Supplementary Guidance Notes to the Planning Obligation” in ETSU-R-97.

“**dB(A) LA90, 10min**” means the dB(A) level exceeded 90% of the time and measured over a period of 10 minutes.

“**ETSU-R-97**” means “The Assessment and Rating of Noise from Wind Farms, ETSU-R-97” published by ETSU for the Department of Trade and Industry (Final Report September 1996).

“**Free-field Conditions**” means an environment in which there are no reflective surfaces (except the ground) affecting the measurements within the frequency range being measured.

“**Reasonable Request**” means following a complaint to the Council relating to noise emissions from the Wind Farm.

“**Tonal Noise**” means noise containing a discrete frequency component.

“**10 metre wind speed**” means (unless the context otherwise demands) wind speeds measured at a height of 10 metres above ground level.

“**Wind Turbines**” means the wind turbine generators proposed to be erected as part of the development.

Informatives

1. The applicant is advised to contact Colin Edwards (Chief Engineer) 01248 752350 to discuss the requirements of a condition survey of the highway network before commencement of any development on the site. The survey will be useful for all parties to provide a record of the condition of the public highway prior to the completion of the development.
2. The developer is advised to contact the council’s Highway Section to agree a traffic management scheme including their agreement to any compound location, hours and days of operation and operation of any construction vehicles and any wheel washing Facilities.
3. The applicants is advised that the planning conditions numbers (4), (7), (8), (11), (12) (14) (7) (15) (16) and (18) of this planning permission are hereby discharged in writing by the local planning authority on the basis of details previously approved under applications for the discharge of planning conditions references 20C277B/DIS, 20C277C/DIS, 20C277D/DIS and 20C277F/DIS.

Rhif y Cais: 34LPA998/CC Application Number

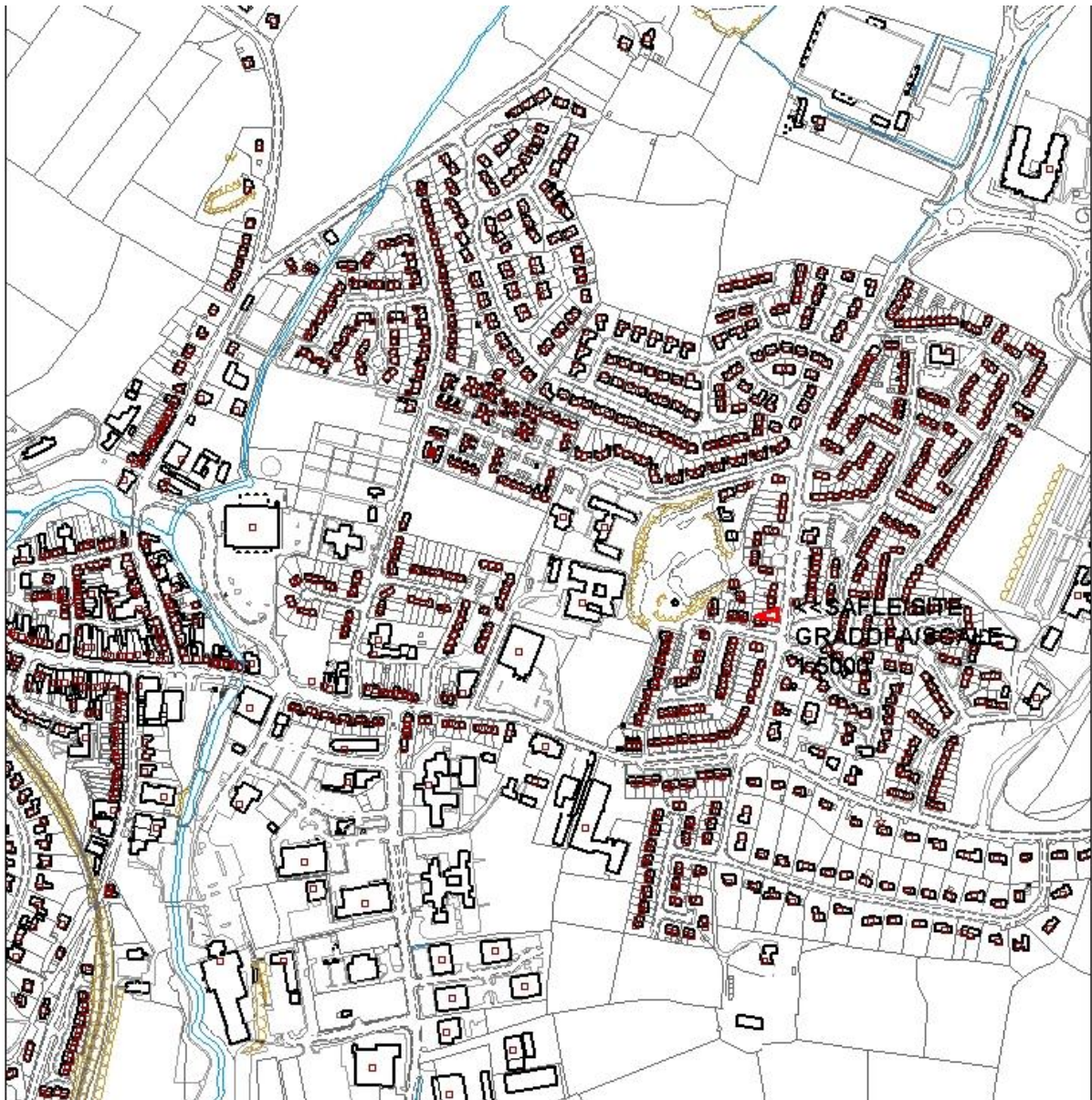
Ymgeisydd Applicant

Head of Service
c/o Mr Tom Hastings
Wakemans Ltd
12/14/16 Bridge Street
Caernarfon
Gwynedd
LL55 1AB

Cais llawn ar gyfer creu mynedfa newydd a man parcio yn

Full application for the creation of a new vehicular access and hardstanding at

1, Isgraig, Llangefni



Planning Committee: 07/05/2014

Report of Head of Planning Service (GJ)

Recommendation:

Permit

Reason for Reporting to Committee:

The application site is owned by the Council.

1. Proposal and Site

The application is a full application for the construction of a new vehicular access and hardstanding at 1 Isgraig, Llangefni.

The property is a semi-detached property and is located on Lon Newydd. Across the road is the Fire Station and Isgraig Clinic.

2. Key Issue(s)

The key issue is whether the construction of a new vehicular access is acceptable from a highway safety point of view and whether the development will have an impact on any adjacent property.

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 – Location, siting and design

Policy FF15 – Access for the disabled

Stopped Unitary Development Plan

Policy GP1 – Development Control Guidance

Policy GP2 - Design

Policy EN1 – Landscape

4. Response to Consultation and Publicity

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

Local Member (Cllr Bob Parry) – No response at the time of writing the report

Local Member (Cllr Dylan Rees) – No response at the time of writing the report

Local Member (Cllr Nicola Roberts) – No response at the time of writing the report

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

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

Highways Department – Conditional Approval

The application was advertised by placing a site notice near the site and neighbouring properties were notified by individual letters. The expiry date for receiving representations was the 2nd May, 2014. At the time of writing the report no letters were received.

5. Relevant Planning History

None.

6. Main Planning Considerations

The main planning consideration is whether the highways department consider that the construction of a new vehicular access in this location is acceptable.

The property has no parking facilities and access to the property is via a small gate to the front of the property. The application involves the construction of a new vehicular access with two new pillars to match that of the existing. The application also involves the provision of a hard-standing area for the cars.

The Highways Department have confirmed that they are satisfied with the new vehicular access providing conditions are placed on the permission.

7. Conclusion

It is not considered that the construction of a new vehicular access and hardstanding will have a negative impact on the area or surrounding properties. The highways department have also confirmed that they are satisfied with the development.

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

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

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

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

(04) 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 in the interests of road safety.

(05) The access shall remain ungated at all times.

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

(06) The development permitted by this consent shall be carried out strictly in accordance with the plan(s) submitted on the 03/04/2014 under planning application reference 34LPA998/CC.

Reason: For the avoidance of doubt.

9. Other Relevant Policies

Supplementary Planning Guidance – Parking Standards

Rhif y Cais: 39C72E Application Number

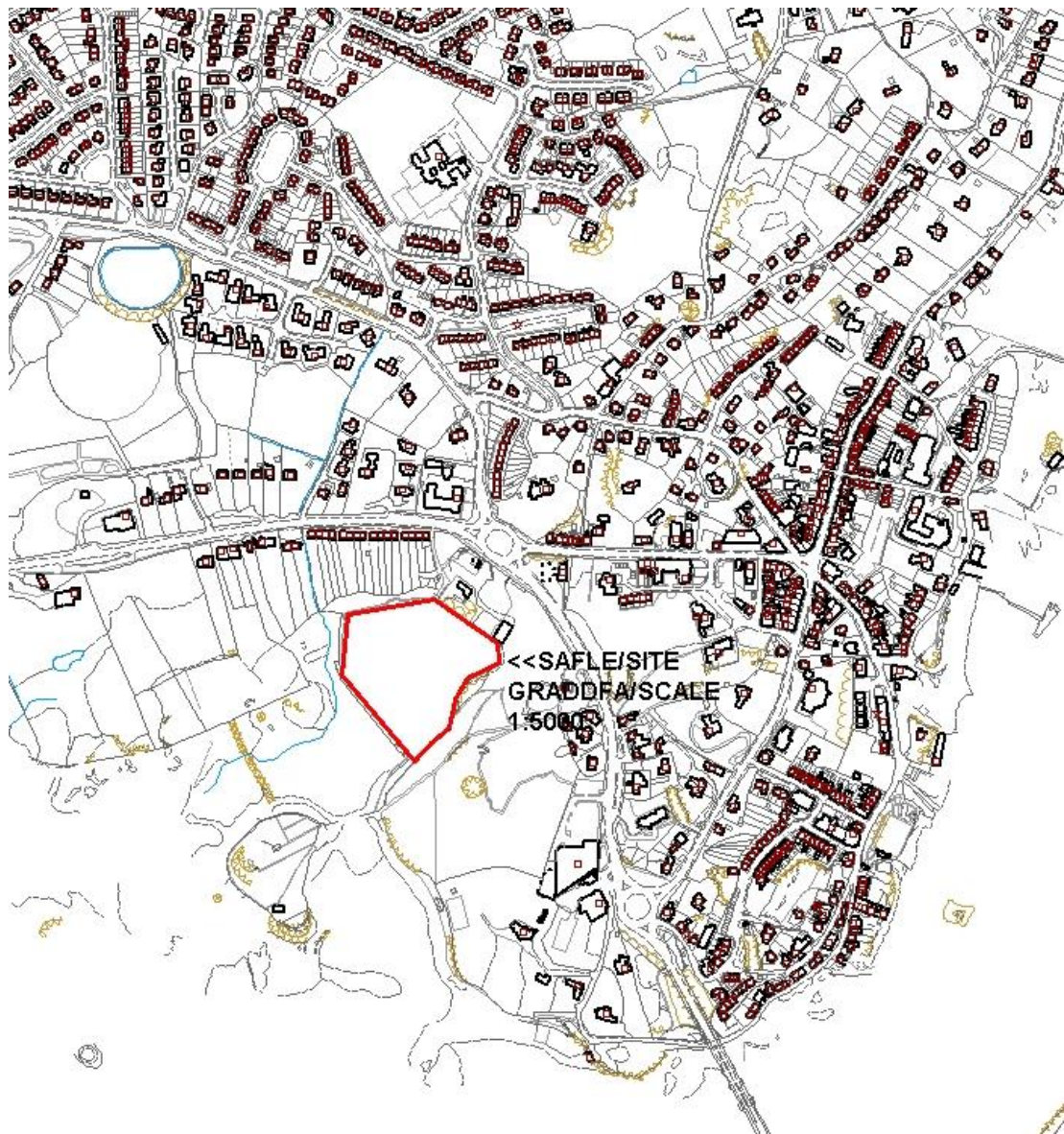
Ymgeisydd Applicant

**Menai Bridge Rugby Club
c/o Mr Douglas Barnes
Longford House
Lon Gernant
Menai Bridge
Anglesey
LL59 5SU**

Cais llawn ar gyfer codi storfa a ystafell fitrwydd a cysgodfa yn

Full application for the erection of an equipment store and fitness room and shelter at

Menai Bridge Rugby Club, Menai Bridge



Planning Committee: 07/05/2014

Report of Head of Planning Service (GJ)

Recommendation:

Permit

Reason for Reporting to Committee:

The proposal is on Council owned land

1. Proposal and Site

The application is for the erection of an equipment store/fitness room and dugout/shelters at the Menai Bridge Rugby Club, Menai Bridge

The application site cannot be seen from the Highway, however the site can be seen from Coed Cynrol and Menai Straits. A public footpath runs along the edge of the site.

2. Key Issue(s)

The key issue is whether the proposed store/fitness room and dugout/shelters fit in with the area and whether the buildings/structures will have a negative impact on the Area of Outstanding Natural Beauty.

3. Main Policies

Ynys Mon Local Plan

Policy 1 – General Policy

Policy 31 – Landscape

Policy 42 – Design

Policy 14 – Recreation and Community Facilities

Policy 17 – Recreation and Community Facilities

Gwynedd Structure Plan

Policy D1 - Environment

Policy D2 – Environment

Policy D4 – Location, siting and design

Policy D5 – Development on the coast

Stopped Unitary Development Plan

Policy GP1 – Development Control Guidance

Policy GP2 – Design

Policy EN2 – Landscape

Policy EN8 – Development on the Coast

Policy TO11 – Sports and Leisure Facilities

4. Response to Consultation and Publicity

Town Council – Approval Recommended

Local Member (Cllr Jim Evans) – No response at the time of writing the report

Local Member (Cllr Meirion Jones) – No response at the time of writing the report

Local Member (Cllr Alun Mummery) – No response at the time of writing the report

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

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

Highways Department – Comments

Environmental Health – No observations

Drainage Section – Comments

Neighbouring properties were notified by letter and a site notice placed near the site. The expiry date to receive representations is the 17th April, 2014. At the time of writing the report no representations had been received.

5. Relevant Planning History

39C72 – Alterations to windows and doors at Rugby Club Building, Menai Bridge – Granted 21/1/87

39C72A – Erection of a sewage pumping station, control building and storm tank at Menai Bridge – Granted 02/06/94

39C72B – Change of use of land to form a rugby pitch along with training areas and associated club house on land at Menai Bridge Rugby Club, Menai Bridge – Granted 24/2/97

39C72C – Erection of 3 floodlights at Menai Bridge Rugby Club, Menai Bridge –

39C72D – Erection of three training lights on 12 metre columns at Menai Bridge Rugby Club, Menai Bridge – Approval 6/4/11

6. Main Planning Considerations

The application is for the erection of an equipment store /fitness room which will be located next to the existing clubhouse. The building will measure 10 metres long x 5 metre wide by 4.3 metres high. The materials of the building will match that of the existing clubhouse. The fitness room will be used by members and guests of the rugby club.

The shelter will be located next to an embankment, this will lessen the impact from the Menai Straits and the public footpath. The shelter will measure 4 metres x 1.2 metres x 2.1 metres.

Area of Outstanding Natural Beauty

The application site is located within an Area of Outstanding Natural Beauty under the provisions of Policy 30 of the Ynys Mon Local Plan and D1 of the Gwynedd Structure Plan and Policies EN1 and EN2 of the Stopped Ynys Mon Unitary Development Plan, It is not considered that the proposal would unacceptably affect the character and appearance of this landscape designation.

Paragraphs 5.3.5, 5.3.6 and 5.5.5 of the Planning Policy Wales 'Edition 6' February 2014 states that the primary objective in designating AONB's is the conservation and enhancement of their natural beauty. AONB's must be afforded the highest status of protection from inappropriate developments and great weight given to conserving and enhancing the natural beauty of the areas. Statutory designation does not necessarily prohibit development, but proposals for development must be carefully assessed for their effect on those natural heritage interests which the designation is intended to protect.

It is not considered that the store or shelter will have a negative impact on the Area of Outstanding Natural Beauty in any way. The store building is located next to the existing clubhouse which is situated quite a distance away from the Menai Straits. The store is of high quality and design which will fit in with its surroundings without harming the natural beauty of the area.

Neighbouring properties have been notified of the development. It is not considered that the building and shelter will have a negative impact on their privacy.

7. Conclusion

It is not considered that the store/fitness room and shelter will have a negative impact on the area or surrounding properties. The development accords with all policies as listed in the report.

8. Recommendation

Permit

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

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

(02) The development permitted by this consent shall be carried out strictly in accordance with the plan(s) submitted on the 24.03.14 under planning application reference 39C72E.

Reason: For the avoidance of doubt.

Rhif y Cais: 43C32D/DA Application Number

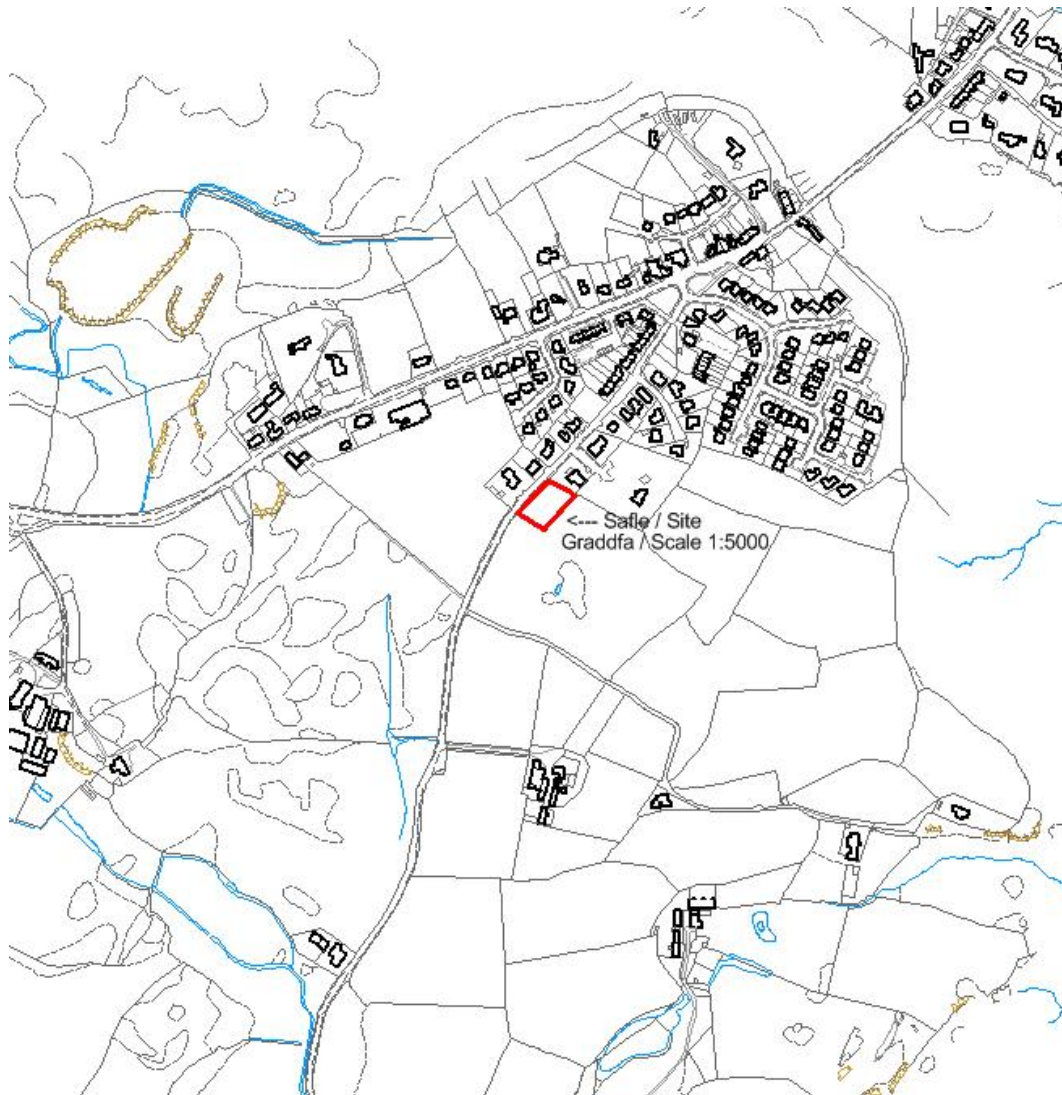
Ymgeisydd Applicant

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

Cais am fater a gadwyd yn ôl ar gyfer gwedd yr adeilad(au) ynghyd a materion diwygiedig a gadwyd yn ôl ar gyfer gosodiad a graddfa yr adeilad(au) ar gyfer codi annedd a modurdy preifat ar dir ger

Application for the approval of appearance of the building(s) as a reserved matter together with the approval of amended layout and scale reserved matters for the erection of a dwelling and a private garage on land adjacent to

To Gwyrdd, Four Mile Bridge



Planning Committee: 07/05/2014

Report of Head of Planning Service (AMG)

Recommendation:

Permit

Reason for Reporting to Committee:

At the request of the Local Member.

1. Proposal and Site

The site is located on the road leading from Four Mile Bridge to Rhoscolyn next to the property known as Cwm Ffynnon, Four Mile Bridge and is located within the designated Area of Outstanding Natural Beauty.

The application is for the approval of appearance of the building(s) as a reserved matter together with the approval of amended layout and scale reserved matters for the erection of a dwelling and a private garage on land adjacent to To Gwyrdd, Four Mile Bridge. Means of access thereto and landscaping of the site has been granted as reserved matters on outline permission reference 43C32C.

2. Key Issue(s)

The key issue to consider is whether the layout, scale and external appearance of the proposed dwelling and private garage is acceptable in terms of amenity and the affect on the surrounding landscape and the designated area of outstanding natural beauty.

3. Main Policies

Ynys Môn Local Plan

Policy 1 – General
Policy 26 – Car Parking
Policy 30 - Landscape
Policy 42 – Design
Policy 48 – Housing Development Criteria
Policy 50 – Listed Settlements

Gwynedd Structure Plan

Policy A2 – Housing
Policy A3 – Housing
Policy D1 – Areas of Outstanding Natural Beauty

Policy D4 – Location, Siting and Design
Policy D28 – Traditional Roofing Material
Policy D29 – Standard of Design
Policy FF12 – Parking Standards

Stopped Unitary Development Plan

Policy GP1 – Development Control Guidance
Policy GP2 – Design
Policy EN2 – Areas of Outstanding Natural Beauty

Policy TR10 – Parking Standards
Policy HP4 – Villages
Policy SG4 – Foul Sewage Disposal
Policy SG6 – Surface Water Run Off

Planning Policy Wales, Edition 6, February 2014

Technical Advice Note 12: Design

Technical Advice Note 22: Sustainable Buildings

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

4. Response to Consultation and Publicity

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

Councillor Trefor Lloyd Hughes – Requested that the application be referred to the Planning Committee for determination. His reasons being access, local opposition, large development and outside village development. He seeks a site visit by the Committee.

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

Community Council – The new plans are very different to the outline permission granted particularly in terms of the scale of the buildings. Secondly, there are concerns regarding the access since the road in front of it is so narrow and traffic so heavy at times along this road which connects Rhoscolyn and Four Mile Bridge. Thirdly, complaints have been received from residents living in the area adjacent to the land and we believe that due consideration should be given to their concerns. Finally, we believe that it is essential that the Planning Committee visits the site before making a decision particularly in light of the concerns regarding the access.

Welsh Water – Recommended conditional approval

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

Drainage – Surface water drainage system is acceptable in principle.

Natural Resources Wales – Assessed the application as having a low environmental risk. Their standard advice is relevant.

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 13th February 2014. At the time of writing this report six letters of representations had been received at the department. The main issues raised can be summarised as follows:

- The proposed plans and details on the reserved matters application differ significantly from the approved outline plans.
- It stated within the documents submitted with the outline application that the proposed dwelling would be stone cladding, however it is not included within the details and plans submitted with the reserved matters application.
- The proposal would interfere with the outlook from adjacent properties.
- Affect of the proposal on the surrounding landscape.
- Access and highway safety.
- The development would result in the increase in flooding in the gardens of the adjacent properties.

In response to the objections raised:

- It is acknowledged that the proposal differs from the details provided in the outline application as this application entails the approval of appearance of the building(s) as a reserved matter together with the approval of amended layout and scale reserved matters for the erection of a dwelling and a private garage. The outline application with some matters reserved entailed the erection of a single storey dwelling with a detached garage. This application entails the erection of a single storey dwelling and an attached double garage. It is acknowledged that the floorarea of the proposed dwelling and garage have increased and as a result the amenity area, drive and parking area have reduced. However, the proposal complies with the guidance contained within Guidance Note 8: Proximity of Development of the Council's Supplementary Planning Guidance and therefore is considered to be acceptable.
- The external appearance of the building was not considered as a reserved matter under the outline permission. Therefore the details of the external appearance of the building submitted with the outline application were indicative. The external appearance of the building and the overall design of the proposed dwelling is considered to be acceptable and will be in keeping with existing dwellings in the vicinity of the site.
- It is not considered that the proposal would interfere with the outlook from adjacent properties so that it would detrimentally affect the amenities currently enjoyed by the occupiers of the adjacent

properties. The proposal is single storey and complies with guidance contained within Guidance Note 8: Proximity of Development of the Council's Supplementary Planning Guidance.

- It is acknowledged that the site is located within the designated area of outstanding natural beauty. However, the principle of the development has already been established by the grant of outline permission in August 2011. It is considered that the proposal will maintain the appearance of the area of outstanding natural beauty and may positively enhance it by the extensive landscaping works proposed.
- Means of access for the proposal has been granted as reserved matters on the outline permission.
- It is not considered that the development would result in the increase in flooding in the gardens of the adjacent properties. Natural Resources Wales have assessed the proposal as being with a low environmental risk. Also the Council's Drainage Department have confirmed that the proposed surface water drainage system is acceptable in principle.

5. Relevant Planning History

43C32 - Erection of a bungalow on part of OS enclosure 8400, opposite Fresh Winds, Four Mile Bridge – Approved 18/01/1989

43C32A/DA – Detailed plans for the erection of a dwelling on part of OS enclosure 8400, adjacent Dolwen, Four Mile Bridge – Approved 06/11/1989

43C32B – Outline application for the erection of a dwelling together with the construction of a vehicular access on land adjacent to To Gwyrdd, Four Mile Bridge – Refused 19/08/2010

43C32C – Outline application for the erection of a dwelling and garage together with the construction of a vehicular access on land adjacent to To Gwyrdd, Four Mile Bridge – Approved 03/08/2011

43C53A – Residential development of part of OS 8400, Hendy, Four Mile Bridge – Approved 11/05/1990 subject to conditions and subject to a Section 52 agreement – local person occupancy and construction of roads and sewers to adoptable standards.

6. Main Planning Considerations

Affect of the external appearance of the building and the amended layout and scale of the proposal on amenity: It is acknowledged that the layout and scale of the proposed dwelling and garage has been altered to that approved on the outline permission reference 43C32C. The proposal has been altered so that it comprises of a larger dwelling with an attached double garage. As a result the floorarea of the proposed dwelling and garage have increased and the amenity area, drive and parking area have reduced. The original floorareas indicated on the outline application were approximately 118m² for the dwelling and approximately 39m² for the detached garage. The dwelling submitted as part of this application has a floorarea of approximately 163m² and the floorarea of the attached garage measures approximately 55m². The external appearance of the building and the overall design of the proposed dwelling is considered to be acceptable and will be in keeping with existing dwellings in the vicinity of the site. The proposal complies with the guidance contained within Guidance Note 8: Proximity of Development and Guidance Note 16: New Homes and Estates of the Council's Supplementary Planning Guidance and therefore is considered to be acceptable. There is ample space within the plot to accommodate the proposal without resulting in the overdevelopment of the site.

Affect of the external appearance of the building and the amended layout and scale of the proposal on the surrounding landscape: The application site is located within an area of outstanding natural beauty. It is a statutory designation that recognises its importance in landscape quality and nature conservation terms. The primary objective for the designation is the conservation and enhancement of their natural beauty. Local authorities have a statutory duty to have regard to areas of outstanding natural beauty purposes and development management decisions affecting the areas of outstanding natural beauty should favour conservation of natural beauty. It is considered that the proposal reflects the settlement pattern and is an acceptable rounding off of the settlement. The proposal will maintain the appearance of the area of outstanding natural beauty and may positively enhance it by the extensive landscaping works proposed.

7. Conclusion

The external appearance of the building and the amended layout and scale of the proposal is considered to be acceptable. The external appearance of the building and the overall design of the proposed dwelling is considered to be acceptable and will be in keeping with existing dwellings in the vicinity of the site. The

proposal complies with the guidance contained within Guidance Note 8: Proximity of Development and Guidance Note 16: New Homes and Estates of the Council's Supplementary Planning Guidance. The proposal will maintain the appearance of the area of outstanding natural beauty and may positively enhance it by the extensive landscaping works proposed.

8. Recommendation

Permit

(01) No development shall take place until details of the materials proposed to be used on the external surfaces of the dwelling and garage 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.

(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 development permitted by this consent shall be carried out strictly in accordance with the plan(s) submitted on the 20/11/2014 and 09/04/2013 under planning application reference 43C32D/DA.

Reason: For the avoidance of doubt.

INFORMATIVES

This Decision Notice must be read in conjunction with that of Outline Planning Permission 43C32C Granting conditional permission on the 03/08/11. You are advised to satisfy yourself that you have all the relevant documentation.

The applicant's attention is drawn to the remaining conditions of this and the outline approval which must be complied with.

12.10

Gweddill y Ceisiadau

Remainder Applications

Rhif y Cais: **46C38S/ECON** Application Number

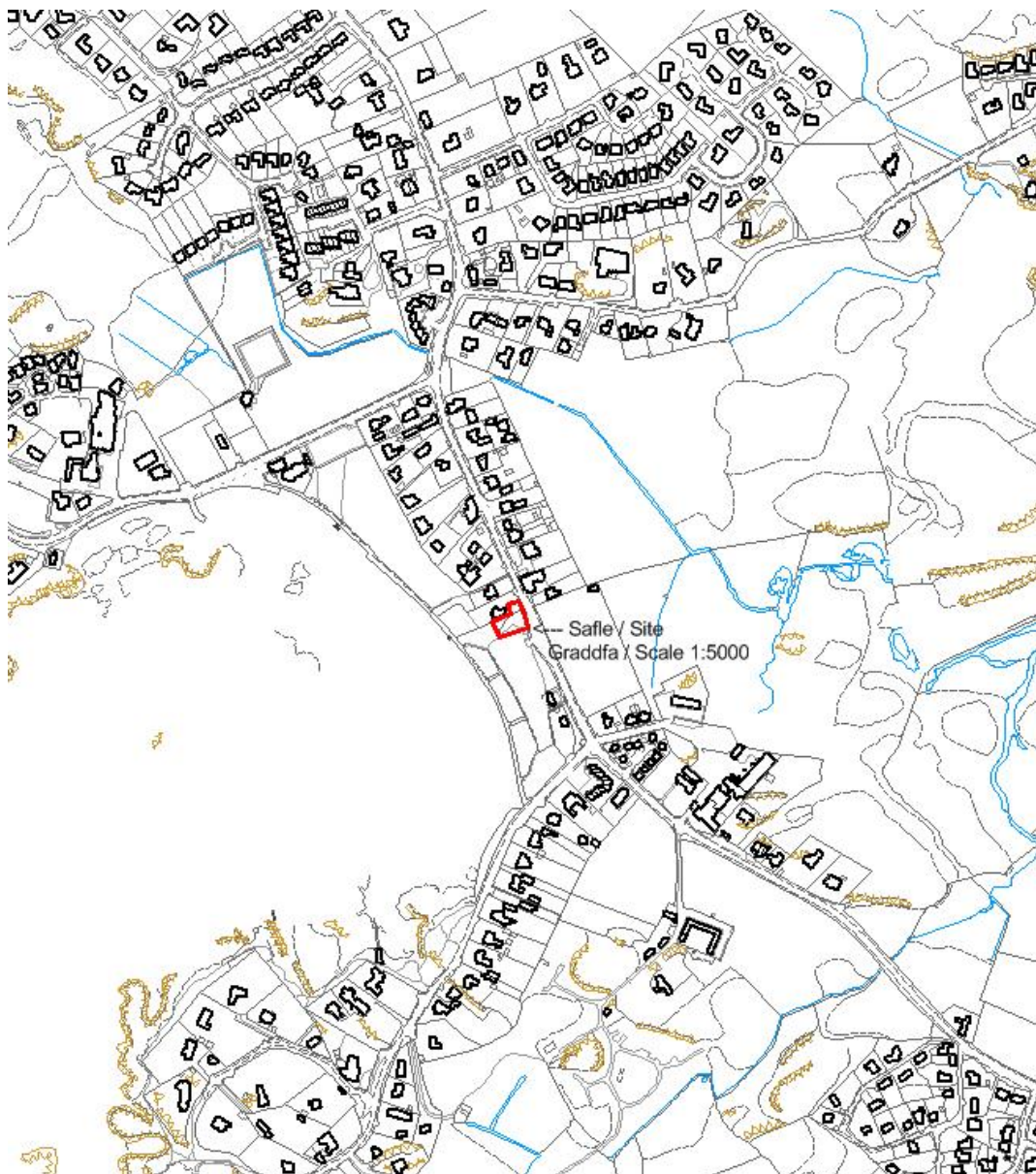
Ymgeisydd Applicant

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

Cais llawn ar gyfer codi bwyty ar dir ger

Full application for the erection of a restaurant on land adjacent to

Sea Shanty House, Lôn St. Ffraid, Trearddur Bay



Planning Committee: 07/05/2014

Report of Head of Planning Service (NJ)

Recommendation:

Permit

Reason for Reporting to Committee:

Part of the application site is located on land in the ownership of the Council. The application was also called in by the Local Member (Cllr Trefor Lloyd Hughes)

1. Proposal and Site

The site is located adjoining Lon St Ffraid in Trearddur Bay. The proposal entails the erection of a café / restaurant with an area of external decking facing the existing car park. The external surface is partially rendered and partially timber clad. Car parking facilities within the existing public car park are available for use and will not be affected by the proposal. The development is located on part of the boundary dune system.

The application is supported by an ecology report.

2. Key Issue(s)

Effects on visual and residential amenity and highway, ecology, archaeology and flood risk issues.

3. Main Policies

Gwynedd Structure Plan

Policy B1: Employment Generating Developments

Policy CH1: Recreation and Tourist Development

Policy D4: Location, Siting and Design

Policy D9: Environmentally Sensitive Areas

Policy D29: Standard of Design

Policy D31: Open Spaces

Policy D32: Landscaping

Policy FF12: Car Parking Standards

Ynys Mon Local Plan

Policy 1: General Policy

Policy 5: Design

Policy 16: Recreation and Community Facilities

Policy 26: Car Parking

Policy 28: Tidal Inundation and River Flooding

Policy 34: Nature Conservation

Policy 41: **Conservation of Buildings**

Policy 42: Design

Stopped Unitary Development Plan

Policy GP1: General Policy

Policy GP2: Design

Policy TR10; Parking Standards

Policy TO1: New Attractions and Extensions to Existing Attractions

Policy EN1: Landscape Character

Policy EN4: Biodiversity

Policy SG2: Development and Flooding

Supplementary Planning Guidance

Design Guide

Relevant National or Local Policy

Planning Policy Wales (Edition 6)
TAN 5: Nature Conservation
TAN 12: Design
TAN 13: Tourism
TAN 15: Flood Risk

4. Response to Consultation and Publicity

Local Member – Cllr Trefor Lloyd Hughes : Requests Committee determination due to flood risk and problems of the landowner

Local Member – Cllr Dafydd Rhys Thomas: No reply to date

Local Member – Cllr J M Evans: no reply to date

Community Council: objection as the scale of the development is considered too dominant for the centre of the village, it will overburden the infrastructure and is disproportionate to the existing built environment; the area is subject to regular flooding. In addition, the Community Council raises non-planning matters in relation to covenants, correspondence with the Head of Service (Property) and consultation.

Highways Section: Comments in relation to legal / ownership matters. Scheme agreed in principle but advised that development should be higher than the flood bund/ entry ramp into the car park. Those details have since been submitted.

Drainage Section: Details are acceptable in principle.

Dwr Cymru-Welsh Water –Standard conditions

Natural Resources Wales– As the Environment Agency, confirmed that it was satisfied that the finished floor level is set above the design flood event with a suitable allowance for climate change with regard to flood risk. The natural dune system to the west of the proposed building affords protection to the area as a whole from tidal inundation and as such there should be no excavations in the dunes beyond 3m from the edge of the proposed building without the prior agreement of the local planning authority.

As the Countryside Council for Wales confirmed that development is located 170m from the designated AONB and considered not to cause significant effects. Local biodiversity interests should be considered.

Natural Resources Wales has been consulted on the revised drawings and a reply was awaited at the time of writing.

Gwynedd Archaeological Planning Service- Additional details requested regarding construction method.

Ecological and Environmental Advisor – lizards are likely to be present and reasonable avoidance measures should be proposed. The application has been modified to include an area of dunes to the west as translocation habitat.

Public Response to Consultation: 12 letters of objection and 27 letters of support had been received at the time of writing. Objections are based on:

Competition;

Covenant to secure the land as public open space and the Council cannot therefore sell the land to a private individual for a commercial venture;

Size and scale out of keeping with the locality;

Loss of car parking space;

creation of and adding to parking congestion;

site is part of a sacred and historic site;

several such facilities exist already;

no need for another training academy;

flood risk raised after recent storms.

Matters of market competition and legal covenants are not matters which carry significant weight in the planning decision making process.

Letters of support indicate:

Inward investment to be welcomed;
Employment opportunities will be created;
Although other local establishments exist, they do not necessarily cater for all requirements;
The proposal will increase local amenities.

5. Relevant Planning History

46C38 - Demolition of existing café and the erection of a new public house and restaurant together with provision for owners separate living accommodation at Sea Shanty, Trearddur Bay. REFUSED 15/05/1985

46C38A - Demolition of existing café and the erection of a new restaurant and café together with owners bungalow on land at Sea Shanty, Trearddur Bay. APPROVED
14/10/1985

46C38B - Demolition of existing building and erection of a restaurant/cafe with owners accommodation on the site of Sea Shanty, Trearddur Bay. WITHDRAWN
18/02/1988

46C38C - Detailed plans for the demolition of existing cafe and erection of a restaurant/cafe with owner's accommodation at The Sea Shanty, Trearddur Bay. APPROVED 01/08/1988

46C38D - Retention of car park as constructed which is not in accordance with the plans approved under reference number 46/C/38C at Sea Shanty Café, Trearddur Bay. APPROVED 21/04/1998

46C38E - Erection of an extension to re-locate the kitchen at Sea Shanty Café, Trearddur Bay. APPROVED
13/01/1999

46C38H - Change of use of existing cafe on the ground floor into a dwelling at Sea Shanty, Trearddur Bay. APPROVED
26/02/2002

46C38J - Outline application for the demolition of the existing cafe together with the erection of two dwellings and the construction of a new access at Sea Shanty, Trearddur Bay. APPROVED
30/01/2003

46C38Q - Erection of a single storey cafe with an attached two storey dwellinghouse at Sea Shanty, Trearddur Bay APPROVED 19/08/2010

6. Main Planning Considerations

Principle of the Development: The site is located centrally in Trearddur and on the edge of the development boundary under the Local Plan (part of the proposal is within the curtilage of the adjoining dwelling and within the boundary). Policy 14 of the Local Plan supports the development of recreation and community facilities on allocated sites and on other sites where they:

Increase the quality and range of facilities for local residents and visitors;
Relieve pressure on more environmentally sensitive areas;
Increase public access to open areas which have recreational value.

Under the Local Plan the car park area and beachfront is designated as an open space or amenity area to be safeguarded under Policy 16 which states:

Development proposals which would lead to the loss of public or private open space will be refused where the open space has significant recreational, amenity or wildlife value.

The open space / amenity area designation was not transferred to the stopped Unitary Development Plan and the car park site is included therein within the development boundary.

The application is for a commercial restaurant / café facility together with a kitchen academy offering courses in basic catering and associated hospitality skills and management.

The application accords with the recreation and community facilities policy in that it provides an additional amenity within the village which will increase the facilities available for both local residents and the tourist population being centrally placed and accessible and well-located to the promenade and other local amenities.

Users of the site arriving by car are able to use the adjoining public pay and display car park or other parking areas within the village. The site occupies a corner of the car park area

Highway Impacts: Concerns are expressed that Trearddur is highly congested, in particular during the height of the tourist season. Objections are raised in relation to developing on the public car park as the proposal will increase visitors but decrease the space available for them to park. The development is proposed in the dune area to the corner of the car park and part of the curtilage of the adjoining dwelling and it is not considered that any loss of parking space will occur. Users of the site arriving by car are able to use the adjoining public pay and display car park or other parking areas within the village. The Highway Authority raises no objection.

Landscape & Amenity Impact: Concerns are expressed by some that the proposal is out of scale and character with the village. Others writing in support welcome the facility. The site is located some 170m from the edge of the designated Area of Outstanding Natural Beauty and it is considered, when read in context with existing buildings and consented development, that the proposal will have a neutral effect. The proposal includes timber cladding and white render which are appropriate for this coastal edge. The roof material is blue painted corrugated steel which has a coastal theme inappropriate in terms of the local vernacular for anything other than this type of wholly commercial development.

Ecological Impacts: Concern was raised that part of the site is a dune feature and that lizards may be present on the site and would be affected by the proposed development. The proposal is located on a corner of the car park on previously disturbed ground. Dunes lie to the rear of the promenade and are unaffected by the development. The application has been modified to include dunes to the west and a strategy has been presented in order that should any lizards be encountered during construction works, they can be captured and translocated in accordance with an agreed standard methodology to the adjoining appropriate dune habitat.

Archaeology: The area has been the focus of religious and funerary activity for several centuries. This long association led to the selection of an area of the dunes adjoining the site and fronting the promenade as the location for the village Millennium Cross. The Gwynedd Archaeological Trust carried out extensive excavation of the Towyn Capel site and it is understood that little remains of the site although the adjoining area could at depth reveal associated information. The Gwynedd Archaeological Planning Service has requested details of foundations for the building in order to complete its assessment of whether any watching brief may be required. The dunes themselves have been disturbed over time and are not considered a significant resource.

Flood Risk: The site is within zone C2 as defined by Technical Advice Note 15. TAN advice is not to locate highly vulnerable development such as residential or holiday units within such areas. TAN 15 states that:

All other new development should only be permitted within zones C1 and C2 if determined by the planning authority to be justified in that location. Development, including transport infrastructure, will only be justified if it can be demonstrated that:-

- i. Its location in zone C is necessary to assist, or be part of, a local authority regeneration initiative or a local authority strategy required to sustain an existing settlement¹; **or**,
 - ii Its location in zone C is necessary to contribute to key employment objectives supported by the local authority, and other key partners, to sustain an existing settlement or region;
- and,**
- iii It concurs with the aims of PPW and meets the definition of previously developed land (PPW fig 2.1); and,
 - iv The potential consequences of a flooding event for the particular type of development have been considered, and in terms of the criteria contained in sections 5 and 7 and appendix 1 found to be acceptable.

The development is justified as being part of the Authority's development strategy (the land has been brought into the development boundary under the stopped UDP) and it will contribute to employment generation; it is part of the car park complex and curtilage of the adjoining dwelling and is previously

developed land; the Environment Agency as it existed at the time was satisfied with the flood risk associated with the development.

7. Conclusion

The proposal will add to the variety of amenities in the locality. There is no objection from the Highway Authority and it is considered that ecological and any archaeological impacts can be mitigated through conditions. The flood risk associated with the development is acceptable.

8. Recommendation

To **permit** the development subject to the conditions set out below and any condition proposed by the Gwynedd Archaeological Planning Service and Natural Resources Wales in completing their consultation responses:

(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 external lighting shall be installed until a scheme of illumination has been submitted to and approved in writing by the local planning authority. The development shall thereafter proceed in accordance with the agreed details unless the local planning authority gives its prior written consent to any variation.

Reason In the interests of residential amenity.

(03) The development of the site shall take place in accordance with Clwydian Ecology Reptile Reasonable Avoidance Scheme dated 21st March 2014 and submitted under planning reference number 46C38S/ECON unless the local planning authority gives its prior written consent to any variation.

Reason; in order to safeguard any protected species which may be present on the site.

(04) No development shall commence until samples of the external finishing material have been submitted to and approved in writing by the local planning authority. The development 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 amenity.

Rhif y Cais: **46C397D** Application Number

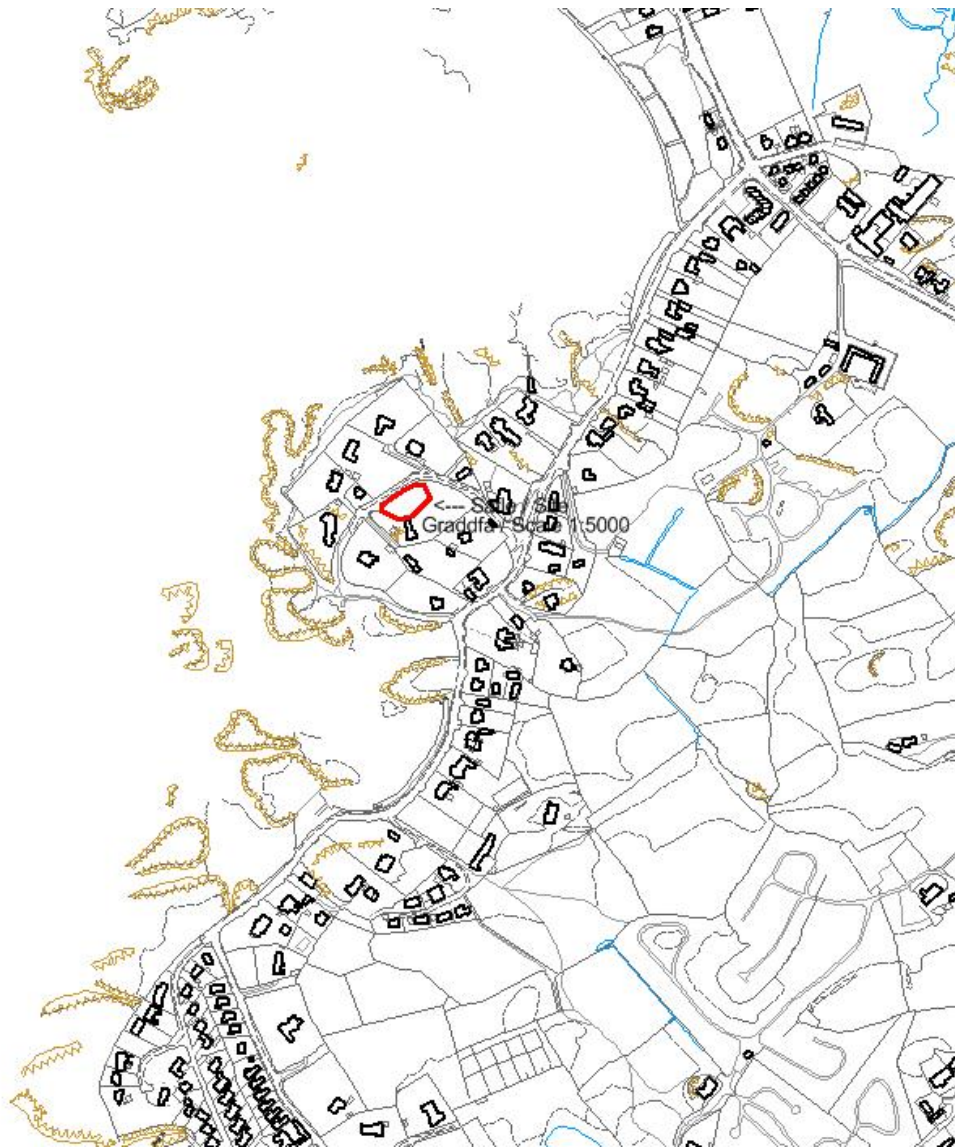
Ymgeisydd Applicant

**Mr D Greensmith
c/o Mr Paul O'Loughlin
Owen Ellis Architects Ltd
Stanley Hall
Edmund Street
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Merseyside
L3 9NG**

Cais llawn ar gyfer codi annedd ar dir yn

Full application for the erection of a dwelling on land at

Bryniau, Lon Penrhyn Garw, Trearddur Bay



Planning Committee: 07/05/2014

Report of Head of Planning Service (AMG)

Recommendation:

Permit

Reason for Reporting to Committee:

At the request of the Local Member.

1. Proposal and Site

The site is situated to the front of the former dwelling known as Bryniau in Lon Penrhyn Garw in Trearddur Bay. The site benefits permission for the erection of a dwelling.

The application is for the approval of an amended design for the erection of a dwelling on land at Bryniau, Lon Penrhyn Garw, Trearddur Bay.

2. Key Issue(s)

The applications main issues are whether the development complies with current policies, design, highways and technical issues, whether the development will affect the amenities of surrounding properties.

3. Main Policies

Ynys Môn Local Plan

Policy 1 – General

Policy 26 – Car Parking

Policy 31 - Landscape

Policy 42 – Design

Policy 48 – Housing Development Criteria

Policy 50 – Listed Settlements

Gwynedd Structure Plan

Policy A2 – Housing

Policy A3 – Housing

Policy D4 – Location, Siting and Design

Policy D28 – Traditional Roofing Material

Policy D29 – Standard of Design

Policy FF12 – Parking Standards

Stopped Unitary Development Plan

Policy GP1 – Development Control Guidance

Policy GP2 – Design

Policy EN1 – Landscape Character

Policy TR10 – Parking Standards

Policy HP3 – Main and Secondary Centres

Policy SG4 – Foul Sewage Disposal

Policy SG6 – Surface Water Run Off

Planning Policy Wales, Edition 6, February 2014

Technical Advice Note 12: Design

Technical Advice Note 22: Sustainable Buildings

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

4. Response to Consultation and Publicity

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

Councillor Trefor Lloyd Hughes – Requested that the application be referred to the Planning Committee for determination. His reasons being the size of the proposed dwelling.

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

Community Council – No comment

Welsh Water – Recommended conditional approval

Highways – Recommended conditional approval

Drainage – Comments

Natural Resources Wales – Assessed the application as having a low environmental risk. Their standard advice is relevant.

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 13th February 2014. At the time of writing this report no representations had been received at the department.

5. Relevant Planning History

46C397 - Outline application for the demolition of the existing dwelling and the erection of 4 new dwellings together with the construction of a new vehicular access at Bryniau, Lôn Penrhyn Garw, Trearddur Bay – Refused 11/04/2006

46C397A - Full application for the erection of a dwelling on land at Bryniau, Lôn Penrhyn Garw, Trearddur Bay – Approved 13/06/2008

46C397B - Demolition of the existing dwelling and garage\boatstore together with the erection of a new dwelling and the construction of a new vehicular and pedestrian access at Bryniau, Lôn Penrhyn Garw, Trearddur Bay – Approved 19/08/2010

46C397C - Application for a Certificate of Lawfulness for the proposed building operations carried out under planning permission reference number 46C397A for the erection of a dwelling on land at Bryniau, Lôn Penrhyn Garw, Trearddur Bay – Approved 27/08/2013

6. Main Planning Considerations

Policy Context: Ravenspoint Road is identified as a Listed Settlement under Policy 50 of the adopted Ynys Môn Local Plan. This is a criteria based policy and settlements identified within the policy do not have a development boundary. Policy 50 of the Ynys Môn Local Plan supports applications within or ones that form a reasonable minor extension to the existing developed part of the settlement and would not constitute an undesirable intrusion into the landscape or harm the character and amenities of the locality.

In the Stopped Unitary Development Plan Trearddur is categorised as a Secondary Centre under policy HP3, for centres within this policy a development boundary was introduced. Policy HP3 of the Stopped Unitary Development Plan supports applications for new housing development on suitable sites within the development boundary.

The site is considered to be within the developed part of the Ravenspoint Road settlement and lies within the development boundary introduced under policy HP3. Therefore the principle of the development is considered to be acceptable. The site benefits permission for the erection of a dwelling.

Design: The proposal entails the erection of a dormer type dwelling. It is acknowledged that the footprint of the proposed dwelling has altered to that previously approved under permission reference 46C397A. The dimensions of the previously approved dwelling measured approximately 24m (length), 9.5m (width) and 6.4m (height to ridge) comprising of a floorarea of approximately 185.4m². The dimensions of the proposed

dwelling measures approximately 17.4m (length), 13.4m (width) and 6.9m (height to ridge) comprising of a floorarea of approximately 153m². There is sufficient space within the site to accommodate the proposal without appearing cramped or overdeveloped. The design of the proposed dwelling is considered to be acceptable and is similar to other residential dwellings along Ravenspoint Road.

Highways and technical issues: The Highway Authority have recommended conditions in relation to highway safety, these conditions are considered acceptable in relation to the proposed development. It is proposed to dispose of foul sewage and surface water to the main sewer. The applicant is seeking consent from Welsh Water to dispose of the surface water to the main sewer.

Affect on the amenities of surrounding properties: Due to the topography of the site and the neighbouring properties together with the existing lack of privacy with the relatively low level boundaries along Lon Penrhyn Garw, it is not considered that the proposal will have an additional adverse affect on the amenities of the neighbouring properties to that of the dwelling previously approved under reference 46C397A to such a degree it should warrant refusing the application. It is acknowledged that the remainder of the site benefits planning permission for the erection of a dwelling under reference 46C397B. However, it is not considered that the proposal would detrimentally affect the amenities of the proposed dwelling on the adjoining plot to such a degree it should warrant refusing the application as the dwelling previously approved on the site under reference 46C397A had windows on all elevations and entailed the construction of a balcony or roof terrace.

7. Conclusion

The site is considered to be within the developed part of the Ravenspoint Road settlement and lies within the development boundary introduced under policy HP3. The design of the proposed dwelling is considered to be acceptable and is similar to other residential dwellings along Ravenspoint Road. It is not considered that the proposal would detrimentally affect the amenities of the neighbouring properties or the proposed dwelling on the adjoining plot to such a degree it should warrant refusing the application.

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

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

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

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

(05) 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.

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

Reason: To protect the integrity of the 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) The proposed development site is crossed by a public sewer with the approximate position being marked on the attached record plan. No development (including the raising or lowering of ground levels) will be permitted within the safety zone which is measured either side of the centre line.

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

(09) The development hereby permitted shall be carried out in conformity with the details shown on the submitted plans and contained in the form of application submitted on 14.02.2014 under reference 46C397D, Protected Species Survey (Green Man Ecology, 26th March 2014) and in any other documents accompanying such application, unless conditions of this permission stipulate otherwise.

Reason: For the avoidance of doubt.

Rhif y Cais: 46C66J/FR Application Number

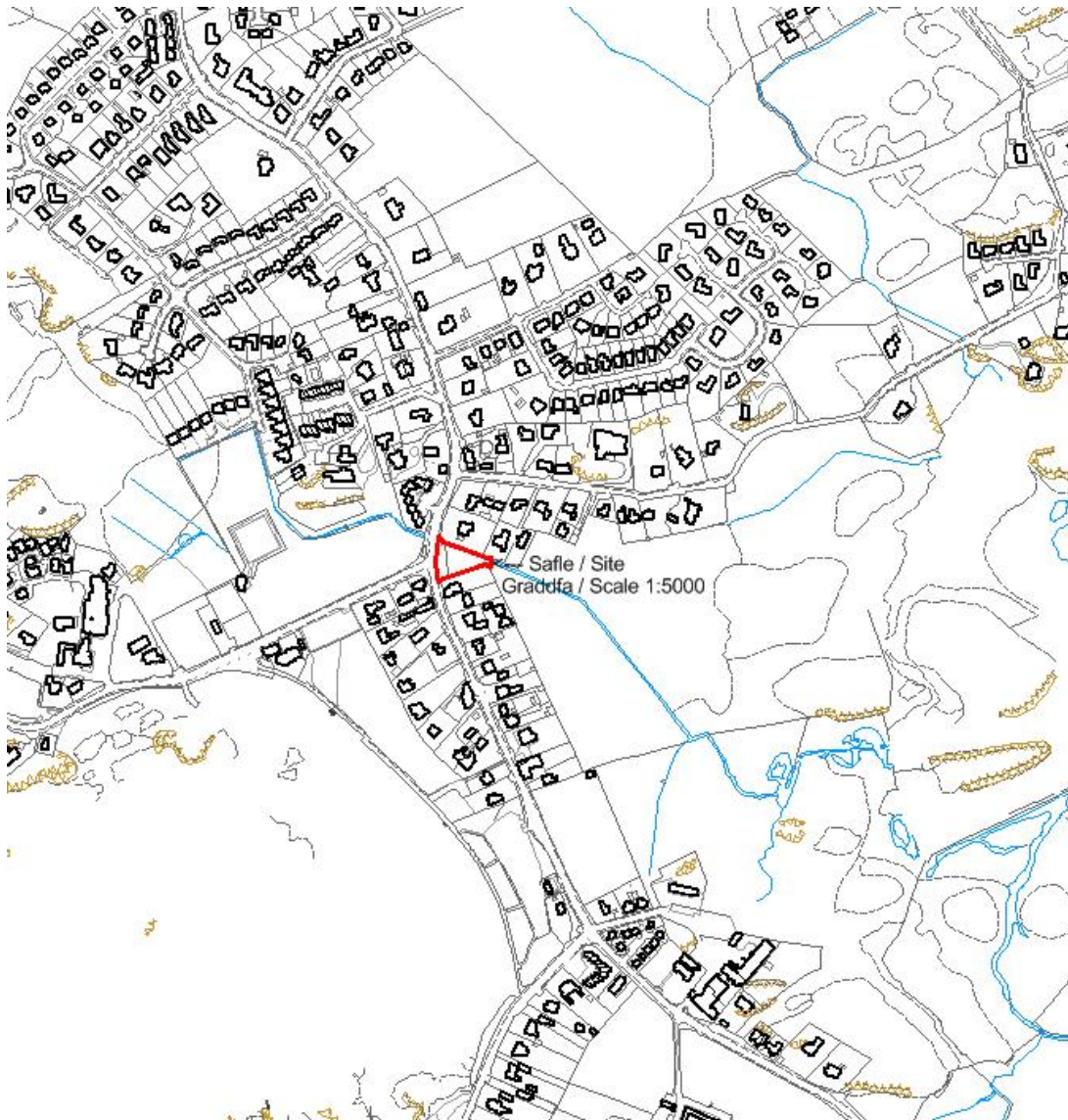
Ymgeisydd Applicant

**Messers Williams-Homes Bala Ltd
c/o ERW Consulting
Llys Elwen,
Engedi,
Bryngwran,
Anglesey,
LL65 3RR**

Cais llawn ar gyfer codi bloc o chwech o fflatiau a chwech o fodurdai gyda panelau solar PV ar eu tô ynghyd a gwellianau i'r fynedfa a pharcio yn safle'r hen

Full application for the erection of a block of six apartments and six garages with solar PV panels on their roof together with improved access and parking on the site of the former

Progress Garage, Lôn St Ffraid, Trearddur Bay



Planning Committee: 07/05/2014

Report of Head of Planning Service (NJ)

Recommendation:

Permit

Reason for Reporting to Committee:

At the request of the Local Member

1. Proposal and Site

The site is situated within the development boundary of the village of Trearddur Bay at the junction of Lon St Ffraid and Lon Isallt. It is a brownfield site formerly occupied by a commercial garage and filling station.

The proposal is an application for full planning permission for the erection of a block of 6 apartments, garages, access improvements and parking areas.

2. Key Issue(s)

Design, flood risk and fall-back position

3. Main Policies

Ynys Môn Local Plan

Policy 1 – General Policy

Policy 26 - Tidal Inundation

Policy 42 - Design

Policy 48 - Housing Development Criteria

Policy 49 - Defined Settlements

Gwynedd Structure Plan

Policy A3 – Housing land

Policy D4 – Location, Siting and Design

Stopped Unitary Development Plan

Policy GP1 – Development Control Guidance

Policy GP2 – Design

Policy HP2 - Density

Policy HP3 – Main and Secondary Centres

Policy SG2 – Development and Flooding

Policy SG6 – Surface Water Run-off

Planning Policy Wales (Edition 6)

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

Supplementary Planning Guidance – Parking Standards

Technical Advice Note 12 – Design

Technical Advice Note 15 – Development and Flood Risk

Letter to Chief Planning Officers 9th January 2014: Planning Policy on Flood Risk and Insurance Industry Changes

4. Response to Consultation and Publicity

Local Member - Cllr Trefor Lloyd Hughes – requested that the application be referred to the Planning and

Orders Committee for determination; that he has written regarding developments in Trearddur; this application is objected to, a meeting should be held with agencies.

Cllrs J M Evans & D R Thomas – no response at the time of writing

Community Council – No comment

Welsh Water – standard conditions

Highways – Suggested conditions

Drainage – Drainage details are satisfactory

Natural Resources Wales – Suggested Finished Floor Level

Response to Publicity

The application was publicised by site notice and personal notifications to neighbouring occupiers. The latest date for the receipt of representation was 3rd March 2014. At the time of writing, one letter of objection had been received. Objections are based on:

The proposal is grossly out of keeping in size and design with various surrounding properties;
Overdevelopment of the site setting a precedent for future buildings;
Design has been changed significantly since the original application, now creating a building much less in keeping with surrounding properties – window details, balconies, parking spaces and lock-up garages are all changed and represent an overdevelopment;
Proposal will result in a cluttered plot in contrast to very open surrounding landscape;
Overwhelming to adjoining dwellings;
Flooding is a risk on the site.

5. Relevant Planning History

46C66E Outline application for the erection of a block of 6 apartments together with improved access and parking at the former Progress Garage and Marine Auto Services, Trearddur Bay approved 7/2/2011
46C66F/DIS Application to discharge condition 2, 10, 11 and 15 of permission 46C66E – conditions discharged 16/1/2014

46C66G/VAR Application for the variation of condition on planning permission 46C66E at Former Progress Garage, Lon St Ffraid, Trearddur Bay: Returned to Applicant 5/2/14

46C66H/DIS Application to discharge condition 3 of permission 46C66E at the Former Progress Garage, Lon St Ffraid, Trearddur Bay – condition discharged 26/3/14

6. Main Planning Considerations

Design – A block of 6 apartments has previously been approved on the site. The proposal as now submitted represents a redesign of the block including the creation of balconies to the front elevation and the erection of a block of 6 garages. The design presents a double fronted gabled elevation redolent of traditional design cues within the village and will provide a landmark building at this road junction. Given flood protection measures detailed below, the finished height of the building in the streetscape will be increased consequent to an increased finished floor level. Given its location at a junction and bend in the road, it is considered the site can accommodate the mass of the building without detriment to wider amenitie

Flooding Issues- The site is located within a zone C2 flood risk area. Paragraph 6.2 of Technical Advice Note 15 states that:

6.2 New development should be directed away from zone C and towards suitable land in zone A, otherwise to zone B, where river or coastal flooding will be less of an issue. In zone C the tests outlined in sections 6 and 7 will be applied, recognising, however, that highly vulnerable development and Emergency Services in zone C2 should not be permitted. All other new development should only be permitted within zones C1 and C2 if determined by the planning authority to be justified in that location. Development, including transport infrastructure, will only be justified if it can be demonstrated that:-

i. Its location in zone C is necessary to assist, or be part of, a local authority regeneration initiative or a local authority strategy required to sustain an existing settlement¹; **or**,

ii Its location in zone C is necessary to contribute to key employment objectives supported by the local authority, and other key partners, to sustain an existing settlement or region; **and**,

iii It concurs with the aims of PPW and meets the definition of previously developed land (PPW fig 2.1); and,
iv The potential consequences of a flooding event for the particular type of development have been considered, and in terms of the criteria contained in sections 5 and 7 and appendix 1 found to be acceptable.

Paragraph 7.4 of TAN 15 states that before deciding whether a development can take place an assessment, which examines the likely mechanisms that cause the flooding, and the consequences on the development on those floods, must be undertaken, which is appropriate to the size and scale of the proposed development.

The objectives of the flood consequence assessment are to consider:

- the consequences of flooding on the development
- the consequences (ie. The overall impacts) of the development on flood risk elsewhere within the catchment range of potential flooding scenarios up to that flood having a probability of 0.1%
- the assessment can be used to establish whether appropriate mitigation measures can be incorporated within the design of the development to ensure that development minimises risk to life, damage to property and disruption to people living and working on the site or elsewhere in the floodplain.

In relation to paragraph 6.2 tests in general, the current application site is situated within the development boundary of the village of Trearddur and the site is considered as a brownfield site.

The applicant has submitted a Flood Consequence Assessment as part of the application. In dealing with the previous application, this FCA was considered acceptable. The scheme as now submitted proposes some design changes but it is on a similar footprint to the previous proposal. Further to recent severe weather countywide and flooding in Trearddur, Natural Resources Wales has requested a finished floor level of 4.25m AOD in order to improve flood protection as opposed to the no lower than 3.77m AOD specified on the previous permission. Amended drawings have been received and are considered acceptable.

Albeit that the scheme is on a brownfield site and is part of the local authority strategy and is anticipated to adequately deal with the consequences of flooding under the submitted FCA (in accordance with paragraph 6.2 tests), TAN 15 advises that highly vulnerable development (which includes residential development) should not be permitted within zone C2. Other developments (other than highly vulnerable developments) should be assessed under the justification tests.

In her letter to Chief Planning Officers in January this year, the Welsh Government Chief Planner Rosemary Thomas asked authorities to consider changes being made to the insurance industry in relation to flooding (capped premiums for schemes built before 2009) and drew specific attention to the justification tests in paragraph 6.2 and that “allocations should not be made for highly vulnerable development in Zone C2”.

Fall-Back Position: The scheme of development on the site is supported by the existence of a separate consent for the same number of apartments representing a fall-back position – a scheme which could be implemented regardless of any decision made on the current application as now being considered. Permission was granted in 2011 under reference 46C66E. Albeit presented as an outline application, no matters were reserved for subsequent approval and consent was issued as a full consent.

Case law on the existence of a fall-back position indicates that not only is the decision maker required to take into account the existence of a planning permission, he must also consider whether the prospects of the fall-back actually occurring are real and not simply theoretical. If there is a real prospect of the extant planning permission being implemented, the decision maker must consider the possibility of harm actually being caused by the development taking place. However, if it is considered unlikely that the permission would be implemented case law establishes that it would be unreasonable to take any potential harm into account if there is no realistic possibility of it being caused.

Reference to the planning history section of this report indicates that the developer has actively been seeking the discharge of planning conditions in order to be in a position to commence works on site in accordance with the previous grant of permission. The application as now made is submitted to accommodate design changes to the building itself but does not alter the principle of the approved scheme. It is likely that the scheme will be built out on the basis of the approved scheme if the design changes proposed herein are considered unacceptable. Should permission be refused for this scheme due to flood risk concern, it is unlikely that the development of apartments would be abandoned.

Highways and Drainage: The technical consultees raise no objection to the application.

7. Conclusion

The redesign of the previous scheme is considered acceptable. The site is located in a C2 flood risk area but adequately deals with flooding to the satisfaction of the statutory consultee. Although Technical Advice Note 15 advises against residential development in flood risk areas, there is a fallback position to be weighted.

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) Foul water and surface water discharges must be drained separately 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 unless otherwise approved in writing by the local planning authority.

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

(05) Finished floor levels shall be set no lower than 4.25m AOD.

Reason: To reduce the risk of flooding.

(06) An unobstructed flood route should be provided at all times at the turning head of the access road (as shown on drawing submitted with ERW Consulting letter dated 12/03/2014 (Ref:ERW/s)).

Reason: To ensure that the flood route is not compromised so as not to increase flood risk elsewhere.

(07) The access shall be laid out and constructed strictly in accordance with the submitted plan (SH1344 Drawing number A.01.3 submitted on 30/1/2014 under reference 46C66J/FR) 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: In the interests of highway safety.

(08) The highway boundary wall or any new boundary erected fronting the highway shall at no time be higher than 0.6 metres above the level of the adjoining county road carriageway along the whole length of the site's boundary with the adjoining highway and nothing exceeding this height erected within 2 metres of the said wall.

Reason: In the interests of highway safety and visibility at the access.

(09) 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 operational prior to the first occupation of the development.

Reason: In the interests of highway safety.

(10) 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.

Rheswm: I alluogi cerbydau i dynnu oddi ar y ffordd, parcio a throi o'r briffordd i leihau peryglon, rhwstr ac anhwylystod i ddefnyddwyr y briffordd gyfagos.

(11) No part of the development shall begin until a scheme for the provision of a 1.8m wide footway provided along the whole length of the site boundary adjacent to the County Highway, including a timetable for the works, 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 highway safety.

(12) No development shall commence until a management and maintenance plan for the drainage scheme for the lifetime of the development including arrangements for adoption by any public authority or statutory undertaker or other arrangements to secure the operation of the scheme has been submitted to and approved in writing by the local planning authority. The development shall thereafter proceed in accordance with the approved details.

Reason: To ensure that the site is adequately drained and protected from flooding

(13) The dwelling hereby permitted shall be constructed to achieve a minimum Code for Sustainable Homes Level 3 and achieve a minimum of 6 credits under category Ene 1 - 'Dwelling Emission Rate' in accordance with the requirements of the Code for Sustainable Homes: Technical Guide 11 November 2010. (or any subsequent equivalent and/or standard or as may be approved in writing with the Local Planning Authority). 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 predicted future climate changes.

(14) Construction of the dwelling hereby permitted shall not begin until an 'Interim Certificate' has been submitted to and approved in writing by the Local Planning Authority, certifying that a minimum Code for Sustainable Homes Level 3 and a minimum of 6 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 November 2010 (or any subsequent equivalent and/or standard or as may be approved in writing with the Local Planning Authority).

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

(15) Prior to the occupation of the dwelling hereby permitted, a Code for Sustainable Homes 'Final Certificate' shall be submitted to an approved in writing by the Local Planning Authority certifying that a minimum Code for Sustainable Homes Level 3 and a minimum of 6 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 November 2010 (or any subsequent equivalent and/or standard or as may be approved in writing with the Local Planning Authority).

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

13.1

Materion Eraill

Other Matters

Rhif y Cais: 11C554C/LB Application Number

Ymgeisydd Applicant

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Ceredigion
SY23 2LN**

Cais adailad rhestredig ar gyfer addasu ac ehangu

Listed building application for alterations and extensions to

The Sail Loft, Amlwch Port



Planning Committee: 07/05/2014

Report of Head of Planning Service (DO)

1. Conclusion

To note that the following application will be forwarded to the Welsh Assembly of Wales for determination in accordance with Regulation 13 of Planning (Listed Building and Conservation Areas) Act 1990:

11C554C/LB – Listed Building Consent for alterations and extensions to The Sail Loft, Amlwch Port.

Rhif y Cais: 12C266K Application Number

Ymgeisydd Applicant

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

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

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

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



Planning Committee: 07/05/2014

Report of Head of Planning Service (DPJ)

Recommendation:

That members note and approve the changes detailed below:

Reason for Reporting to Committee:

The report enclosed as Appendix 1 was approved by the Planning Committee in June 2013.

The application related to units 2-5 only and did not include 1 as stated in the report. A minor amendment to the design of unit 1 was approved by the local planning authority in 2011.

In the course of discussion it has also become apparent that a new legal agreement will be required as opposed to a variation of the existing legal agreement completed in relation to planning permission 12C266C. The wording of the proposed obligation has also been amended as follows:

- a) Any goods for sale or provision of services shall be mainly related to boating, maritime or angling purposes.

Appendix

PLANNING COMMITTEE: June 2013

REPORT OF HEAD OF PLANNING SERVICE (DPJ)

RECOMMENDATION:

Permit

REASON FOR REPORTING TO COMMITTEE:

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

1. PROPOSAL AND SITE

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

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

2. KEY ISSUE(S)

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

3. MAIN POLICIES

Gwynedd Structure

D29 (Design)

D1 (AONB)

Ynys Mon Local Plan

1 (General Policy)

5 (Design)

30 (AONB)

42 (Design)

Stopped Ynys Mon Unitary Development Plan

GP1 (Development Control Guidance)

GP2 (Design)

EN1 (AONB)

EN2 (AONB)

Planning Policy Wales

Technical Advice Note 12 (Wales): Design

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

4. RESPONSE TO CONSULTATION AND PUBLICITY

Local Member No observations received.

Community Council Approval recommended.

5. RELEVANT PLANNING HISTORY

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

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

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

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

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

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

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

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

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

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

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

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

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

6. MAIN PLANNING CONSIDERATIONS

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

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

7. CONCLUSION

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

8. RECOMMENDATION

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

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

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

Rhif y Cais: **39C285D** Application Number

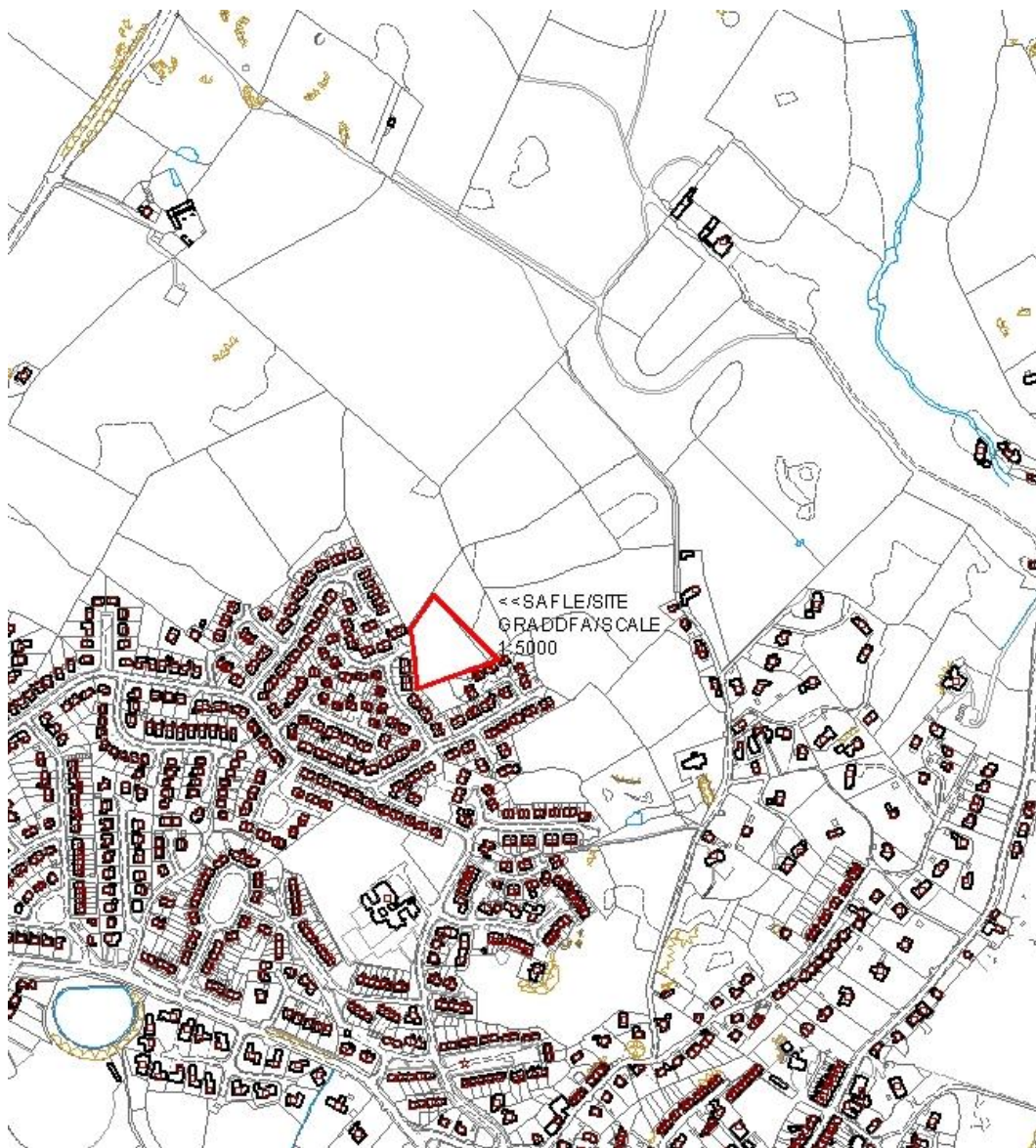
Ymgeisydd Applicant

**Bennett Homes
c/o J S Allan RIBA
Gerallt
3 Stâd Castellor
Cemaes
Ynys Môn
LL67 0NP**

Cais llawn ar gyfer codi 17 o dai ar dir yn

Full application for the erection of 17 dwellings on land at

Lon Gamfa, Menai Bridge



Planning Committee: 07/05/2014

Report of Head of Planning Service (DPJ)

Recommendation:

That members approve the change in the planning obligation and condition described below.

Reason for Reporting to Committee:

At the April planning committee members resolved to refuse an amendment to the resolution previously made in respect of affordable contrary to the officer recommendation at the April Planning Committee. It is understood that members accepted the change to the contaminated land condition which is described below.

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

The Planning Committee originally resolved to approve the planning application in November subject to a requirement that 6 of the units were affordable at 85%. The planning application is made for 17 units and 30% affordable units would equate to 5.1.

Following discussion with Officers it was agreed that the number of Affordable Housing units required in connection with the development was reduced 3. The reduction in the number of affordable housing units was based on the economic viability of the development and a development appraisal process was used in agreeing the number and sales value of the affordable homes to be provided. The approach is based on council policy contained in the council's Affordable Housing Delivery Statement (2009).

The council's Affordable Housing Adviser was consulted following members recent decision and has advised given the estimated sales value of the completed dwelling at £116,000 and the estimated profit, securing 3 affordable dwellings at 85% market value is considered a successful outcome. Should the matter be pursued further it will involve costs in preparing an independent viability assessment and a likely appeal, which could result in a reduced number of affordable dwellings.

Members are requested to reconsider their resolution and agree to 3 Affordable housing Units at 85% of the market value being provided in connection with the development.