

# Public Document Pack



CYNGOR SIR  
YNYS MÔN  
ISLE OF ANGLESEY  
COUNTY COUNCIL

Dr Gwynne Jones  
Prif Weithredwr – Chief Executive

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

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

<b>RHYBUDD O GYFARFOD</b>	<b>NOTICE OF MEETING</b>
<b>PWYLLGOR CYNLLUNIO A GORCHMYNION</b>	<b>PLANNING AND ORDERS COMMITTEE</b>
<b>DYDD MERCHER, 7 MEDI, 2016 ➔ 1.00 o'r gloch y.p. ←</b>	<b>WEDNESDAY, 7 SEPTEMBER 2016 ➔ 1.00 pm ←</b>
<b>SIAMBR Y CYNGOR, SWYDDFEYDD Y CYNGOR, LLANGEFNI</b>	<b>COUNCIL CHAMBER, COUNCIL OFFICES, LLANGEFNI</b>
Swyddog Pwyllgor	<b>Mrs. Mairwen Hughes</b> 01248 752516 Committee Officer

## **AELODAU / MEMBERS**

Cynghorwyr / Councillors:

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

**Please note that meetings of the Committee are filmed for live and subsequent broadcast on the Council's website. The Authority is a Data Controller under the Data Protection Act and data collected during this webcast will be retained in accordance with the Authority's published policy**

## **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.

### **Index**

#### **1 APOLOGIES**

#### **2 DECLARATION OF INTEREST**

To receive any declaration of interest by any Member or Officer in respect of any item of business.

#### **3 MINUTES\_(Pages 1 - 10)**

To submit, for confirmation, the minutes of the Planning and Orders Committee held on 27 July, 2016.

#### **4 SITE VISITS\_(Pages 11 - 12)**

To submit, for confirmation, the minutes of the Planning Site Visits held on 17 August, 2016.

#### **5 PUBLIC SPEAKING**

#### **6 APPLICATIONS THAT WILL BE DEFERRED\_(Pages 13 - 18)**

- 6.1 20C310B/EIA/RE – Rhyd y Groes, Rhosgoch
- 6.2 36C338A – Henblas School, Llangristiolus
- 6.3 39C561/FR – The Lodge, Holyhead Road, Menai Bridge

#### **7 APPLICATIONS ARISING\_(Pages 19 - 32)**

- 7.1 10C130 – Cable Bay Car Park, Aberffraw
- 7.2 19C1174/FR – Enterprise Park, Holyhead
- 7.3 25C255A – Tan Rallt, Carmel

**Please note that meetings of the Committee are filmed for live and subsequent broadcast on the Council's website. The Authority is a Data Controller under the Data Protection Act and data collected during this webcast will be retained in accordance with the Authority's published policy**

## **8 ECONOMIC APPLICATIONS**

None to be considered by this meeting.

## **9 AFFORDABLE HOUSING APPLICATIONS**

None to be considered by this meeting.

## **10 DEPARTURE APPLICATIONS\_(Pages 33 - 44)**

- 10.1 24C261B – Dafarn Drip, Penysarn
- 10.2 45C467 – Penparc, Newborough

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

None to be considered by this meeting.

## **12 REMAINDER OF APPLICATIONS\_(Pages 45 - 54)**

- 12.1 17C226G – Ger y Nant, Llandegfan
- 12.2 44C102A – Hazelbank, Rhosybol

## **13 OTHER MATTERS\_(Pages 55 - 56)**

- 13.1 39LPA1014A/CC – Old Primary School, Pentraeth Road, Menai Bridge

This page is intentionally left blank

## PLANNING AND ORDERS COMMITTEE

### Minutes of the meeting held on 27 July, 2016

<b>PRESENT:</b>	Councillor Ann Griffith (Chair) Councillor Nicola Roberts (In the Vice-Chair)
	Councillors Jeff Evans, John Griffith, Kenneth Hughes, Vaughan Hughes, Victor Hughes, W.T.Hughes
<b>IN ATTENDANCE:</b>	Development Management Team Leader (NJ) Planning Assistant Highways Officer (JAR) Development Control Engineer (Major Projects) (GG) Environmental Health Operations Manager (HT) Legal Services Manager (RJ) Committee Officer (ATH)
<b>APOLOGIES:</b>	Councillors Lewis Davies, Raymond Jones, Richard Owain Jones
<b>ALSO PRESENT:</b>	Local Members: Councillor Richard Dew (applications 7.3, 12.1 and 12.2), Trefor Lloyd Hughes (application 7.1), Llinos Medi Huws (application 12.4) Peter Rogers (applications 12.1 and 12.2), Mr John Hall (Amec Foster Wheeler) (Planning Case Officer for application 7.2)

---

#### 1. APOLOGIES

As noted above.

Due to the absence of the Vice-Chair, Councillor Richard Owain Jones, the Committee resolved to elect a Vice-Chair for this meeting and Councillor Nicola Roberts was duly elected to that position.

#### 2. DECLARATION OF INTEREST

The following declarations of interest were made:

Councillor W.T.Hughes declared a personal and prejudicial interest with regard to applications 6.1 and 7.2

Councillor T.Victor Hughes declared a personal but not prejudicial interest with regard to application 11.1

Councillors Ann Griffith, John Griffith, Vaughan Hughes and Nicola Roberts declared an interest with regard to application 7.2 on account of the reference to Wind Turbines in the Plaid Cymru Manifesto.

#### 3. MINUTES OF THE 6<sup>TH</sup> JULY, 2016 MEETING

The minutes of the previous meeting of the Planning and Orders Committee held on 6<sup>th</sup> July, 2016 were presented and were confirmed as correct.

#### 4. SITE VISITS 20<sup>TH</sup> JULY, 2016

The minutes of the planning site visits held on 20<sup>th</sup> July, 2016 were presented and confirmed as correct.

#### 5. PUBLIC SPEAKING

The Chair announced there would be Public Speakers in respect of applications 7.2, 12.1 and 12.2

## 6. APPLICATIONS THAT WILL BE DEFERRED

### 6.1 20C310B/EIA/RE – Full application for the construction of a 49.99MW solar array farm together with associated equipment, infrastructure and ancillary works on land adjacent to Rhyd y Groes, Rhosgoch

*Having declared a prejudicial interest in this application, Councillor W.T.Hughes withdrew from the meeting during the consideration and determination thereof.*

**It was resolved to carry out a site visit in accordance with the Officer's recommendation for the reason given in the written report.**

### 6.2 39C561/FR/TR – Full application for the erection of a Zorb Centre together with the construction of a vehicular access and car park on land at the Lodge, Holyhead Road, Menai Bridge

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

## 7. APPLICATIONS ARISING

### 7.1 19C1174/FR – Full application for change of use of land to place 103 containers for storage purposes at Enterprise Park, Holyhead

The application is reported to the Planning and Orders Committee as the land that forms the application site is owned by the Local Authority.

At its meeting held on 6<sup>th</sup> July, 2016, the Committee resolved to visit the site prior to determining the application and the site visit took place on 20<sup>th</sup> July, 2016.

The Planning Development Team Leader informed the Committee that since the site visit took place Welsh Water have submitted comments in respect of the siting of the proposed containers in relation to the main water supply. Discussions are taking place with regard to the placement of the containers and taking account of the current scheme and the distances which Welsh Water require around its supply pipes, further consideration needs to be given to the scheme as proposed before a recommendation is made to the Committee. It is therefore recommended that consideration of the application be deferred pending the outcome of the discussions.

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

### 7.2 20C102L/EIA/RE – Full application for the erection of 11 wind turbines comprising of 6 up to 900kw wind turbines with a maximum hub height of up to 55 m, rotor diameter of up to 52m, and a maximum upright vertical tip height of up to 79m, and 3 up to 900kw wind turbines with a maximum hub height of up to 45m, rotor diameter of up to 52m, and a maximum upright vertical tip height of up to 70m, and 2 up to 900kw wind turbines with a maximum hub height of up to 45m, rotor diameter of up to 52m, and a maximum upright vertical tip height of up to 66m above ground together with the creation of crane pads, foundations, underground electricity cables, improvements to part of the existing track, works to the highway, the creation of new access tracks, an extension to the existing 33kv substation, the erection of a new 11kv substation, the erection of an anemometer and temporary construction and storage compounds and batching plant (which would also entail de-commissioning of the existing wind farm) at Rhyd y Groes Wind Farm, Rhosgoch

The application is for the repowering of the existing Rhys y Groes wind farm. The application is an EIA application and as such must be referred to the Planning and Orders Committee for determination.

The application has been delayed in being presented to the Committee to allow the applicant to respond to objections and requests for further information from Natural Resources Wales, the Council, the Defence Infrastructure Organisation and the Welsh Government with regard to the issues outlined in the report. The applicant's response has resulted in the scheme being amended

and a scheme amendment statement was received in June, 2016 which removes turbines 12 and 13 at the eastern extent of the site and reduces the height of turbines 3, 4 and 11.

Mr Roger Dobson, a public speaker and an objector to the proposal said that he spoke for many of the residents of North Anglesey based on a public meeting held in Cemaes and the results of a survey which produced 9,000 responses favouring restrictions on new turbine to a maximum height of 50m. He cited four main reasons for opposing the development relating to the visual impact on the landscape, the effect of noise upon people over a larger area, safety, and the context of other energy developments and he elaborated thereon. He referred to the potential impact of the development on tourism which is a key industry for Anglesey as well as issues regarding the safety aspects of wind turbine technology and he gave examples of incidents involving wind turbines and the public. Mr Dobson said there are also concerns about the wind turbines impacting on human health due to exposure to noise and flicker effects. The whole of Cemaes is already affected by the existing wind farm and the effects would likely be greater as a result of the proposed development. Mr Dobson said that Anglesey has already done more than its fair share for the North Wales economy and Britain's low carbon electricity and that the creeping industrialisation of the landscape on top of Wylfa is unreasonable in a small community.

There were no questions by the Committee to Mr Dobson.

Ms Ffion Edwards, an employee of Natural Power addressed the Committee in favour of the proposal and she highlighted that following consultation the scheme has been amended by the removal of two turbines and by reducing the height of another three thereby ameliorating the effects on the AONB, the area's cultural and heritage assets and lessening the visual effects on Cemaes. Natural Resources Wales and other consultees as well as the community councils have since confirmed they do not object to the scheme. The Isle of Anglesey County Council is also satisfied as to the acceptability of the proposal. The proposal complies with renewable energy planning policy which advocates the repowering of wind turbines as long as there are no unacceptable effects on the landscape. The proposal brings with it numerous benefits including a renewable energy supply of 20.8m kilowatt per hour equating to over 4,000 homes, a commitment to the Heritage Management Plan and improvements to the coastal path; a boost to the local economy through investment and job creation, and the payment of a dividend of £4k per megawatt which for the proposed scheme is equivalent to 39k per annum to the local community. In summary the proposed scheme is better designed, is more productive and is time limited to a period of 25 years.

The Committee asked Ms Edwards a series of questions in clarification of the following issues:

- The nature and extent of the employment opportunities it is envisaged the proposal will create. The Committee was informed that it is anticipated that work opportunities might arise both at the construction stage of the proposed new wind farm as well as from the de-commissioning of the existing wind farm. Other ancillary opportunities could occur locally in production and supply and also in security during the construction phase.
- The benefit to the community. The Committee was informed that the scheme as proposed will produce £4k per megawatt or £39k per annum which is index linked giving around £1m over the lifetime of the development. There will be discussion with the local community as regards the criteria for the distribution and allocation of monies.
- The possible impact of the proposal on the landscape being situated at a distance of 900m from the coast and on the AONB, and by implication on tourism. The Committee was informed that there have been extensive discussions with the Local Planning Authority as regards the effects of the proposal particularly on the AONB and several assessments of the landscape impact have been carried out. NRW has no objection in connection with the AONB and it is not considered that it would have significant adverse effects on the AONB. No study has evidenced any significant impact on tourism from wind farm sites and the proposal is restricted to 25 years unlike the existing wind farm which is not subject to time limited consent.
- The Committee sought reassurance that the existing wind farm will be phased out as the new scheme comes into operation and that the two will not be in production simultaneously. The Committee was informed that the existing wind farm will not be operative at the same time as the repowered wind farm. The proposed scheme provides for the decommissioning of the existing turbines but because the site is in two parts - the eastern and western areas, the decommissioning process will involve a phased approach whereby one area will be

decommissioned in preparation for the new scheme whilst the existing scheme will still be operating in the other area.

- The rationale for repowering the existing wind farm in the context of the proposed Wylfa Newydd nuclear build. The Committee was informed that the proposal is a renewable energy project which is unrelated to nuclear energy.

The Development Team Leader updated the Committee as regards representations received and she confirmed receipt of correspondence by Llanbadrig Community Council withdrawing its objection to the proposal and a letter by Llanelian Community Council in support of the standpoint taken by Llanbadrig. Letters of objection have also been received including one from the Member of Parliament on behalf of some of the local residents. The Officer referred to the reason for reporting the application to the Committee as set out in the report and clarified that although there has been a more recent decision to revert to the position whereby wind turbine application are determined under delegated powers, because this is an EIA application and because it has been called in, it has to be presented to the Committee for determination.

Mr John Hall, Amec Foster Wheeler and Case Officer for the application clarified what the application as presented entailed and he outlined the context to the application. The Officer referred to the main planning considerations in relation to the principle of the development; the landscape and visual impact; the impact from a Cultural Heritage perspective; and residential amenity and he elaborated thereon giving details of the elements in mitigation of the scheme's effects including by the attachment of planning conditions. The Officer highlighted the fact that although current policies and guidance supporting wind farm repowering weigh against the treatment of wind farms as temporary, in this case the proposal's reversibility is given significant weight; in being restricted to a 25 year period the wind farm's life will be subject to planning control in contrast to the existing wind farm which as things stand could remain in perpetuity. Two conditions seek to reinforce this namely draft condition 4 which seeks to ensure the decommissioning of the existing wind farm in tandem with the construction of the repowered wind farm. The applicant has agreed the principle of a phasing scheme to ensure that demolition proceeds in a way that aggressively reduces the number of turbines in the site. Draft condition 5 seeks to ensure the removal of the proposed wind farm after 25 years of operation. The application is being recommended for approval because of the short-term benefits in the form of the generation of power, the control over environmental effects and the removal of the existing turbines but in a way that produces effects that are not so significant to outweigh the benefits. In the long term the scheme provides for the removal of all turbines on the site in a prominent location thereby securing an improvement to the setting of the AONB.

Councillor W.T.Hughes spoke as a Local Member. The Legal Services Manager clarified that notwithstanding Councillor Hughes had declared a prejudicial interest, the Members' Code of Conduct allows him to participate on the same basis and to the same extent as a member of the public and to withdraw from the meeting having made his representations. Councillor Hughes having addressed the Committee subsequently withdrew from the meeting.

Councillor John Griffith, a Member of the Committee gave his views also as a member for a neighbouring electoral area and he raised concerns regarding the proposal on account of its visual impact on the nature and character of the surrounding landscape and its proximity to the AONB. He cited a series of policies which he believed the proposal contravened particularly in terms of being unacceptable because of its detrimental effect on the landscape and he referred to the adverse cumulative effects of the current proposal along with other wind farm developments in the area.

The Committee considered the information presented and in the ensuing discussion it sought assurance regarding the arrangements for decommissioning the existing wind farm and their enforcement as well issues in relation to noise impact. The Planning Development Team Leader said that further work will be undertaken on the conditions relating to phasing out the existing wind farm. The Environmental Health Operations Manager explained the position with regard to managing noise effects.

The majority of the Committee's Members were on balance supportive of the application based on planning grounds; due to there being an existing wind farm on site and because of the



amendment to the scheme and the mitigation of effects which this provided. Councillor Jeff Evans proposed that the application be approved and the proposal was seconded by Councillor Kenneth Hughes, Councillor John Griffith proposed that the application be refused contrary to the Officer's recommendation; there was no seconder to the proposal.

**It was resolved to approve the application in accordance with the Officer's recommendation subject to the conditions set out in the written report. (Councillor Victor Hughes abstained from voting)**

### **7.3 28C257A – Outline application for the erection of a dwelling together with full details of the vehicular access on land adjacent to Bryn Maelog, Llanfaelog**

The application has been called in for the Planning and Orders Committee's determination by Councillor Richard Dew. At its meeting held on 6<sup>th</sup> July, 2016, the Committee resolved to approve the application contrary to the Officer's recommendation because it deemed it to be compliant with Policy 50; because the proposal is an infill application on a brownfield site; because the proposal does not impact upon the amenities of adjoining occupiers and because the proposal will improve the appearance and amenities of the locality.

The Planning Development Team Leader reported that it is the Officers' view that the principle of residential development is unacceptable as the development conflicts with Policy 50 of the Ynys Môn Local Plan. The development of the site would likely set a precedent and lead to pressure for additional housing development in the vicinity. The brownfield nature of the site is not considered sufficient of itself to overcome the policy objection. The recommendation therefore remains one of refusal.

Councillor Richard Dew, a Local Member confirmed that he did not wish to add to the comments he had made at the previous meeting.

The Committee reiterated its previous support for the application. Councillor Victor Hughes said that his view regarding the suitability of the site for residential development and as likely to improve the appearance of the locality remained unchanged and he proposed that the Committee re-affirm its approval of the application. His proposal was seconded by Councillor Vaughan Hughes.

**It was resolved to re-affirm the Committee's previous approval of the application subject to appropriate conditions to be determined by the Officers. (Councillor John Griffith did not vote on the matter as he had not been present at the previous meeting)**

*The Legal Services Manager advised at this juncture that as the Committee had now been in session for three hours (Applications 12.1 and 12.2 having been considered under Item 5 – Public Speaking), under the provisions of paragraph 4.1.10 of the Council's Constitution, a resolution was required by the majority of those Members of the Committee present to agree to continue with the meeting. **It was resolved that the meeting should continue.***

## **8. ECONOMIC APPLICATIONS**

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

## **9. AFFORDABLE HOUSING APPLICATIONS**

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

## **10. DEPARTURE APPLICATIONS**

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

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

### **11.1 36C338A – Full application for the erection of a dwelling and detached garage on land opposite Ysgol Henblas, Llangristiolus**

The application is reported to the Planning and Orders Committee as the applicant works within the County Council's planning function. The application has been scrutinised by the Monitoring Officer as required under paragraph 4.6.10.4 of the Council's Constitution.

The Planning Development Team Leader reported that following receipt of an amended plan in relation to the siting of the detached garage, the publicity process was repeated with the latest date for the receipt of representations being the 2<sup>nd</sup> August, 2016. At the time of the writing of the report, two letters of objection and five letters of support had been received. The Officer confirmed that a further letter of objection had been received and that objectors to the proposal raise issues as regards the suitability of proposal within the village of Llangristiolus in terms of scale and affordability. It is the Officer's view that the construction of the proposed dwelling is considered acceptable in this location; the proposal is compliant with policy and will not have a detrimental impact on the amenities of adjoining properties. There is already outline consent on the application site. The recommendation is therefore to approve the application.

Councillor Victor Hughes referred to an issue of overlooking and sought clarification of the guidance with regard to separation distances and bedroom windows. Speaking as a Local Member Councillor, Victor Hughes referred to a letter of objection submitted by the occupant of the adjacent property in which concerns regarding the access and visibility splay and the water retention of the plot particularly at times of heavy rainfall are highlighted. Llangristiolus is an area where underlying rock is very close to the ground surface. Councillor Victor Hughes referred to a porosity study commissioned by the applicant and said that the test was undertaken in dry conditions. It is also proposed that a soakaway pit is to be sited in the wettest area of the site at the boundary wall with the objector's property. Councillor Victor Hughes said that the landowner had opposed a previous application in 2009 by a neighbour on a site nearby because the site was historically susceptible to flooding and he quoted from the correspondence submitted at the time. He also referred to an e-mail dated May, 2015 by an Officer from the Council's Drainage Section requesting details of the arrangements to dispose of surface water. In light of this information, Councillor Hughes said that he believed the drainage issues have not been adequately addressed and he proposed that determination of the application be deferred until such time as these issues along with concerns regarding the access have been resolved. The proposal was seconded by Councillor Vaughan Hughes.

The Planning Development Team Leader confirmed that the applicant had commissioned a report by professional consultants in relation to porosity and that the porosity test was carried out on 2<sup>nd</sup> January following a period of wet weather. The report complies with BRE Digest 365 and, has been scrutinised and accepted by the Council's Officers as a valid assessment. Building regulations Part H do provide a hierarchy of options for addressing drainage matters so there are measures available for dealing with potential drainage issues on the site. It is also possible for the Committee to impose a Grampian condition as part of consent to request that the applicant submits full details of the drainage scheme prior to work commencing on site. There is already an access on site as well as outline consent for a dwelling; the application as presented does not add to the traffic situation and represents an amendment to a proposal to erect a single dwelling where there is already outline consent for a single dwelling. The Highways Authority recommends conditional approval.

The Highways Officer said that the Highways Department had considered the application at outline stage and he confirmed that the proposal is compliant with national standards and that it was acceptable from a Highways perspective. However, Highways Officers would be happy to discuss the matter with the Local Member if he was of the belief that further improvements could be made.

**It was resolved to defer determining the application to allow further discussions to take place with the applicant with regard to highways and drainage issues.**

## 12. REMAINDER OF APPLICATIONS

### 12.1 10C130 – Full application for the siting of a parking meter at Cable Bay Car Park, Aberffraw

The application is reported to the Planning and Orders Committee as it has been called in for the Committee's determination by a Local Member due to strong feelings within the local community.

*Councillor Ann Griffith stood down as Chair of the Committee for this application in order to address the matter as a Local Member. The Vice-Chair chaired the item.*

Ms Sioned Edwards, a Public Speaker addressed the Committee in favour of the application and she said that the application is to site a parking meter at Cable Bay car park the dimensions of

which are 1.9m in height by 0.4 meter in width. In order to mitigate the visual impact of the parking meter on the surrounding landscape which is an AONB, the meter will be located near other such structures such as a private land sign and refuse bins. The meter will be screened from the wider landscape by sand dunes and vegetation. The meter will be in the car park in the private ownership of Bodorgan Estate and will be managed by the Estate. The application does not involve change of land use and the current usage of the land as a car park will continue. Neither does it involve changing the car park's hours of use. The principle of charging for parking in car parks by beaches is accepted in several locations across Anglesey including Llanddwyn and Benllech. Bodorgan Estate has consulted on the intention to levy a parking charge in Summer 2015; the income generated will be used to improve the facilities available to visitors in the area including access to beaches and the coastal path. The Highways Authority has indicated it will prohibit parking on the highway. Letters of objection raise a concern that the car park will be closed overnight. That does not form part of the application.

Councillor Peter Rogers spoke as a Local Member and he emphasised the credentials of Bodorgan Estate as a landowner in terms of the way it services its communities and that the wish to improve standards is the reason for the application. The Highways Department does not object to the proposal. One of the biggest problems is camping by caravans overnight and for extended periods and the resultant debris that produces; the Bodorgan Estate is seeking to control that issue and to make improvements for visitors. The consultation on the intention took place 12 months ago and was carried out with a number of interested parties.

Councillor Ann Griffith also speaking as a Local Member confirmed that she had called in the application due to numerous expressions of concern regarding the proposal both local and from further afield from public users of the beaches. She had also asked for opinions via Facebook which had generated 8 late responses; those had been forwarded to the Planning Department. Councillor Ann Griffith clarified that the area in question is Cable Bay and Tyn Towyn. She said that the main reason for objecting is parking on the highway and she read extracts from objectors' comments highlighting the prevailing concern that imposing a charge on parking in the car parks will lead to parking on the highway which is a busy road leading to adverse effects, potential road safety issues and may possibly deter the visiting public from using the beach and other facilities with consequent effects for the local economy.

Councillor Richard Dew, a Local Member of a neighbouring electoral area asked the Committee to refuse both this and application 12.2 on the agenda on the basis of the unsuitability of siting parking meters within an AONB; whether there is a need to charge at all and because it will lead to parking on the road.

The Planning Development Team Leader reported that the application is to site a parking meter in the car park and not to determine either the principle of use of the car park or the principle of levying a parking charge. 8 objections have been received which raise several issues including that the proposal will create a barrier to parking; that is not a part of the application. The car park is in private ownership and the car parking levy is a private matter for the landowner. It is considered that the placement of a parking meter would have a neutral effect on the surrounding landscape and it is sufficiently screened by surrounding dunes and vegetation. Neither is it considered that it will impact the surrounding amenities or any neighbouring properties to a degree that warrants refusal. The Highways Authority raises no objection but has indicated that it will seek to prevent parking on the A4080 using its power under the Highway Act.

The Highways Officer said that there are existing problems with cars parking on the highway and that the Traffic Section has confirmed an intention to improve the highway by imposing measures to prevent parking on the road most probably by the introduction of double yellow lines. That intention is confirmed regardless of the outcome of the application in question.

The Committee was divided by the application with some Members of the opinion that a broader view should be taken being mindful of the possible effects of the proposal not only on local residents but on tourism and consequently on the local economy and that making more car parks free of charge would be more advantageous to the Island and its economy than charging for parking. Other Members highlighted the existence already of a number of charging car parks along the coast many of which are in the Council's ownership. Placing a parking meter in the park and charging for parking will not affect parking on the highway as that happens already when the car park is full.

Councillor John Griffith proposed that the application be approved and the proposal was seconded by Councillor Vaughan Hughes. Councillor Kenneth Hughes proposed that the application be refused contrary to the Officer's recommendation and the proposal was seconded by Councillor W.T.Hughes. In the subsequent vote, the proposal to refuse the application contrary to the Officer's recommendation was carried by 3 votes to 2 with Councillors John Griffith and Vaughan Hughes voting for the application and Councillors Kenneth Hughes, Victor Hughes and W.T Hughes voting against. Councillor Jeff Evans abstained from voting because he felt he could not determine the application without first knowing what the parking charge was likely to be and the use the income would be put to which he believed were influencing factors.

**It was resolved to refuse the application contrary to the Officer's recommendation because of its likely negative effect on local people and on tourism.**

***(In accordance with the requirements of the Council's Constitution, the application was automatically deferred to the next meeting to allow Officers the opportunity to prepare a report in respect of the reasons given for approving the application)***

### **12.2 10C131 – Full application for the siting of a parking meter at Broad Beach Car Park, Rhosneigr**

The application is reported to the Planning and Orders Committee as it has been called in for the Committee's determination by a Local Member due to strong feelings within the local community.

*Councillor Ann Griffith stood down as Chair of the Committee for this application in order to address the matter as a Local Member. The Vice-Chair chaired the item.*

Ms Sioned Edwards, a Public Speaker spoke for the application and said that this is an application to place a parking meter on private land and has nothing to do with the principle of parking on the site. As regards effects on tourism and the local economy, the principle of charging for parking is established in other areas including in car park in the Council's ownership. Bodorgan Estate does not have to offer the site in question as a car park and the public does not have any automatic rights in relation to the land. As regard local clubs which may wish to use the car park after 7 p.m. e.g. the Surfing Club, she was confident that Bodorgan Estate could accommodate that wish.

Councillor Peter Rogers speaking as a Local Member said that the car park in this instance includes toilet facilities which are maintained by Bodorgan Estate and which are a valuable asset. The placing of a meter will deter parking by caravans for longer periods and the clear up cost which this entails. The income will contribute to resurfacing the whole area in due course thus asking it more attractive to tourists.

Councillor Ann Griffith said that as a Local Member she did not have anything material to add as regards this application but would ask if the Committee is mindful to approve the application that it considers whether there is a way of asking Bodorgan Estate to offer a concession to local people.

The Planning Development Team Leader said that there was no objection to the application from the Officer's perspective but that the issue of a concession is a private matter and cannot be managed by a condition.

Councillor John Griffith proposed that the application be approved and the proposal was seconded by Councillor Vaughan Hughes.

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

### **12.3 18C224A – Full application for conversion of outbuildings into two dwellings together with the installation of a package treatment plant at Fron Hendre, Llanfairynghornwy**

The application is reported to the Planning and Orders Committee as it involves Council owned land at the access to the site.

The Planning Development Team Leader reported that amended drawings have been received in response to concerns raised by the Built Environment and Landscape Section and these are confirmed as being acceptable as regards design and impact on the buildings themselves and on the setting of the nearby listed buildings. One letter of objection was received on this basis,

otherwise the statutory consultees raise no concerns. It is not considered that the ecological impacts of the scheme are such that they cannot be mitigated and it is not considered that the scheme would impact the AONB to such an extent as to warrant refusal.

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

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

**12.4 25C255A – Outline application for the erection of a dwelling with all matters reserved on land at Tan Rallt, Carmel**

The application is reported to the Planning and Orders Committee as it has been referred to the Committee by a Local Member.

The Chair said that a Local Member, Councillor Llinos Medi Huws had requested a site visit be undertaken. Councillor John Griffith speaking on behalf of Councillor Llinos Medi Huws said that the request was being made so that Members can see the application site for themselves it being on the boundary of the village but within the 30 mph speed restriction area.

Councillor John Griffith proposed that Members visit the site and the proposal was seconded by Councillor Kenneth Hughes.

**It was resolved that a site visit be undertaken in accordance with the Local Member's request for the reason given.**

**12.5 19LPA1028/CC – Full application for the siting of an external plaque at 5/5a Stanley Crescent, Holyhead**

The application is presented to the Planning and Orders Committee as it is submitted by the County Council.

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

**It was resolved to approve the application in accordance with the Officer's recommendation subject to the conditions set out in the written report and subject also to no adverse representations being received before the expiry of the notification period.**

**13. OTHER MATTERS**

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

**Councillor Ann Griffith  
Chair**

This page is intentionally left blank

## PLANNING SITE VISITS

### Minutes of the meeting held on 17 August, 2016

- PRESENT:** Councillor Ann Griffith (Chair)  
Councillors Jeff Evans, John Griffith, Kenneth Hughes,  
Victor Hughes (for application 1 only)
- IN ATTENDANCE:** Planning Officer (MD)  
Highways Officer (JAR)  
Senior Landscape and Tree Officer (EH) (for application 2 only)
- APOLOGIES:** None received
- ALSO PRESENT:** Local Member: Councillor Llinos Medi Huws (for application 1)
- 

**1. 25C255A – Outline application for the erection of a dwelling with all matters reserved on land at Tan Rallt, Carmel**

The Planning Officer explained the proposals and pointed out the site. The Local Member pointed out that the site was within the speed limit sign and considered it within the confines of the settlement. Comments were made regarding clarification of the cluster policy and regarding the boundary line.

**2. 20C310B/EIA/RE – Full application for the construction of a 49.99mw solar array farm together with associated equipment, infrastructure and ancillary works on land adjacent to Rhyd y Groes, Rhosgoch**

Members were shown the site from various vantage points. The Highways Officer referred to ongoing negotiations regarding access to the site during and post construction.

**Councillor Ann Griffith  
(Chair)**

This page is intentionally left blank



6.1

Gweddill y Ceisiadau

Remainder Applications

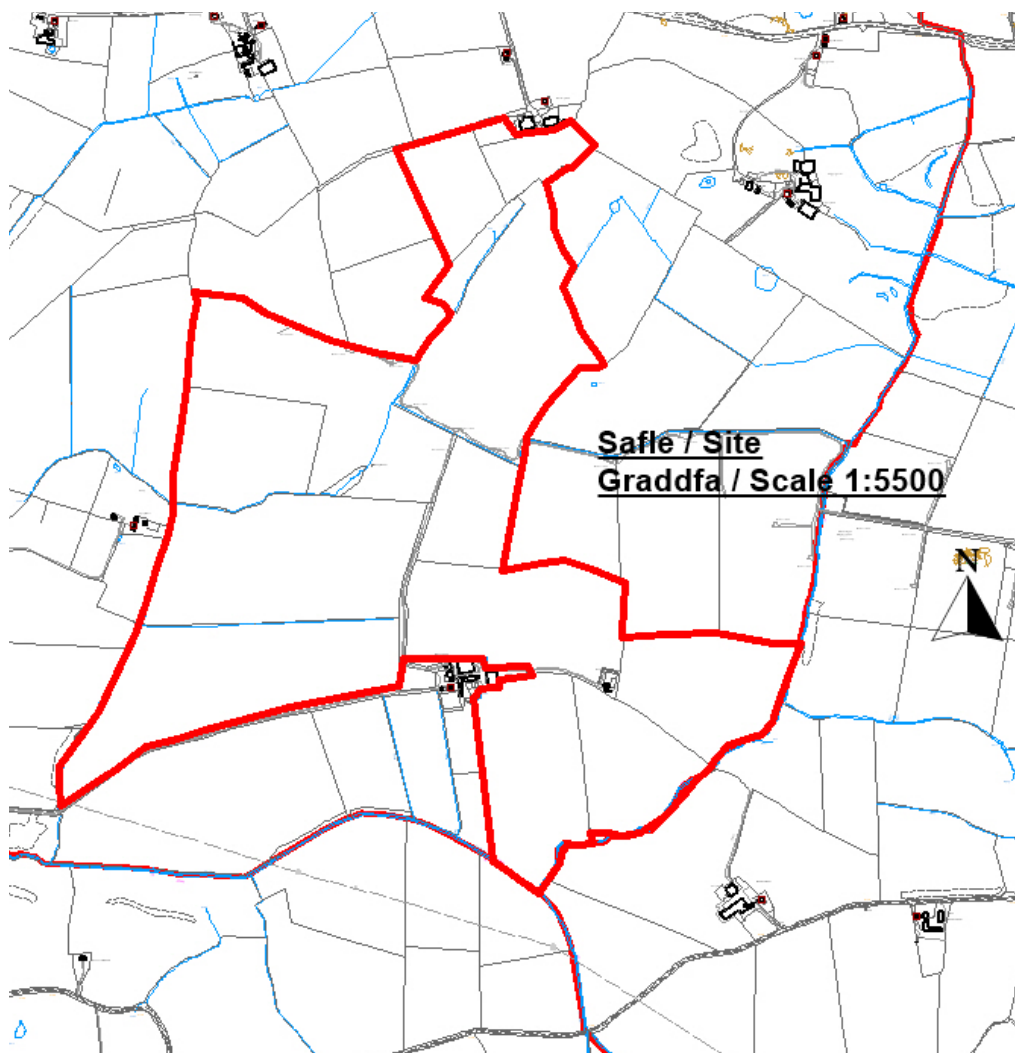
Rhif y Cais: **20C310B/EIA/RE** Application Number

Ymgeisydd Applicant

**Countryside Renewables (North Anglesey) Ltd**

**Cais llawn ar gyfer adeiladu fferm arae solar 49.99MWp ynghyd ag offer a isadeiledd cysylltiedig a gwaith ategol ar dir ger / Full application for the construction of a 49.99MW solar array farm together with associated equipment, infrastructure and ancillary works on land adjacent to**

**Rhyd y Groes, Rhosgoch**



**Planning Committee: 07/09/2016**

**Report of Head of Regulation and Economic Development Service (MTD)**

**Recommendation:**

Defer

To allow assessment of further information received from the Agent.

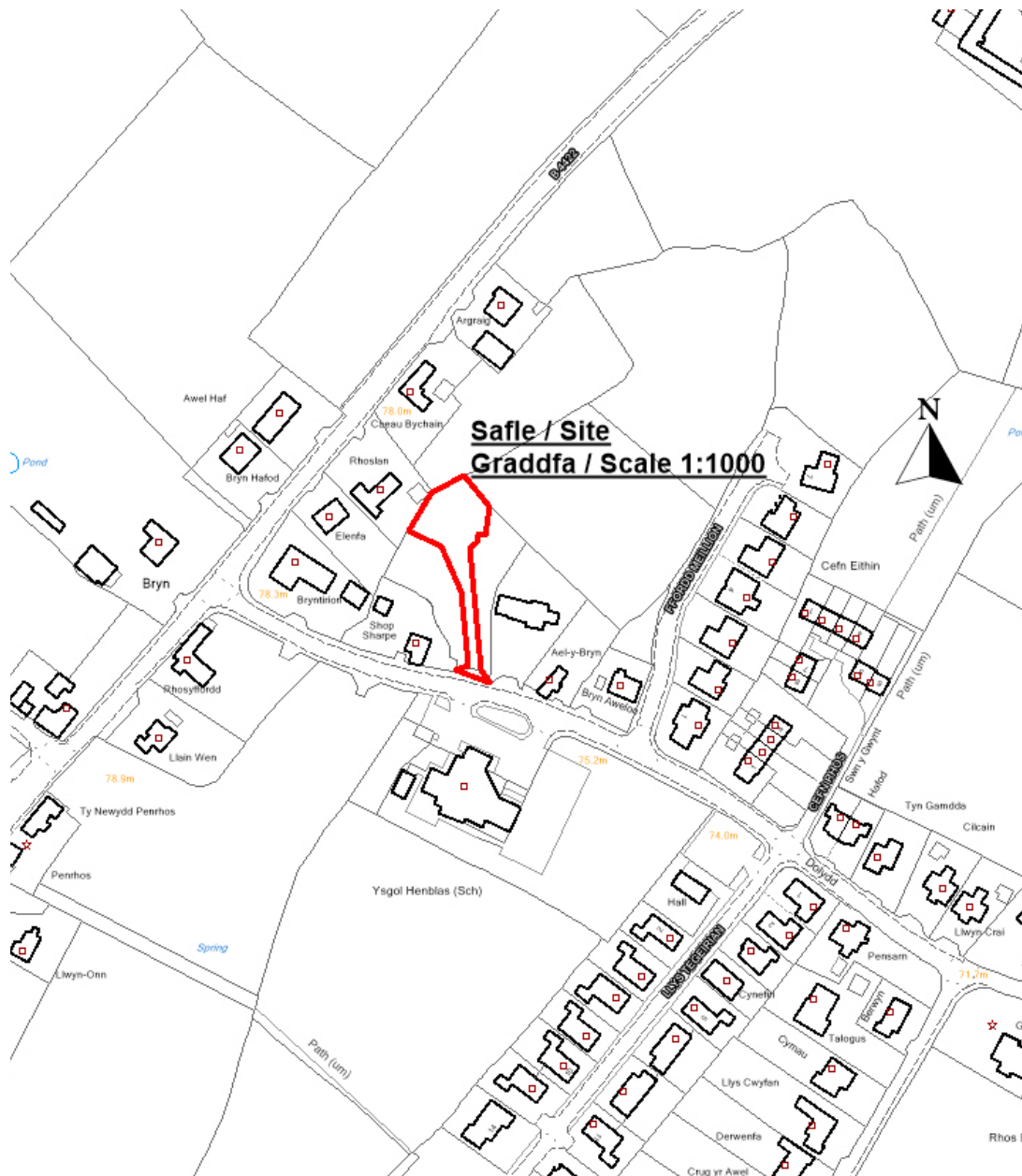
Rhif y Cais: **36C338A** Application Number

Ymgeisydd Applicant

**Mr Steven Owen**

**Cais llawn i godi annedd ynghyd a chodi modurdy arwahan ar dir gyferbyn a / Full application for the erection of a dwelling and detached garage on land opposite**

**Ysgol Henblas, Llangristiolus**



**Planning Committee: 07/09/2016**

**Report of Head of Regulation and Economic Development Service (NJ)**

**Recommendation:**

Defer

**Reason for Reporting to Committee:**

As Members are aware the application was deferred at the Planning Committee meeting held on the 27th July, 2016 in order that the applicant could submit further drainage details in support of the application and in order that the Local Member could arrange a site meeting to discuss the objectors concerns in regards to the visibility splay.

A site meeting has been held and at the time of writing this report we are still awaiting further drainage details together with further details in regards to the visibility splay from the applicant.

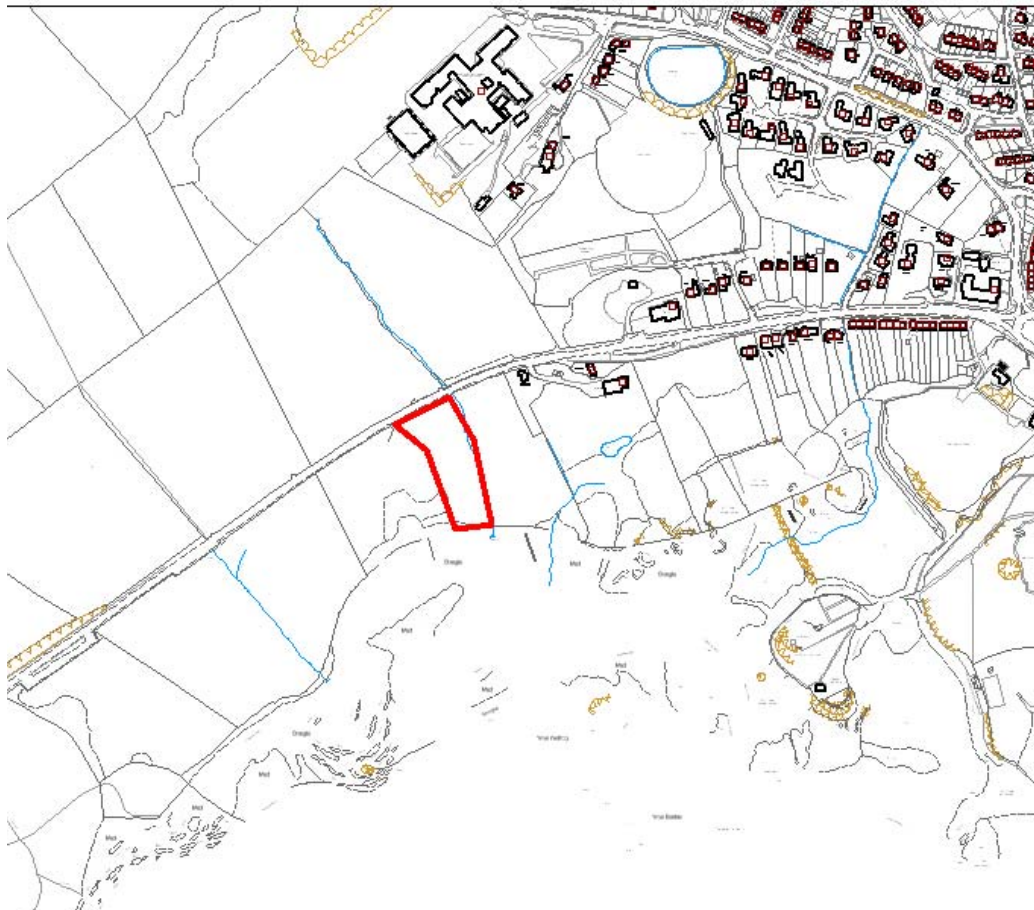
Rhif y Cais: **39C561/FR/TR** Application Number

Ymgeisydd Applicant

**Mr George Ulrich**

**Cais llawn ar gyfer codi Canolfan Zorb ynghyd a chreu mynedfa i gerbydau a maes parcio ar dir yn / Full application for the erection of a Zorb Centre together with the construction of a vehicular access and car park on land at**

**The Lodge, Ffordd Caergybi / Holyhead Road, Porthaethwy / Menai Bridge**



**Planning Committee: 07/09/2016**

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

**Recommendation:**

**Defer**

The application was deferred at the Planning Committee meeting held on the 27th July, 2016 as there was ongoing negotiation with the Welsh Assembly Government regarding highway issues. The Welsh Assembly Government has confirmed that they have approved the application at its meeting held on the 9<sup>th</sup> August, 2016. In light of the above, amended plans for the vehicular access have been received. The Local Planning Authority must now consider the amended information before presenting the application to the October Planning Committee.

7.1

Gweddill y Ceisiadau

Remainder Applications

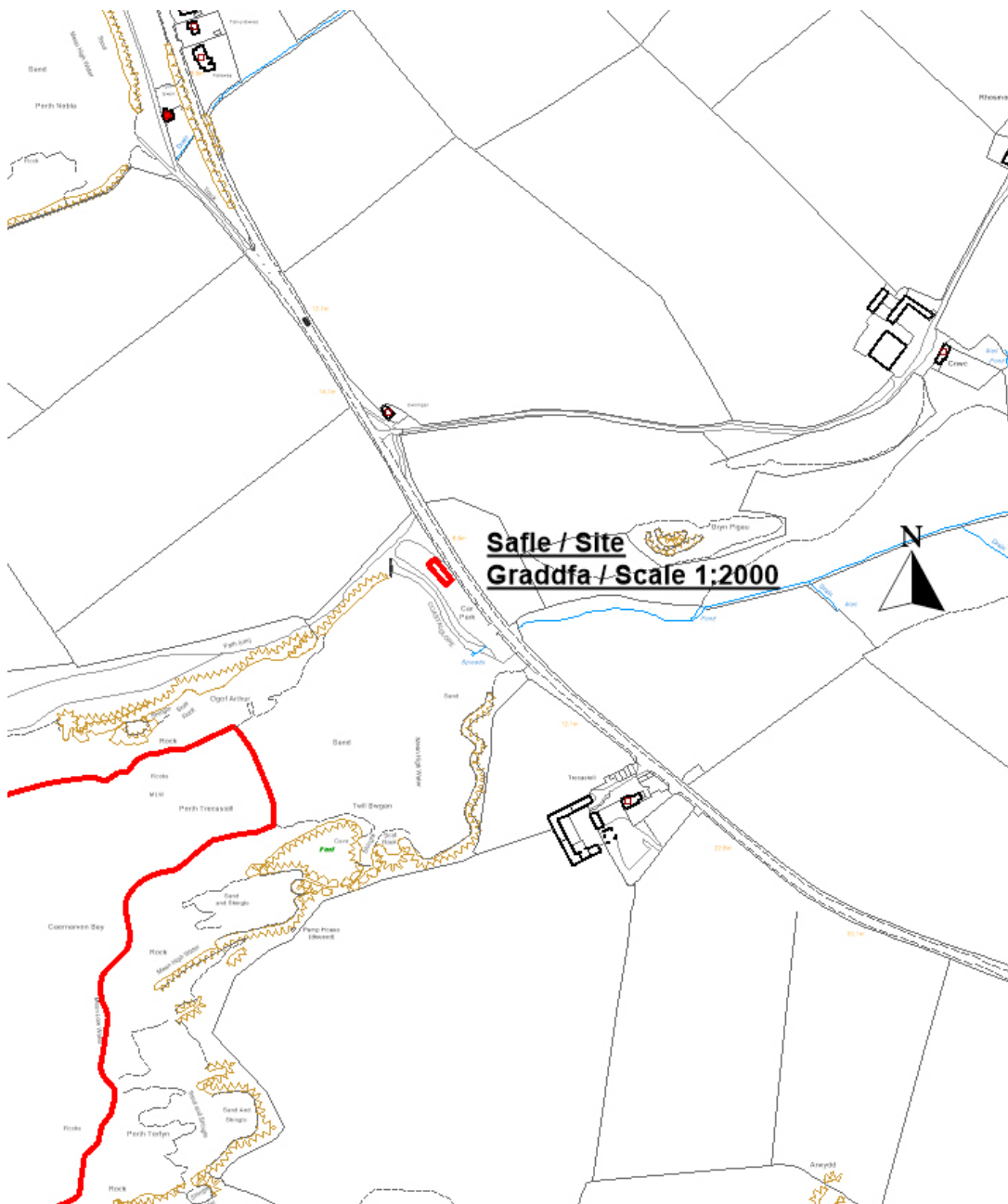
Rhif y Cais: **10C130** Application Number

Ymgeisydd Applicant

**Bodorgan Estate**

**Cais llawn i leoli peiriant talu am barcio yn / Full application for the siting of a parking meter at**

**Maes Parcio Porth Treicastell/Cable Bay Car Park, Aberffraw**



## **Planning Committee: 07/09/2016**

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

#### **Recommendation:**

Approval

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

At the request of the local member.

At its meeting held on the 27<sup>th</sup> July, 2016 the Committee resolved to refuse the application due to concerns of the negative effect on local people and tourism of Anglesey.

In such circumstances paragraph 4.6.12.1 of the Council's Constitution requires that:

"Where the Committee are mindful to either approve or refuse a proposed development contrary to an Officer recommendation, the item shall be deferred until the following meeting so as to allow the officers to report further on the matter. The Committee must set out the reasons for wishing to decide against the officer recommendation. Committee members should adhere to these Rules when making planning decisions and take policy guidance from planning officers into due regard and only vote against their recommendations where genuine and material planning reasons can be identified. A detailed minute of the Committee's reason(s) shall be made and a copy placed on the application file. Where deciding the matter contrary to the recommendation may risk costs on appeal the Committee will take a recorded vote when deciding the application irrespective of the requirements of paragraph 4.1.18.5 of the Constitution."

Paragraph 4.6.12.2 requires that:

"The officer's further report shall detail the reasons put forward by the members, indicate whether such reasons are, in their view, genuine and material planning reasons and discuss the land use planning issues raised."

This report will therefore give consideration to these matters;

**The proposal will have a negative effect on local people and tourism on Anglesey.** These reasons were not fully articulated in land use planning terms. The main concern raised is that charging a fee for parking would result in vehicles being parked on the road. The Highways department have stated that appropriate measures will take place to mitigate any traffic issues as a result of this. It is reminded that the application in question is for a parking meter and that the principal of parking charges and any potential effect on tourism are not material planning considerations.

#### **1. Conclusion**

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.

#### **2. Recommendation**

To **permit** the development subject to conditions.



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

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

**(02) The development permitted by this consent shall be carried out strictly in accordance with the plan(s) submitted on the 10/06/2016 below under planning application reference 10C130.**

Drawing number	Date received	Plan description
A3500LB	10/06/16	Proposed Block plan
elevations	10/06/16	Proposed Elevations

Reason: For the avoidance of doubt.

In addition the Head of Service be authorised to add to, remove or amend any condition(s) before the issuing of the planning permission, providing that such changes do not affect the nature or go to the heart of the permission/ development.

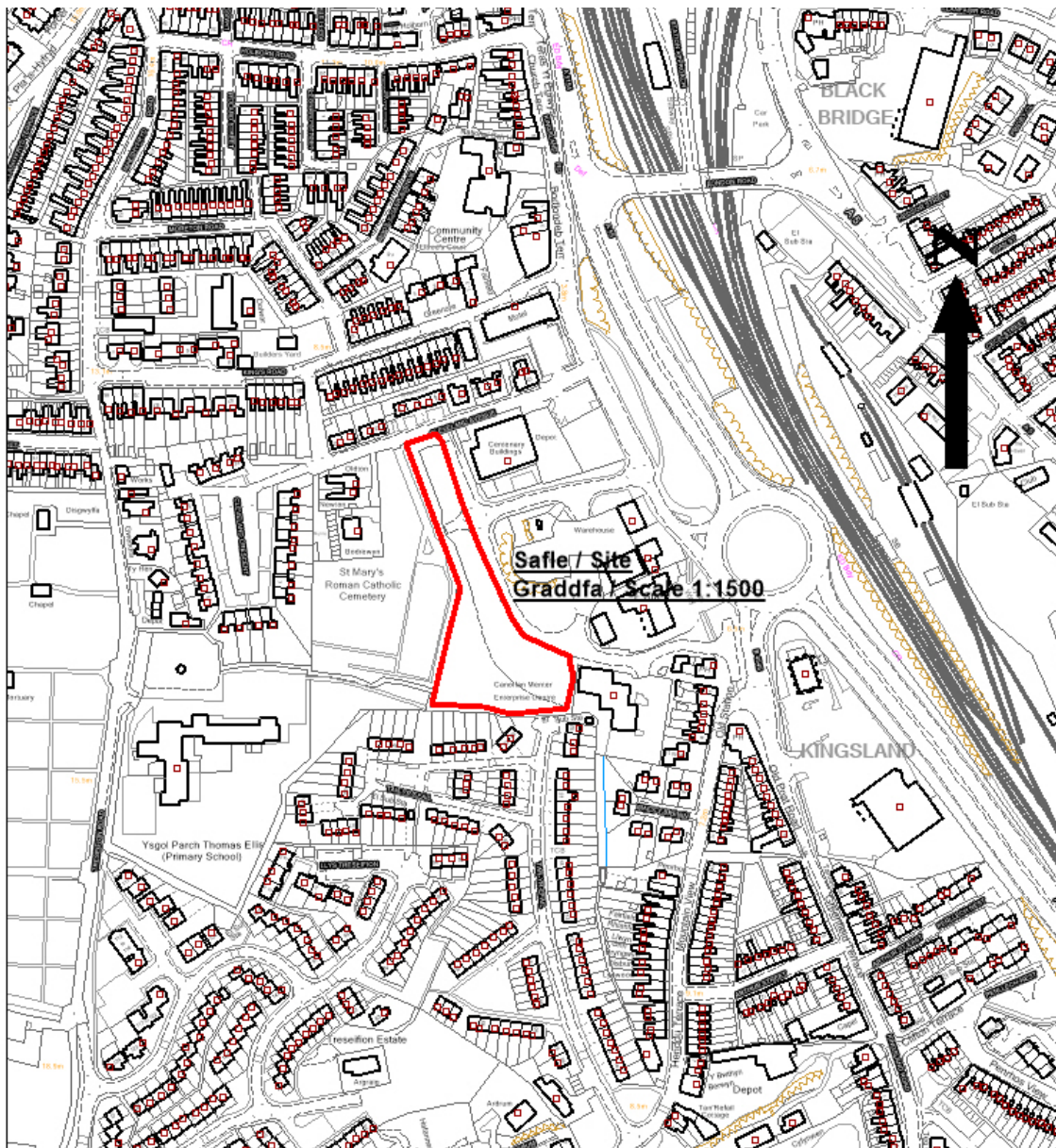
Rhif y Cais: 19C1174/FR Application Number

Ymgeisydd Applicant

Lockstock Self Storage Ltd

Cais llawn i newid defnydd tir i osod 103 cynhwysydd ar gyfer pwrpas storio yn / Full application for change of use of land to place 103 containers for storage purposes at

Enterprise Park, Caergybi/Holyhead



**Planning Committee: 07/09/2016**

**Report of Head of Regulation and Economic Development Service (SCR)**

**Recommendation:**

Permit

**Reason for Reporting to Committee:**

The land that forms the application site is owned by the Local Authority.

At its meeting held on 27<sup>th</sup> July, 2016 the Members resolved to defer the application in order that additional information in regards to Welsh Water concerns were addressed. An amended site layout has now been received and the details have been forwarded to Welsh Water for consideration.

**1. Proposal and Site**

The application is for the change of use of the land for the siting of 103 storage containers.

The site lies on land between Holyhead Fire Station, Veterinary Surgery and Builders Merchant and St Mary's Roman Catholic Cemetery. Part of the site lies within the flood zone (C2).

**2. Key Issue(s)**

The applications main issues are whether the proposal complies with current policies, whether the proposal complies with the requirement of Technical Advice Note 15 in regards to flooding and whether the proposal will have a detrimental impact on the amenities of the surrounding properties and surrounding area.

**3. Main Policies**

**Ynys Môn Local Plan**

Policy 1 – General Policy

Policy 2 – New Jobs

Policy 28 - Flooding

Policy 42 – Design

**Gwynedd Structure Plan**

Policy B1 – Employment

Policy B2 - Employment

Policy D4 – Location, Siting and Design

Policy D29 – Design

**Stopped Unitary Development Plan**

Policy GP1 – Development Control Guidance

Policy GP2 – Design

Policy EP3 – Local Action Area

Policy EP4 – Other Employment Opportunities and Rural Diversification

Policy SG2 – Development and Flooding

**Planning Policy Wales 2016, 8<sup>th</sup> Edition**

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

**Technical Advice Note 12 – Design**

**Technical Advice Note 15 - Development and Flood Risk**

**4. Response to Consultation and Publicity**

**Town Council** – No objection

**Local Member, Cllr T LI Hughes** – Call-in due to traffic and location – however the call-in was received after the end of the consultation date.

**Local Member, Cllr J Evans** – No response to date.

**Local Member, Cllr D Rh Thomas** – No response to date.

**Highway Authority** – Objected to the original scheme which included the erection of a gate which would restrict access to the Enterprise Centre. This has now been removed from the scheme and the Highway Authority have confirmed that the scheme is acceptable as there is no obstruction to the public highway.

**Drainage Section** – Drainage details acceptable.

**Welsh Water** – Recommend conditional approval.

**North Wales Police** – No response to date.

**Natural Resource Wales** – Recommend conditional approval.

**Environmental Health** – Comments in regards to hours of operation.

The proposal was advertised through the posting of a notice on site, publication of a notice in the local press together with the distribution of personal letters of notification to the occupiers of neighbouring properties. Following the receipt of an amended scheme the publicity process was repeated. The latest date for the receipt of representations was the 6<sup>th</sup> April, 2016 and at the time of writing this report two letters of objection had been received at the department,

The main issue raised can be summarised as follows:

- i) Concern that the blocking of the highway with the proposed gate would affect access to the neighbouring building (Digartref)
- ii) Noise disturbance if the site is to be open 24 hours
- iii) Drainage issues by way of flooding
- iv) Concerns in regards to the type of materials that are to be stored in the containers
- v) Highway Safety

In response to these comments I would state:

- i) The scheme has been amended and access to the adjoining building will not be restricted
- ii) Due to the proximity of the site to the adjoining properties it is considered reasonable to include a condition to restrict the hours of operation at the site
- iii) The Drainage Section of the Authority, Welsh Water and Natural Resource Wales have been consulted and requested amendments and additional information in support of the application and have confirmed that the scheme as now considered is acceptable and will not have a detrimental impact on the drainage system
- iv) The site operator will have to operate in accordance with current guidance in regards to storage of chemicals (if applicable) within the site.
- v) As the scheme has been reduced the access track which runs along the rear of the fire station to the Enterprise Centre will not be obstructed.

## **5. Relevant Planning History**

None

## **6. Main Planning Considerations**

**Policy** – The site lies within the development boundary of Holyhead and is in close proximity of commercial businesses. The site has been allocated for employment purposes within the Ynys Mon Local Plan. The proposal will create employment opportunities and therefore complies with Policy 2 of the Ynys Mon Local Plan.

Policy EP3 of the stopped Unitary Development states that a Local Action Area is designated for Holyhead within which new development, redevelopment, rehabilitation and improvement which improves the town and port of Holyhead will be permitted.

### **TAN 15 – Development and Flood Risk**

Part of the site lies within zone C2 as per the Development Advice Maps accompanying TAN 15: Development and Flood Risk. The aim of TAN 15 is to:

- Direct new development away from those areas which are at high risk of flooding
- Where development has to be considered in high risk areas (zone C) only those developments which can be justified on the basis of the tests outlined in Section 6 and 7 are located within such areas.

Paragraph 6.2 of TAN 15 states that new development should be directed away from areas which are within zone C and towards land in zone A, otherwise to zone B, where river or coastal flooding will be less of an issue...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 regeneration initiative or a local authority strategy required to sustain an existing settlement; 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; 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.

Following discussions with the applicant in regards to Flooding, the effects of the development on the surrounding properties and area and the scale of the development the scheme has been reduced and the number of containers has been reduced from 163 to 103. Due to the reduction of the scale of the development only 12 of the proposed containers lie partially within the Flood Zone. Natural Resource Wales have confirmed that the details submitted in support of the application confirm that the flood risk is acceptable in that the 'development proposal' is to be flood free and floor levels are above the 1%/0.1% estimated flood levels and have recommended a conditional approval.

**Effect on surrounding properties** – The site borders the rear of the dwellings on Tan yr Efail residential estate. However the rear of the containers will at their shortest point be 6 metres away from the rear boundary of the adjoining properties. A Tree Survey has been submitted which states that some trees will have to be removed as part of the development however new trees will be planted in accordance with a scheme to be approved by the local planning authority and this will be conditioned. This will ensure that the site is screened and act as a visual barrier to the adjoining properties. Concern has been raised regarding the use of the site 24 hours a day and it is considered reasonable to include a condition to restrict the hours of operation of the site.

**Effect on surrounding area** – As stated above a Tree Survey has been submitted and although some trees are to be removed as part of the development the new tree planting will ensure that the development will not have a detrimental impact on the surrounding area.

## **7. Conclusion**

The proposal complies with current policies and will not have a detrimental impact on the amenities of neighbouring properties or surrounding area.

## **8. Recommendation**

To **permit** the development subject to conditions.

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

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

**(02) The floor levels of the proposed containers shall be set no lower than 6.75m AOD. No raising of ground levels/infilling beneath containers cantilevered.**

Reason: To safeguard flood risk on and off-site.

**(03) The proposed development site is crossed by public sewers with the approximate positions being marked on the attached Statutory Public Sewer Record. The position shall be**

**accurately located and marked out on site before works commenced and no building or structure shall be carried out within the following easements:**

**900mm surface water sewer – 8 metres either side of the centre line of the public sewer**

**600mm surface water sewer – 5 meters either side of the centre line of the public sewer**

**229mm combined sewer – 3 metres either side of the centre line of the public sewer**

Reason: To protect the integrity of the public sewer and avoid damage thereto protect the health and safety of existing residents and ensure no pollution of or detriment to the environment

**(04) No surface water and / or land drainage shall be allowed to connect either directly or indirectly to the public sewerage network.**

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.

**(05) The removal of the vegetation shall not take place between the 1<sup>st</sup> March and 30<sup>th</sup> August 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.

**(06) The use shall not be carried out outside the hours of 7.00am to 8.00pm Monday to Sunday.**

Reason: In the interest of residential amenity.

**(07) All tree works shall be carried out prior to the commencement of the development hereby approved and in accordance with the details contained within the Tree Management Survey that was carried out by Richards Moorhead and Laing Ltd and submitted under planning reference 19C1174/FR.**

Reason: In the interest of amenity.

**(08) No development shall commence until a scheme of new planting within Zone B (as identified by the Tree Management Survey) shall be submitted to and agreed in writing by the local planning authority. The approved planting scheme shall be implemented in the first season following the construction of the gabion walls.**

Reason: In the interest of amenity.

**(09) The exterior of the containers shall be of a dark green colour.**

Reason: In the interests of visual amenity.

**(10) No more than 103 storage containers shall be sited on the site at any one time and each container shall be stored at ground level. No stacking of containers shall take place at any time.**

Reason: To ensure that the development is implemented in accord with the approved details.

(11) The development permitted by this consent shall be carried out strictly in accordance with the plan(s) and document(s) submitted below:

Drawing / Document number	Date Received	Plan Description
Location Plan	07/03/2016	Location Plan
Site Plan	09/05/2016	Proposed site levles
Proposed Site Plan	22/08/2016	Proposed Site Plan
E0783.PTR.RI	12/04/2016	Porosity Tests
Flood Consequence Assessment	30/03/2016	Flood Consequence Assessment
Preliminary Ecological Appraisal	12/02/2016	Preliminary Ecological Appraisal
Tamlite Technical Department	07/01/2016	Lighting Details
Tamlite Technical Department	07/01/2016	Lighting Details
Photographs	10/11/2015	Lighting Details
Photographs	10/11/2015	Access Details
Product Datasheet	10/11/2015	Lighting Details
Container Details	10/11/2015	Container Details
Design and Access Statement	10/11/2015	Design and Access Statement
Fence Details	10/11/2015	Fence Details
Tree Management Survey	27/06/2016	Tree Management Survey
Sections	22/08/2016	Section A-A through site

under planning application reference 19C1174/FR.

Reason: For the avoidance of doubt.

In addition the Head of Service be authorised to add to, remove or amend/vary any condition(s) before the issuing of the planning permission, providing that such changes do not affect the nature or go to the heart of the permission/development.



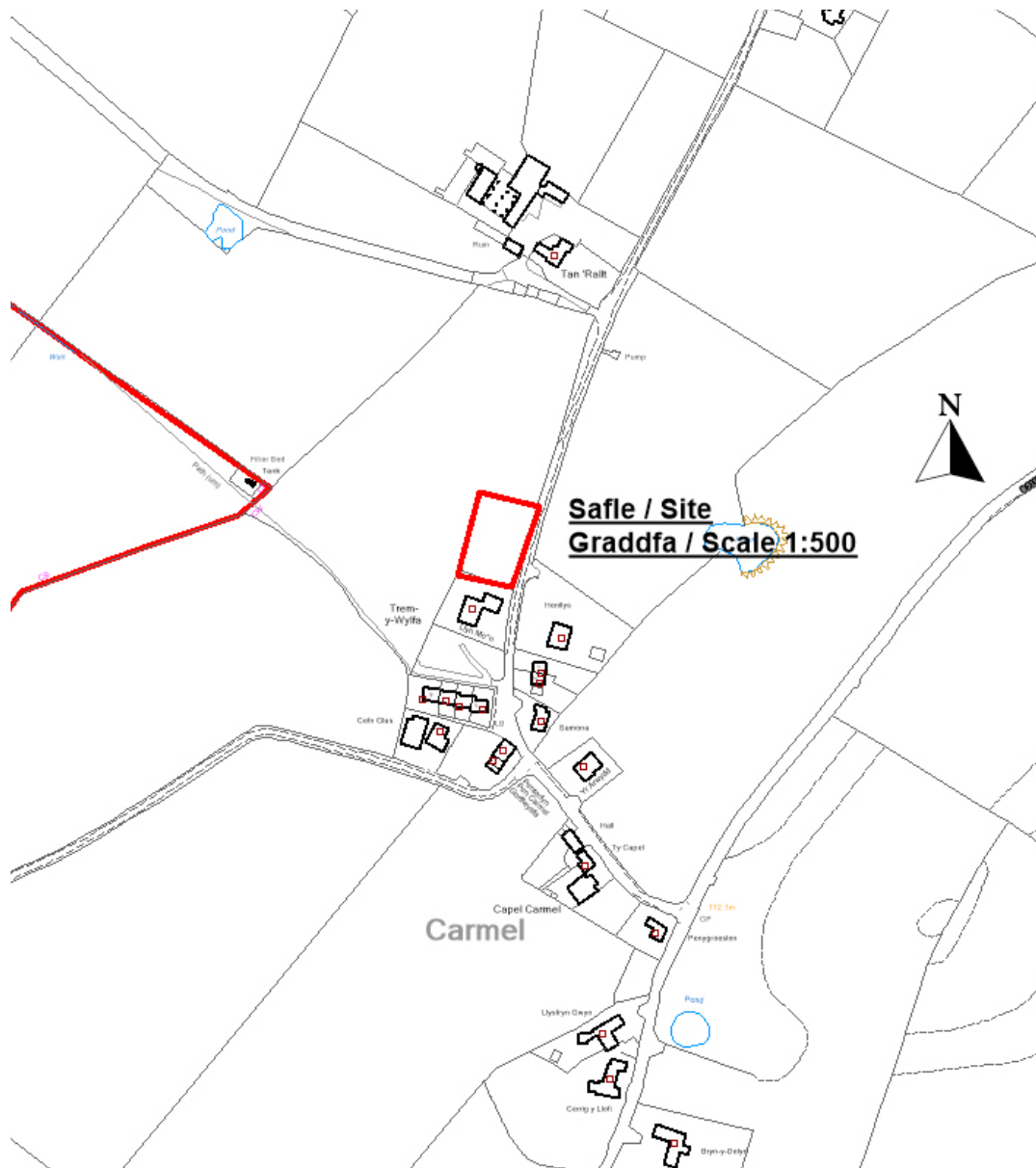
Rhif y Cais: **25C255A** Application Number

Ymgeisydd Applicant

**Mrs Medwen Roberts**

**Cais amlinellol ar gyfer codi annedd gyda'r holl materion wedi'u gadw'n ôl ar dir yn / Outline application for the erection of a dwelling with all matters reserved on land at**

**Tan Rallt, Carmel**



**Planning Committee: 07/09/2016**

**Report of Head of Regulation and Economic Development Service (MTD)**

**Recommendation:**

Refuse.

**Reason for Reporting to Committee:**

The application is being presented to the Planning Committee as it has been referred to committee by Local Member LI M Huws.

At its meeting held on the 27<sup>th</sup> July, 2016 the Members resolved to undertake a site visit prior to determining the application. The site was visited on the 17<sup>th</sup> August, 2016 and members will now be familiar with the site and its setting.

**1. Proposal and Site**

The proposal is for outline planning for the erection of a dwelling with full details of access reserved on land adjacent Llynnon (Llyn Mon on plan).

**2. Key Issue(s)**

The key issue is whether the proposal complies with current policies and whether the proposal will affect amenity.

**3. Main Policies**

**Ynys Môn Local Plan**

Policy 1 – General Policy

Policy 42 – Design

Policy 48 – Housing Development Criteria

Policy 50 – Listed Settlement

**Gwynedd Structure Plan**

Policy D4 – Location, Siting and Design

Policy D29 - Design

**Stopped Unitary Development Plan**

Policy GP1 – Development Control Guidance

Policy GP2 – Design

Policy HP4 – Villages

**4. Response to Consultation and Publicity**

**Community Council** – Comments were received from the Community Council that the proposed dwelling is located adjacent to another property and is orientated different to other properties.

**Local Member LI M Huws** - Has requested the application be referred to committee for a site visit.

**Highways Authority** – Conditional approval

**Welsh Water** – No objection

The proposal was advertised through the posting of a notice on site together with the distribution of personal letters of notification to the occupiers of neighbouring properties.

Two letters have been received points raised include;

- Remove land from an agricultural holding
- Would create addition traffic in a rural area along a lane which is unsuitable
- There are no shops/doctors nearby
- The area of land should be for landscaping as per the planning permission for Llynnon
- There is a covenant on this land which has yet to be satisfied
- The site is outside Policy 50 and would create ribbon development

## **5. Relevant Planning History**

25C255: Outline application for the erection of a dwelling with all matters reserved on land adjacent to Tan Rallt, Carmel. Withdrawn – 27/05/2016

## **6. Main Planning Considerations**

Whilst the site is adjacent to an existing dwelling it forms part of an agricultural field and would extend into the open rural landscape harming the character of the locality.

## **7. Recommendation**

### **Refuse**

(01) The proposed dwelling would be located in a position which would be poorly related to the existing form of development intruding into a rural landscape and detrimental to the amenities thereof.

## **8. Other Relevant Policies**

**Technical Advice Note 12:** Design

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

**Planning Policy Wales 8<sup>th</sup> Edition**

This page is intentionally left blank

10.1

Ceisiadau'n Tynnu'n Groes

Departure Applications

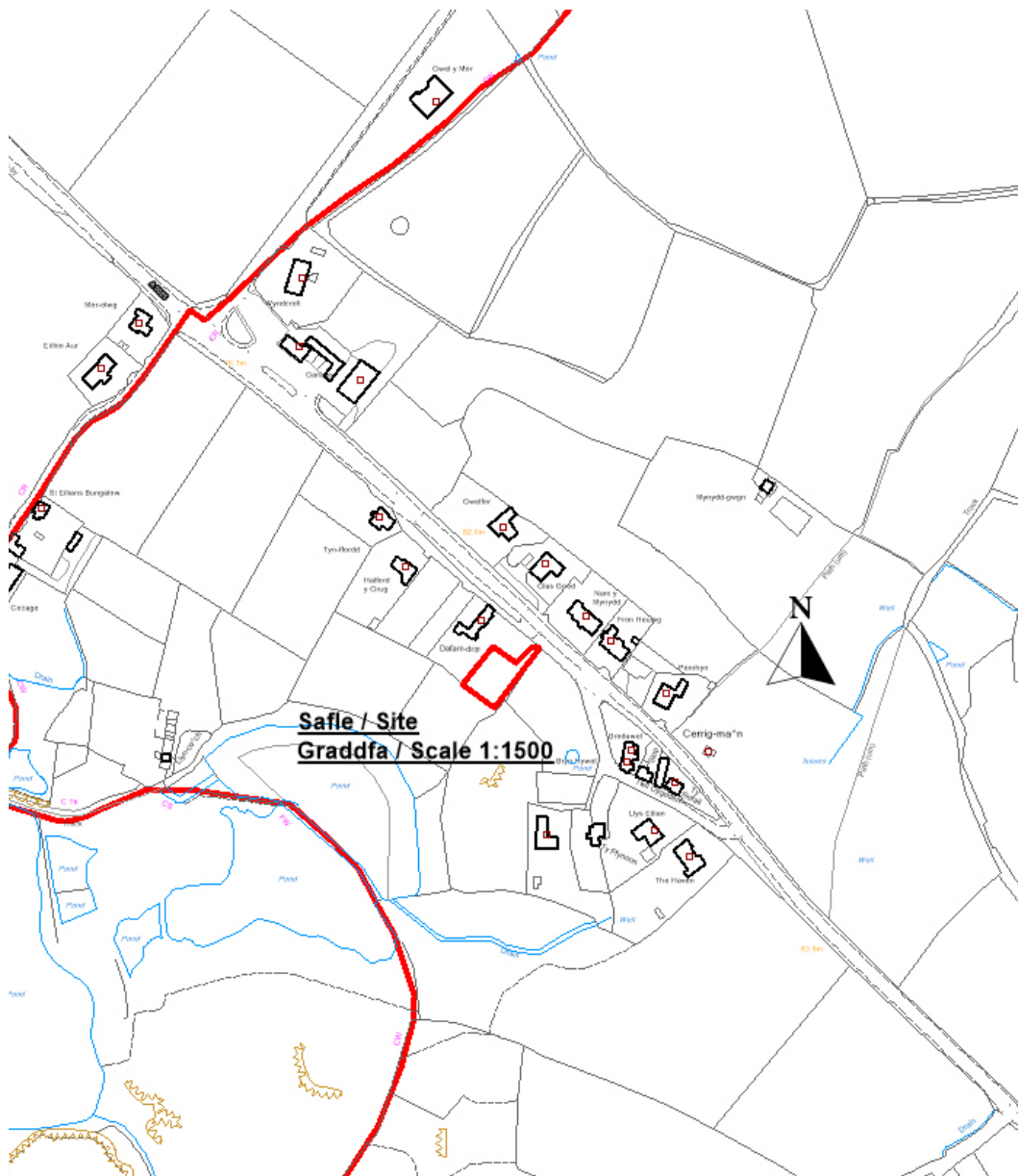
Rhif y Cais: **24C261B** Application Number

Ymgeisydd Applicant

**Mr Mark Pickering**

**Cais llawn ar gyfer codi annedd ynghyd a creu mynedfa i gerbydau ar dir yn / Full application for the erection of a dwelling together with the construction of a vehicular access on land at**

**Dafarn Drip, Penysarn**



**Planning Committee: 07/09/2016**

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

**Recommendation:**

Permit.

**Reason for Reporting to Committee:**

The application is submitted 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 application is a full application for the erection of a single storey dwelling and garage on land at Dafarn Drip, Cerrigman.

The application site is a parcel of land adjoining Dafarn Drip in the village of Cerrigman between Amlwch and Penysarn.

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

The key issues are whether the proposal is acceptable in terms of policy, the effect on the amenities of neighboring properties, and whether the design of the proposed dwelling reflects the character of the surrounding area.

### **3. Main Policies**

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

Policy 1 - General Policy

Policy 31 - Landscape

Policy 42 - Design

Policy 48 - Housing Development

Policy 53 - Housing the Countryside

#### **Gwynedd Structure Plan**

Policy A2 - Housing

Policy A3 - Housing

Policy D4 - Housing

Policy A6 - New Dwellings in the Open Countryside

Policy D4 - Location / Siting / Design

Policy D29 - Design

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

Policy GP1 - Development Control Guidance

Policy GP2 - Design

Policy HP2 - Housing Density

Policy HP5 - Countryside Hamlets and Clusters

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

**Local Member Richard Owain Jones** – No response

**Local Member Aled Morris Jones** – No response

**Local Member William Hughes** – No response

**Community Council** – No response

**Welsh Water** – Comments

**Highways** – No response

**Drainage** – Comments

The application was afforded three means of publicity; these were by the placing of a site notice near the site and the distribution of personal letters of notification to the owner / occupiers of properties in the immediate locality. An advert was also placed in the local newspaper.

At the time of writing this report no letters had been received.

## **5. Relevant Planning History**

24C261 – Outline application for the erection of a dwelling on land at Dafarn Drip, Penysarn – Approved 14/08/09

24C261A – Full application for the erection of a dwelling together with the construction of a vehicular access on land at Dafarn Drip, Penysarn – Approved 11/12/14.

## **6. Main Planning Considerations**

**Policy** - The application is a departure from the Ynys Mon Local Plan but is identified as a Countryside Hamlet and Cluster area under Policy HP5 of the Stopped Unitary Development Plan.

Policy HP5 of the Stopped Unitary Development Plan states that single dwellings will be permitted on 'infill' sites, or other acceptable sites that are immediately adjacent to the developed part of the rural hamlet and cluster area providing the development will not harm the character of the group or any harmful visual intrusion into the surrounding landscape.

### **Siting, Design, External Appearance and Landscaping and Amenity Considerations -**

Policy 1, 42 and 48 of the Ynys Mon Local Plan, D4 and D29 of the Gwynedd Structure Plan, Planning Policy Wales Edition 8 and Technical Advice Note 12 (Wales): Design, Supplementary Planning Guidance A Design Guide for the Urban and Rural Environment, GP1 and GP2 of the Stopped Unitary Development Plan are material in respect of siting, design and external appearance and landscaping and the development is considered to accord with these policy provisions.

It is not considered that the proposals will unacceptably affect the residential amenities of adjacent residential properties by virtue of overlooking, unacceptably affect the outlook or overshadow adjacent residential properties because of the distance of the proposed dwelling from existing properties. The proposal complies with the distances which are set in the Supplementary Planning Guidance on Proximity of development.

The application site has an extent planning permission for the erection of a single storey dwelling under application number 24C261A approved on the 11/12/14.

**Affect on amenities of surrounding properties –**

It is not considered that the proposal will harm the amenities of the occupants of neighbouring properties.

**7. Conclusion**

It is considered that the application complies with the criteria Policy HP5 of the Stopped Unitary Development Plan.

**8. Recommendation**

To **permit** the development subject to conditions.

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

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

**(02) 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

**(03) The prior agreement of the Local Planning Authority in writing shall be obtained before any trees or hedges on the site or on the boundaries of the site are lopped, topped or felled, and if any such trees or hedges are felled they shall be replaced to the satisfaction of the Local Planning Authority.**

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

**(04) The development permitted by this consent shall be carried out strictly in accordance with the plan(s) submitted under planning application reference 24C261B:**

<b>Proposed Plans and Elevations</b>	<b>SHA-183-01</b>	<b>11/07/16</b>
<b>Site Location Plan</b>	<b>SHA-183-03</b>	<b>11/07/16</b>
<b>Site Layout and Location Plan</b>	<b>SHA-183-02A</b>	<b>08/08/16</b>

Reason: For the avoidance of doubt.

In addition the Head of Service be authorised to add to, remove or amend any condition(s) before the issuing of the planning permission, providing that such changes do not affect the nature or go to the heart of the permission/ development.



## **9. Other Relevant Policies**

Supplementary Planning Guidance: Design in the Urban and Rural Built Environment

Planning Policy Wales (Edition 8)

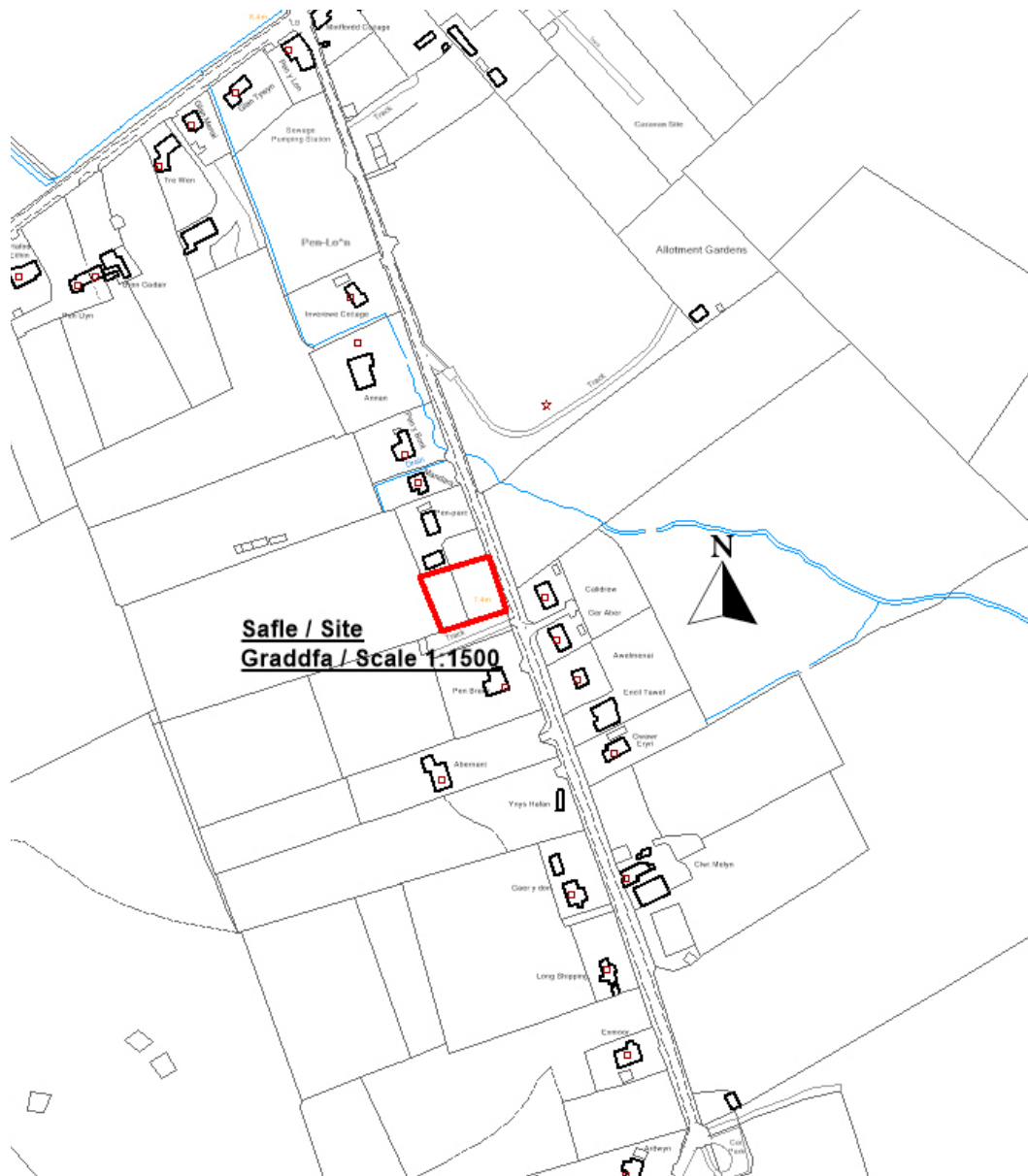
Rhif y Cais: **45C467** Application Number

Ymgeisydd Applicant

**Mrs F E Williams**

**Cais amlinellol gyda'r holl faterion wedi'u gadw'n ôl ar gyfer codi annedd ar dir ger / Outline application with all matters reserved for the erection of a dwelling on land adjacent to**

**Penparc, Niwbwrch/Newborough**



**Planning Committee: 07/09/2016**

**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 application site is located in Penlon in Newborough. The site is located between two properties and there is a dwellings on the opposite side of the road. The dwellings are predominantly single storey or dormer style properties. The site lies within the designated Area of Outstanding Natural Beauty.

The proposal is an outline application with all matters reserved for future consideration.

**2. Key Issue(s)**

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

**3. Main Policies**

**Ynys Mon Local Plan**

Policy 1 – General Policy

Policy 30 - Landscape

Policy 48 – Housing Development Criteria

Policy 53 – Housing in the Countryside.

**Gwynedd Structure Plan**

Policy A2 – Housing Land

Policy A3 – New Housing Development

Policy A6 – New Dwellings in the Open Countryside

Policy D1 – Area of Outstanding Natural Beauty

Policy D4 – Location, Siting and Design.

**Stopped Unitary Development Plan**

Policy GP1 – Development Control Guidance

Policy GP2 – Design

Policy HP5 – Countryside Hamlets and Clusters

Policy EN2 – Area of Outstanding Natural Beauty

**Planning Policy Wales, 2016, 8<sup>th</sup> Edition**

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

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

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

**Local Member, Cllr P Rogers** – No response at the time of writing this report.

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

**Natural Resource Wales** – Originally objected to the scheme as the development was to be served by a private treatment plant – the scheme has now been amended and will be connected to the mains sewer.

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

**Highways** – No response at the time of writing this report.

**Drainage** – Objected to the installation of a private treatment plant due to the proposal being located in an area served by a public sewer system. The scheme has now been amended and the proposal will be connected to the mains sewer and the Drainage Section have confirmed that the scheme is now acceptable.

The application was afforded three means of publicity these were; the posting of a site notice near the site and the serving of personal notifications on neighbouring properties representations and the publication of a notice in the local press. The latest date for the receipt of representations was the 10th August, 2016 and at the time of writing this report three letters of representation had been received at the department. The main issues raised can be summarised as follows:

- i) Site lies within the designated Area of Outstanding Natural Beauty and close to the Newborough Warren and would be visible from the A4080. Loss of land and degradation of landscape and loss of habitat for wildlife
- ii) Contrary to current policies
- iii) Drainage/flooding issues
- iv) Possible loss of sunlight / privacy and noise disturbance to adjoining properties
- v) Highway safety due to additional traffic generated by proposal
- vi) No details of the proposed dwelling have been provided
- vii) Planning Inspector refused planning for residential development on the adjoining land in 1993

In response to these issues I would comment as follows;

- i) No details of the proposed dwelling has been provided as part of the current application as all matters have been reserved for future consideration. However careful consideration of the design and of the materials to be used in its construction will ensure that the proposal will not have a detrimental impact on the designated Area of Outstanding Natural Beauty. Penlon has been identified as a Countryside Hamlet and Cluster under Policy HP5 of the stopped Unitary Development Plan and is considered as an acceptable infill plot. A condition will be imposed on the permission restricting the

removal of the vegetation outside the nesting bird season.

ii) This matter has been addressed within the principle of development section below.

iii) Copies of the objection letters have been forwarded to the Drainage Section, Welsh Water and Natural Resource Wales. Confirmation has been received from Natural Resource Wales that the site does not lie within zone B, C1 /C2, Flood Zone 2/3.

iv) The details submitted as part of the application illustrates that the dwelling will be more than 30 metres away from the adjoining properties known as Penparc, Pen Braint and Calidrew and this distance complies with the advice contained within the document Supplementary Planning Guidance – Design Guide for the Urban and Rural Environment and therefore will not have a detrimental impact on the amenities of the surrounding properties.

v) At the time of writing this report no response had been received from the Highway Authority however it is not considered that the additional traffic generated by one additional dwelling will have a detrimental impact on Highway Safety.

vii) The application is an outline application and all matters have been reserved for future consideration. However due to the distances between the existing and proposed units it is not considered that any openings would have an impact on the amenities currently enjoyed by the occupants of the neighbouring properties. In order to ensure that the development will not have a detrimental impact on the surrounding area a condition will be imposed on the permission to restrict the height of the proposed unit.

vii) The proposal is being considered under current local and national policies and as stated previously Penlon has been identified as a Countryside Hamlet and Cluster. The site is located between two residential units and is therefore an 'infill' plot which complies with the requirements of Policy HP5 of the stopped Unitary Development Plan.

## **5. Relevant Planning History**

45C467A/SCR – Screening opinion for the erection of one dwelling on land adjacent to Penparc, Newborough – EIA not required 26/07/2016

## **6. Main Planning Considerations**

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

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

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

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

**Design** – The surrounding properties are of a mixture of single storey or dormer construction with a

mixture of modern and traditional design. Careful consideration during the course of determining any future application will ensure that the design of the dwelling is sympathetic to the surrounding area.

**Affect on surrounding properties** – The proposal complies with the guidance contained within the document titled Supplementary Planning Guidance – Design Guide for the Urban and Rural Environment in terms of distances between existing and proposed dwellings.

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

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

As articulated above careful consideration during the design stage will ensure that the proposal is sympathetic to the surrounding area in order to reduce any impact on the surrounding landscape.

## **7. Conclusion**

Whilst the proposal is contrary to policy 53 of the Ynys Mon Local Plan and policy A6 of the Gwynedd Structure Plan, the proposal is acceptable under the provision of policy HP5 of the Stopped Unitary Development Plan.

The erection of a dwelling in this location complies with current policies and the proposal will not have a detrimental impact on the amenities currently enjoyed by the occupants of the surrounding properties or have a visual impact on the designated Area of Outstanding Natural Beauty.

## **8. Recommendation**

To **permit** the development subject to conditions.

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

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

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

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

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

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

**(04) No removal of the vegetation shall take place between the 1<sup>st</sup> March and 30<sup>th</sup> August 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.

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

Reason: In the interests of visual amenity.

**(06) 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 interests of amenity.

**(07) The dwelling hereby approved shall be no higher than 6.0 metres.**

Reason: In the interests of visual amenity.

**(08) 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.

**(09) 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.

**(10) The access shall be constructed with 2.4 metre by 43 metre splays on either side. Within the vision splay lines nothing exceeding 1 metre in height above the level of the adjoining carriageway shall be permitted at any time.**

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

**(11) The access shall be completed with a bitumen surface or other suitable surfacing material as may be agreed in writing with the Local Planning Authority for the first 5 metres from the nearside edge of the County Highway with the surface water drainage system completed and in working order before the use hereby permitted is commenced.**

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

**(12) 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.

**(13) No surface water from within the curtilage of the site to discharge onto the county highway. No development shall commence until full design details for the drainage of the site have been submitted to and approved by the Local Planning Authority. No dwelling shall be occupied until the approved scheme has been implemented in full and to the written satisfaction of the Local Planning Authority.**

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

**(14) No development shall commence until the written approval of the local planning authority has been obtained in relation to a full comprehensive traffic management scheme including:**

- i. The parking of vehicles for site operatives and visitors
- ii. Loading and unloading of plant and materials
- iii. Storage of plant and materials used in constructing the development

iv. Wheel washing facilities (if appropriate)

v. Hours and days of operation and the management and operation of construction and delivery vehicles.

The works shall be carried out strictly in accordance with the approved details.

It is a requirement under law to serve an abnormal loads notice to police and to Highway and Bridges Authorities under "The Motor Vehicle (Authorisation of Special Types) General Order 2003".

The Highways Authority will be utilising Section 59 of the Highways Act 1980 "Recovery of expenses due to extraordinary traffic" to recover compensation for any damage done to the public highway as a result of this development.

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

**(15) 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.

In addition the Head of Service be authorised to add to, remove or amend/vary any condition(s) before the issuing of the planning permission, providing that such changes do not affect the nature or go to the heart of the permission/ development.



12.1

Gweddill y Ceisiadau

Remainder Applications

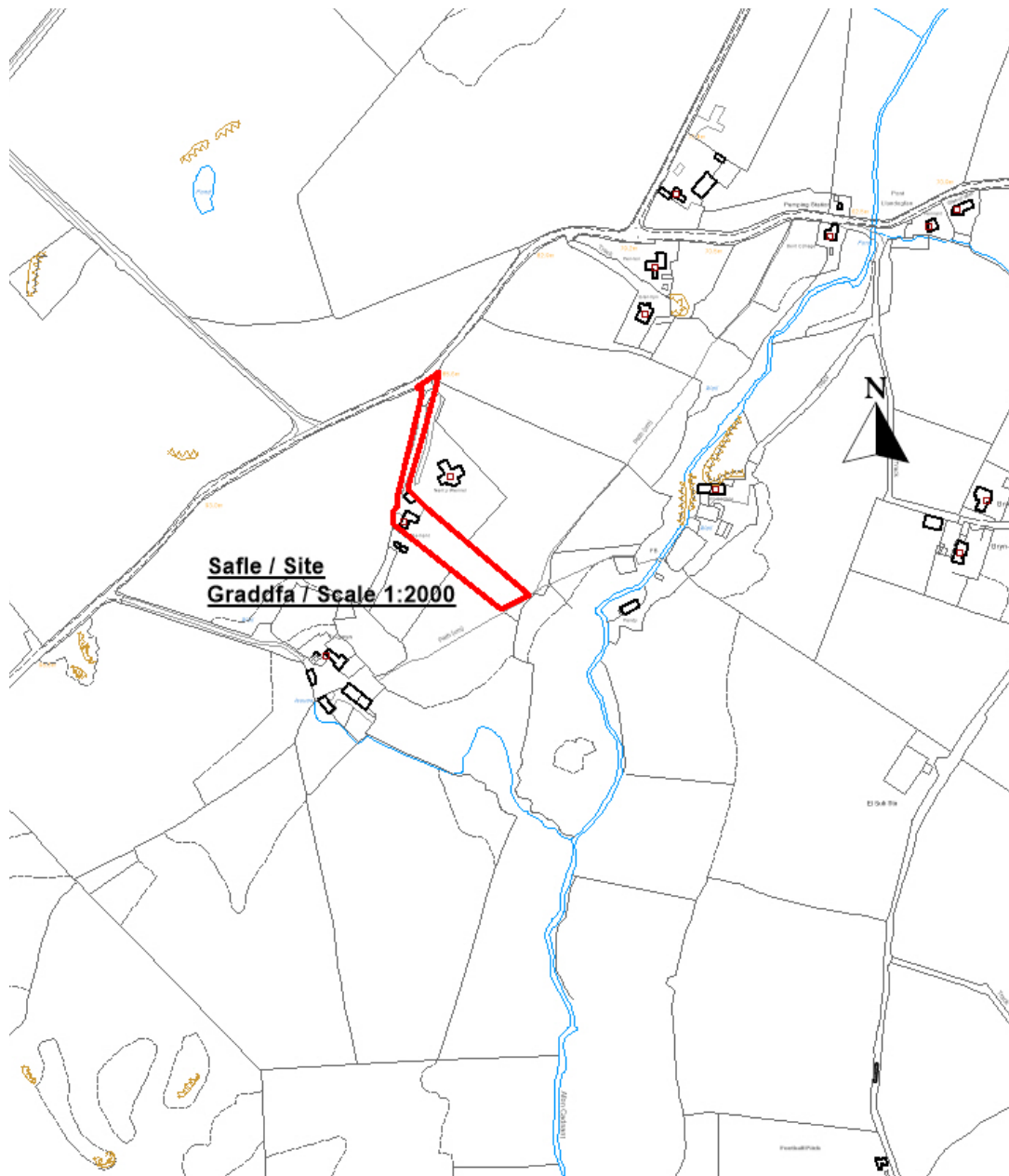
Rhif y Cais: **17C226G** Application Number

Ymgeisydd Applicant

**Mr & Mrs Arwyn & Einir Williams**

**Cais llawn ar gyfer addasu ac ehangu yn / Full application for alterations and extensions at**

**Ger y Nant, Llandegfan**



**Planning Committee: 07/09/2016**

**Report of Head of Regulation and Economic Development Service (GJ)**

**Recommendation:**

Refuse.

**Reason for Reporting to Committee:**

The application is presented to the Planning and Orders Committee at the request of two Local Members.

**1. Proposal and Site**

The application is a full application for alterations and extensions at Ger Nant, Llandegfan.

**2. Key Issue(s)**

The key issue is whether the proposed scheme is acceptable and complies with policy.

**3. Main Policies**

**Ynys Mon Local Plan**

Policy 1 – General Policy

Policy 31 – Landscape

Policy 42 – Design

Policy 55 – Conversions

Policy 58 - Extensions

**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 EN1 – Landscape

Policy HP7a – Extensions

Policy HP8 - Rural Conversions

**Planning Policy Wales (8<sup>th</sup> Edition), January 2016**

**Technical Advice Note 12 – Design**

**4. Response to Consultation and Publicity**

**Local Member Lewis Davies** – Call in to the Planning and Orders Committee

**Local Member Carwyn Jones** – Call in to the Planning and Orders Committee

**Local Member Alwyn Rowlands** – No response received at the time of writing this report

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

**Welsh Water** – Standard Comments

**Natural Resources Wales** – Standard Comments

**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 was the 10/08/2016. At the time of writing this report no observations had been received.

## **5. Relevant Planning History**

17C226 – Erection of a stable block on land at Nant y Wennol, Llandegfan – Approved 07/03/94

17C226A – Conversion of stable block into a dwelling together with alterations and extensions and installation of a new septic tank at Nant y Wennol, Llandegfan – Approved 14/12/04

17C226B – Amended plans to recently approved 17C226A for the conversion of a stable block into a dwelling at Nant y Wennol, Llandegfan – Refused 09/12/05

17C226D – Alterations and extensions together with the formation of a new driveway at Nant y Wennol, Llandegfan – Approved 05/10/06

17C226E – Erection of a detached double garage at Gernant, Llandegfan – Approved 20/12/10

17C226F – Full application for alterations and extensions to Gernant, Llandegfan – Withdrawn 24/03/16.

## **6. Main Planning Considerations**

### **Background to the application site**

Planning permission was obtained under planning application 17C226A for the conversion of a stable block into a dwelling under the provisions of Policy 55 (Conversion) of the Ynys Mon Local Plan.

### **Policy Considerations**

Policy 55 of the Ynys Mon Local Plan states;

The conversion to a dwelling or holiday accommodation of an existing building which is not located within or on the edge of a settlement will only be permitted where:-

- i. The building is structurally sound and capable of conversion without extensive rebuilding or extension tantamount to the erection of a new dwelling.
- ii. Any inherent characteristics of merit in the building are retained and any features of historical or architectural importance are safeguarded.
- iii. The conversion scheme respects the character, scale and setting of the existing building, and

involves only minor external alterations, unless it can be demonstrated that significant enhancement of the appearance of the building will be secured.

iv. The proposal, including any associated curtilage and infrastructure, would not result in an undesirable intrusion into the landscape, or harm the amenities of the locality.

v. Satisfactory access, parking, amenity space, and sewerage arrangements are provided.

Policy HP8 of the Stopped Unitary Development Plan states;

The conversion to a dwelling or holiday accommodation of an existing building, which is located in a cluster, hamlet, or in open countryside will be permitted where :

i) the building is structurally sound and capable of conversion without extensive rebuilding or extension which would be equivalent to the erection of a new dwelling; and

ii) any inherent characteristics of merit in the building are retained and any features of historical or architectural importance are safeguarded; and

iii) the scheme of conversion respects the character, scale and setting of the existing building, and involves only minor external alterations, unless it can be demonstrated that significant enhancement of the appearance of the building will be secured; and

iv) the proposal, including any associated curtilage and infrastructure, would not result in an undesirable intrusion into the landscape, or harm the amenities of the locality; and

v) satisfactory access, parking, amenity space, and sewerage arrangements are provided.

The Supplementary Planning Guidance on Rural Conversions states that extensions must be subservient to the original structure and schemes should adopt the principle of adapting to the building rather than radically changing its appearance to suit the new use.

### **Main Planning Considerations**

The application site is not located within a recognised settlement or boundary and is located in the open countryside.

The original stable block measured 79.3 square metres and alterations and extensions were later approved under application reference 17C226D which amounted to an extension of 24.75 square metres (equivalent of 30% increase). Another subsequent application was approved for a detached double garage amounting to 41.89 square metres.

### **The Proposal**

This application is for further alterations and extensions to the building amounting to a 100.94 square metres (equivalent to 125%) increase.

This would amount to a 155% increase on the original outbuilding located in the open countryside.

Whilst accepting that it can be argued that the current proposals do enhance the appearance of the building. It is not considered that this application complies with the spirit of Policy 55 of the Ynys Mon Local Plan and Policy HP8 of the Stopped Unitary Development Plan which seeks to respect the character, scale and setting of the existing building. The policy goes on to state that the building should be capable of conversion without extensive re-building or extension which would be equivalent to the erection of a new dwelling.

### **7. Conclusion**

The application does not comply with Policy 55 of the Ynys Môn Local Plan or Policy HP8 of the Stopped Unitary Development Plan.

The proposal would provide a further 125% increase in floor area which is over and beyond the criteria of the policies stated above located in an open countryside location. If the application would be approved it would set a precedent for further applications to be approved in the future.

## **8. Recommendation**

### **Refuse**

(01) The amount of extension go well beyond what could reasonably be described as minor external alterations. The proposal is therefore contrary to Policy A6 of the Gwynedd Structure Plan, Policy 55 of the Ynys Môn Local Plan, Policy HP8 of the stopped Unitary Development Plan and advice contained within Planning Policy Wales (8th Edition), Technical Advice Note 6: Planning for Sustainable Rural Communities and Supplementary Planning Guidance – Design Guide for the Urban and Rural Environment.

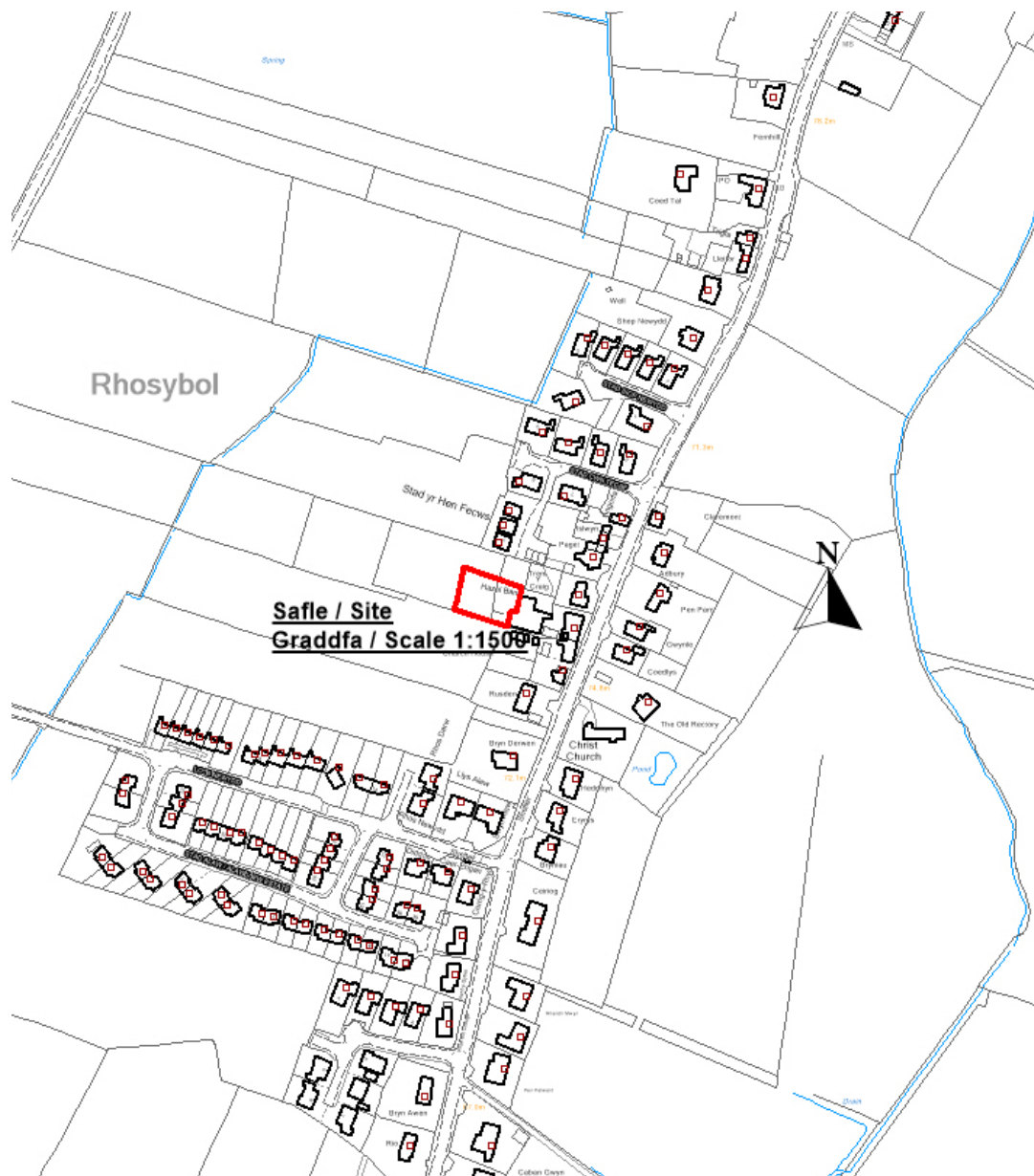
Rhif y Cais: **44C102A** Application Number

Ymgeisydd Applicant

**Ms Roma Rerrie**

**Cais amlinellol ar gyfer codi annedd gyda'r holl materion wedi'u gadw'n ôl ar dir tu ôl i /  
Outline application for the erection of a dwelling with all matters reserved on land to the rear of**

**Hazelbank, Rhosybol**



**Planning Committee: 07/09/2016**

**Report of Head of Regulation and Economic Development Service (GJ)**

**Recommendation:**

Refuse

**Reason for Reporting to Committee:**

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

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

The application is a full application for the erection of a dwelling with all matters reserved on land to the rear of Hazelbank, Rhosybol.

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

The key issue is whether the proposed scheme is acceptable and complies with policy.

### **3. Main Policies**

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

Policy 1 – General Policy

Policy 31 – Landscape

Policy 42 – Design

Policy 48 – Housing Development Criteria

Policy 50 – Listed Settlement

#### **Gwynedd Structure Plan**

Policy A2 - Housing

Policy A3 - Housing

Policy D4 – Location, Siting and Design

Policy D29 - Design

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

Policy GP1 – General Control Guidance

Policy GP2 – Design

Policy EN1 – Landscape

Policy HP4 – Villages

**Planning Policy Wales (8<sup>th</sup> Edition), January 2016**

**Technical Advice Note 12 – Design**

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

**Local Member Aled Morris Jones** – Call in to the Planning and Orders Committee

**Local Member Richard Owain Jones** – Call in to the Planning and Orders Committee

**Local Member William Hughes** – No response received at the time of writing this report

**Community Council** – Comments

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

**Drainage** – No response at the time of writing the report

**Welsh Water** – Conditional Approval

**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 was the 10/08/2016. At the time of writing the report two letters giving comments were received. The main comments as follows:-

- Minimal disruption should take place to neighbours
- A 2 metre high fence should be built on the boundary wall once the building has been demolished
- The work should not interfere with existing boundaries

## **5. Relevant Planning History**

44C102 - Erection of a building for car repairs together with the formation of a new vehicular access - 27/06/90 – Withdrawn

## **6. Main Planning Considerations**

**Policy** - Rhosybol is identified as a Listed Settlement under Policy 50 of the Ynys Mon Local Plan and as a Village under Policy HP4 of the Stopped Unitary Development Plan.

Single plot applications within or on the edge of a settlement are considered acceptable under Policy 50 of the Ynys Mon Local Plan. The plot in question is located to the rear of Gorslwyd Fawr and extends into an open field.

Policy HP4 of the Stopped Unitary Development Plan states that residential development within the village development boundary will be permitted providing that the listed criteria is met. The land in question lies within the village boundary of the Stopped UDP.

Policy A2 of the Gwynedd Structure Plan states that new housing should be located within or on the edge of settlements at a scale which reflects the settlements existing population at a proportion of the total population of the relevant district.

Paragraph 9.3.3 of Planning Policy Wales states that insensitive infilling, or cumulative effects of development or redevelopment, should not be allowed to damage an area's character or amenity

Paragraph 9.3.4 of Planning Policy Wales states that in determining applications for new housing, local planning authorities should ensure that the proposed development does not damage an area's character and amenity.

The application site lies to the rear of existing residential properties and access to the site is via an existing track. Whilst encouraging carefully designed higher density development in accessible sites Planning Policy Wales does state that tandem development should be avoided. Policy 1 of the Ynys



Mon Local Plan and Policy GP1 of the stopped Unitary Development Plan refers to the need to ensure that development does not cause significant harm to people, general amenity, residential amenity and the environment.

Paragraph 9.2.13 of Planning Policy Wales identifies tandem development as 'development, consisting of one house immediately behind another and sharing the same access, may cause difficulties of access to the house at the back and disturbance and lack of privacy to the house in front, and should be avoided.

The site lies to the rear of Hazelbank, Rhosybol. It is considered that the proposal would result in a dwelling being situated immediately to the rear of existing properties and therefore would not reflect the general pattern of development and would be out of character with the surrounding area. The proposal would constitute tandem development thus detrimentally affecting the character and appearance of the locality which is contrary to the policies listed above.

## **7. Conclusion**

The proposal would result in tandem form of development.

## **8. Recommendation**

### **Refuse**

(01) The proposal would result in tandem development which would be out of character with the existing pattern of development thus detrimentally affecting the character and appearance of the locality and the amenities of the existing and proposed occupiers. The proposal is, therefore, contrary to Policy A2, A3, D4, D28 and D29 of the Gwynedd Structure Plan, Policies 1, 42, 48 and 50 of the Ynys Môn Local Plan, Policies GP1, GP2 and HP4 of the stopped Unitary Development Plan and the provisions of Planning Policy Wales (8<sup>th</sup> Edition).

This page is intentionally left blank

13.1

Gweddill y Ceisiadau

Remainder Applications

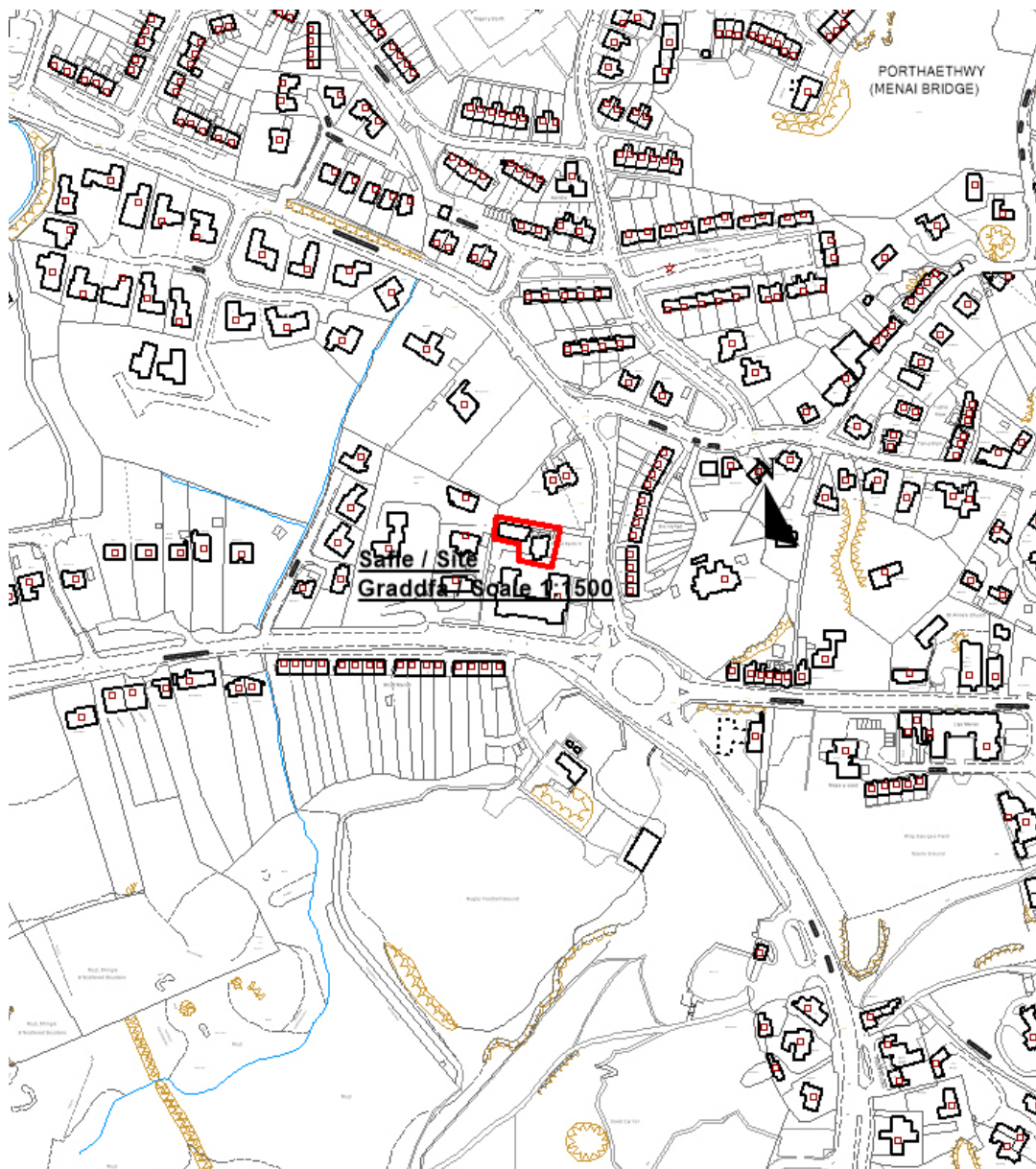
Rhif y Cais: **39LPA1014A/CC** Application Number

Ymgeisydd Applicant

Head of Service

**Cais i bennu os oes angen caniatâd blaenorol ar gyfer ddymchwel adeiladau ar dir yn /  
Application to determine whether prior approval is required for the demolition of buildings on  
land at**

**Hen Ysgol Gynradd/Old Primary School, Lon Pentraeth Road, Porthaethwy/Menai Bridge**



**Planning Committee: 07/09/2016**

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

**Reason for Reporting to Committee:**

An application for prior notification to demolish the existing buildings was received on the 08/07/2016. The application was deemed permitted development on the 04/08/2016.