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

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RHYBUDD O GYFARFOD	NOTICE OF MEETING
PWYLLGOR CYNLLUNIO A GORCHMYNION	PLANNING AND ORDERS COMMITTEE
DYDD MERCHER, 6 MEDI, 2017 am 1:00 y. p.	WEDNESDAY, 6 SEPTEMBER 2017 at 1.00 p.m.
SIAMBR Y CYNGOR, SWYDDFEYDD Y CYNGOR, LLANGEFNI	COUNCIL CHAMBER, COUNCIL OFFICES, LLANGEFNI
Swyddog Pwyllgor	Mrs Mairwen Hughes 01248 752516 Committee Officer

AELODAU / MEMBERS

Cynghorwyr / Councillors:

John Griffith
Glyn Haynes
T LI Hughes MBE
K P Hughes
Vaughan Hughes
Richard Owain Jones (Is-Gadeirydd/Vice-Chair)
Eric Wyn Jones
Shaun James Redmond
Dafydd Roberts
Nicola Roberts (Cadeirydd/Chair)
Robin Williams

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.

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1 APOLOGIES

2 DECLARATION OF INTEREST

To receive any declaration of interest by any Member or Officer with regard to any item of business.

3 MINUTES OF THE 26TH JULY, 2017 MEETING_(Pages 1 - 12)

To present for approval, the minutes of the previous meeting of the Planning and Orders Committee held on 26 July, 2017.

4 SITE VISITS

There were no site visits following the 26th July, 2017 meeting of the Planning and Orders Committee.

5 PUBLIC SPEAKING

6 APPLICATIONS THAT WILL BE DEFERRED_(Pages 13 - 16)

6.1 13C195A – Gate Farm, Trefor

6.2 20C310B/EIA/RE – Rhyd y Groes, Rhosgoch

7 APPLICATIONS ARISING_(Pages 17 - 26)

7.1 24C345 – Tregarth, Llanelian

7.2 46C578 – The Pavilion, Lôn Isallt, Trearddur Bay

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8 ECONOMIC APPLICATIONS

None to be considered by this meeting.

9 AFFORDABLE HOUSING APPLICATIONS

None to be considered by this meeting.

10 DEPARTURE APPLICATIONS

None to be considered by this meeting.

11 DEVELOPMENT PROPOSALS SUBMITTED BY COUNCILLORS AND OFFICERS

None to be considered by this meeting.

12 REMAINDER OF APPLICATIONS_ (Pages 27 - 40)

12.1 15C224/AD – Hermon

12.2 15C225/AD – Malltraeth Car Park

12.3 46C572 – Glan Traeth, Trearddur Bay

13 OTHER MATTERS

None to be considered by this meeting.

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PLANNING AND ORDERS COMMITTEE

Minutes of the meeting held on 26 July, 2017

- PRESENT:** Councillor Nicola Roberts (Chair)
- Councillors John Griffith, Glyn Haynes, Kenneth Hughes, Vaughan Hughes, Eric Jones, Shaun Redmond, Dafydd Roberts, Robin Williams
- IN ATTENDANCE:** Planning Development Manager (NJ)
Planning Assistants
Highways Officer (JAR)
Legal Services Manager (RJ)
Committee Officer (ATH)
- APOLOGIES:** Councillors Trefor Lloyd Hughes, Richard Owain Jones (Vice-Chair)
- ALSO PRESENT:** Councillor Dylan Rees (for application 10.1), Councillor Dafydd Rhys Thomas (for applications 12.7 and 12.8) Councillor Richard Dew (Portfolio Member for Planning) (for application 12.4)
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1. APOLOGIES

The apologies for absence were noted as listed above.

2. DECLARATION OF INTEREST

The Chair informed the Committee that Councillor Trefor Lloyd Hughes, although not present at this meeting, had declared an interest with respect to applications 12.6, 12.7 and 12.8.

3. MINUTES OF THE 5TH JULY, 2017 MEETING

The minutes of the previous meeting of the Planning and Orders Committee held on 5th July, 2017 were presented and confirmed as correct subject to noting that Councillor John Griffith had declared a prejudicial interest with regard to application 7.3 and had withdrawn from the meeting during the discussion and determination thereof.

4. SITE VISITS

No site visits were undertaken following the 5th July, 2017 meeting of the Planning and Orders Committee.

5. PUBLIC SPEAKERS

There were Public Speakers in relation to applications 10.1, 11.2, 12.1, 12.3, 12.4 and 12.7.

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

The Planning Development Manager informed the Committee that the applicant has now lodged an appeal on the basis of non-determination. The Planning Inspectorate is currently assessing the validity of the appeal. The intention is to report on the application to the Committee's September meeting subject to the confirmation or otherwise of the appeal.

It was resolved to defer consideration of the application for the reasons set out in the Officer's written report.

7. APPLICATIONS ARISING

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

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

10.1 34C556B – Outline application for the erection of a dwelling together with full details of the access on land adjacent to Gwernhefin, Glanhwfa Road, Llangefni

The application was reported to the Planning and Orders Committee because it is a departure from the Ynys Môn Local Plan which the Local Planning Authority is minded to approve.

The Chair informed the Committee that she had been notified by Councillor Dylan Rees, a Local Member that he was requesting that a site visit be carried out. She invited Councillor Dylan Rees to give his reasons for wanting the Committee to visit the site.

Councillor Dylan Rees said that residents in the immediate locality, although they did not object to the development itself had contacted him because of concerns about the access to the proposed development site off Glanhwfa Road. Two previous applications on this site have been refused due to highway safety issues; he therefore considered it important that the Committee's Members view the access for themselves to assess whether the conditions proposed in the report are sufficient to address potential highway issues.

Councillor Nicola Roberts, also speaking as a Local Member said that she took a different view in considering the conditions outlined in the Officer's report to be adequate to ensure highway safety thereby making a site visit unnecessary. The proposed development will be served by an existing access that is already in use.

The Highways Officer confirmed that the access is a matter for concern because of sub-standard visibility to the North East. However existing permission for the adjacent Park Mount site is conditional upon ensuring the boundary is kept no higher than 1m and that nothing within 1m of the boundary can be higher than 1m at any time. This is an

enforcement matter which should secure satisfactory vision splay in that direction. The Highways Authority therefore raises no objection to the proposed development.

The Legal Services Manager advised that despite having received consent, there is no guarantee that the Park Mount development will go ahead or that consequently the visibility will be improved to conform to the Highways Service's requirements. It is a consideration that the Committee needs to bear in mind.

Councillor Ken Hughes proposed, and was seconded by Councillor John Griffith, that the Committee proceeds to determine the application. Councillor Robin Williams proposed and was seconded by Councillor Dafydd Roberts that the site be visited in accordance with the Local Member's request. In the ensuing vote the proposal that the application be determined was carried.

Public Speaker –

Mrs Rhian Williams (**for the proposal**) spoke on behalf of her son, the applicant who was born and bred in Llangefni and who ran a small business employing six local young men. The first application was submitted in 2006 following which a static caravan was put on site to afford her son a measure of independence from the family home and to conduct his business with his employees. This arrangement is no longer suitable especially as her son now has a seven-year-old child who needs the stability that would be provided by a permanent dwelling and the continuation of the business. She asked the Committee to look kindly upon the application as one made by a young man of the locality who has striven to comply with all the changes asked of him to make sure the application complies with planning regulations.

The Committee questioned Mrs Williams on the extent of the business activity on site and whether this would likely add to highway safety issues. Mrs Williams clarified that two vans have been coming and going to and from the site for many years. She said that she understood that the visibility would have to be improved from her property at Gwernhefin which would not be a problem. Nothing would change in terms of traffic with her son's car, two vans and the two properties above Gwernhefin continuing to utilise the shared access.

Councillor Dylan Rees, a Local Member said that whilst he was sympathetic to Mrs Williams's request and while the neighbours did not disagree with the application, their concerns regarding the access arrangements remain. The shared access road is a single track unsuitable for toing and froing for business purposes – a Facebook page shows the business-related apparatus already on the site including vans, a skip and a storage container. Local residents are worried that this activity will increase once the dwelling is erected and they ask that a condition be imposed that no business may be run from the site because of the additional hazards that would cause with regard to highway safety.

The Planning Development Manager reported that although the application site is outside the development boundary of Llangefni within the Ynys Môn Local Plan, the majority of the site is within the stopped Unitary Development Plan and the Joint Local Development Plan; the proposal is therefore acceptable in policy terms. The application has been amended to lower the height of the intended dwelling to reduce its visual impact on the landscape and the surrounding area. Welsh Water proposes standard conditions; the Drainage Section has asked for further details and Llangefni Town Council comments that the access should meet technical requirements. Two additional letters citing concern about highway safety have been received. The Officer's report states that there is no evidence that a business is being run from the site – that is in any case an enforcement matter rather than one that can be addressed by a planning condition. The Highways Service raises no objection to the proposal and the recommendation is therefore one of approval.

Councillor Nicola Roberts speaking as a Local Member voiced her support for the application as one that is compliant with policy. The proposal is far more visually acceptable than the static caravan that is already on site; the highways issues are being dealt with and the volume of traffic will be not greater than what it is at present.

Councillor R.G. Parry, OBE, FRAGS, the other Local Member is also supportive of the application. Councillor Roberts proposed, and was seconded by Councillor Kenneth Hughes, that the application be approved.

Councillor Shaun Redmond said that the questions regarding the nature of the business activity on site remained unanswered. Councillor Redmond also questioned the policy basis on which this and a number of other applications at today's meeting were being considered with weight being given to the Joint Local Development Plan (JLDP) over and above existing plans even though the JLDP is as yet unadopted. Councillor Shaun Redmond said that he was minded to abstain from voting on all applications where the JLDP provided the policy justification as he was not convinced that such decisions would not be open to challenge.

The Planning Development Manager reminded the Committee that the application is for a dwelling and that the issue of the business is a separate enforcement matter. As regards policy, the Inspector's binding report and recommendations with regard to the JLDP have been received and as such significant weight can be placed on the Plan as the most up to date current policy.

The Legal Services Manager advised that the matter of securing the required visibility over 3rd party land can be addressed by a Grampian condition which would restrict the development from commencing until the visibility issue has been addressed, and that a Section 106 agreement may also be needed. In terms of policy, the JDLP is beyond doubt a material planning consideration attracting significant weight in the determination of applications from now onwards having been subject to the Inspector's examination and recommendations which gives weight to the Plan's policies.

Councillor Kenneth Hughes said that he was supportive of the application as one that is also in line with the provisions of the stopped UDP.

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

11. DEVELOPMENT PROPOSALS SUBMITTED BY COUNCILLORS AND OFFICERS

11.1 31C10K – Full application for alterations and extensions at Tyn Lon Garage, Llanfairpwll

The application was reported to the Planning and Orders Committee as the applicant is related to a "relevant officer" as defined within paragraph 4.6.10 of the Council's Constitution. The application has been scrutinised by the Monitoring Officer as required under paragraph 4.6.10.4 of the Constitution.

The Planning Development Manager reported that the proposed development is considered acceptable to the Local Planning Authority as regards design, scale, effects and materials to be used.

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

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

11.2 36C338C – Outline application for the erection of a dwelling with all matters reserved on land to the rear of Shop Sharpe, Llangristiolus

The application was reported to the Planning and Orders Committee as the applicant is related to a “relevant officer” as defined within paragraph 4.6.10 of the Council's Constitution. The application has been scrutinised by the Monitoring Officer as required under paragraph 4.6.10.4 of the Constitution. In addition, the application was called in prior to the local election by one of the Local Members at that time.

Public Speakers –

Mr P. Antrobus (**against the proposal**) spoke of concerns regarding overdevelopment, scale and effects. The proposal would have an unacceptable adverse impact both on the properties immediately adjacent and on the surrounding area by reason of overlooking, loss of privacy and by being visually overbearing. It is out of scale and character with other properties in the vicinity. Mr Antrobus pointed out surface water and drainage issues as well as issues regarding the vehicular access with several near misses having occurred adjacent to the plot which is sited opposite Ysgol Henblas.

Mr Owain Evans (**for the proposal**) said that the application is being recommended for refusal not on grounds of location, appearance nor overlooking but on the basis of the new JLDP which in terms of timing is unlucky for the applicant and is the only reason why the Officer objects to the proposal. Mr Evans said that back in January, 2017 a proposal for a dwelling next door was recommended for approval by the Officer because it was deemed acceptable under Policy 50 of the Ynys Môn Local Plan as an infill development. Greater weight was given to the Local Plan then even though the proposal was outside the development boundary of the village under the stopped UDP. The proposal in question is also an infill development. The JLDP although significant weight is to be given to it the meaning of which is itself unclear relative to the weight to be given to the other plans, has not been adopted. In mid-June, the Inspector was still approving appeals saying that no weight was attached to the new policy document. How can the policy now tip the balance? For that reason, he was asking the Committee to reconsider the Officer's recommendation.

The Planning Development Manager reported that 4 letters of support and 1 letter of objection had been received in addition to those in the representations documentation. The proposal has been amended in response to objections about its size and although in height it remains the same, the area which it occupies has been reduced. Llangristiolus is identified as a Listed settlement under Policy 50 of the adopted Ynys Môn Local Plan which allows for single dwelling applications on infill sites or sites deemed to be a suitable extension to the settlement subject to the detailed criteria within the policy being satisfied. The proposal does meet the criteria. However, the application site lies outside the development boundary in the stopped UDP and it also lies outside but immediately adjacent to the Llangristiolus development boundary in the JLDP. The Officer confirmed that appeals were being accepted under the JLDP but with the proviso “until such time as the Inspector's binding report has been received”. That is now the case. The Inspector's binding report brings significant weight to the policies of the JLDP. The application site is located outside the development boundary of the village and is therefore contrary to the provisions of the JLDP. The recommendation to refuse the application is made for reasons of policy.

Councillor Dafydd Roberts proposed and was seconded by Councillor Robin Williams that the application be refused.

It was resolved to refuse the application in accordance with the Officer's recommendation for the reason given in the written report.

12. REMAINDER OF APPLICATIONS

12.1 17C518 – Full application for alterations and extensions which includes a balcony at Penterfyn, 24 Fron Deg, Llandegfan

The application was reported to the Planning and Orders Committee as it had been called in by two Local Members.

Public Speaker –

Mrs E.A. Morris (**against the proposal**) spoke specifically against that part of the application which would involve double doors opening out from the proposed bedroom above the garage onto a balcony. The balcony would look directly down onto her property and bedroom window and would constitute a total invasion of privacy. If approved it would set a very dangerous precedent for others to follow. As regards Penmaen property which does have a balcony at present, this property is not classified as being in Fron Deg estate. The application in question is not in keeping with any of the properties on the Fron Deg estate of bungalows. Mrs Morris said that she already experienced a degree of scrutiny and intrusion from an attic window; if the balcony is approved the opportunity, level and degree of scrutiny and intrusion would increase twofold.

The Committee questioned Mrs Morris on the view over her property from a neighbouring property with a balcony which the Officer's report says is considerably larger than the one proposed by this application. Mrs Morris said that Penmaen property is a standalone house outside Fron Deg estate; the property has always had a balcony which does not invade her privacy. She explained that she had grown and maintained her hedge at a certain level and the balcony is therefore not a problem. She could not see the balcony from her own property although the residents of Pen Maen could probably see the roof of her property at 26 Fron Deg from their balcony.

The Planning Development Manager reported that two of the Local Members had called in the application because of issues of privacy and because they considered the proposal would affect the character of the area. The Officer is not of the view that the balcony will have an unacceptable effect on the property at 26 Fron Deg there being sufficient distance between the two properties as well as the estate road. Where it is considered the proposal might give rise to overlooking in relation to the adjoining property a screening condition is proposed to mitigate the effect. The Officer does not consider that the proposed extensions and alterations would form an adverse impact on the surrounding properties or any of the neighbouring properties to such a degree as to warrant refusal.

Councillor John Griffith proposed, and was seconded by Councillor Vaughan Hughes, that the application be approved in accordance with the Officer's recommendation.

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

12.2 19C1204 – Full application for alterations and extensions at 3 Ffordd Jasper, Holyhead

The application was reported to the Planning and Orders Committee because part of the site extends onto Council owned land.

The Planning Development Manager reported that the proposed development is deemed acceptable to the Local Planning Authority in scale, character and design and it is not considered that it would have an adverse impact on the amenities of adjoining properties such as to warrant refusal.

Councillor Robin Williams proposed and was seconded by Councillor Vaughan Hughes that the application be approved in accordance with the Officer's recommendation.

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

12.3 24C345 – Outline application for the erection of a dwelling with all matters reserved on land adjacent to Tregarth, Llaneilian, Amlwch

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

Public Speaker –

Mrs B. Jolleys (**for the proposal**) spoke of the need for the proposed dwelling on account of its location. She explained that she and her husband are registered peripatetic carers which enables them to support children in their own home. They have provided support for her sister who has adopted three severely disabled children. Being only 3 miles or less from their home is important in terms of the school run, hospital visits and emergencies. The area of land is also on a quiet road and the intended dwelling would be well set back from the road making it safe for the two boys with severe autism for whom she and her husband are respite carers. There are only two neighbouring properties, the nearest whose residents know of the family's fostering commitments and are happy for them to continue and the other which is a holiday home. If there were any issue with the latter, the respite care could be undertaken when the property is vacant. The need for the plot of land is not the family's but the children and their families who have come to rely on their support. Special consideration is sometimes given to farmers and forestry workers on account of their occupation. She and her husband's continuation as peripatetic and respite carers very much depends on securing planning consent for the proposal.

The Planning Development Manager reported that the site is located within a Special Landscape Area within the JLDP and is adjacent to the AONB. It is the Officer's view that the proposal would lead to a ribbon development which would result in an intrusive and incongruous feature to the substantial detriment of the character and amenities of the area. It is therefore considered that the development would be contrary to the provisions of Policy 50 of the Local Plan and Policy HP5 of the Stopped Unitary Development Plan. Additionally, due to the significant weight that can be given to the JLDP, regard should be had of the fact that the application site lies in the open countryside where development would have to satisfy national planning policy and TAN 6 which provides justification for isolated dwellings in the countryside when the accommodation is required to enable a rural enterprise worker to live at or close to their work place. The Officer said that although the applicant has made a case for special consideration on the grounds of occupation as carers, it does not meet the requirements of TAN 6. The recommendation is that the application be refused. Furthermore, insufficient details relating to highway, drainage and ecology have been received in order to provide a recommendation in relation to these matters.

Some Members of the Committee considered the application to be deserving of support because of the valuable service rendered by the applicants and because they deemed the proposal to be acceptable under Policy 50 of the Local Plan and Policy HP5 of the stopped UDP. Other Members took the Officer's view that the proposal is in the open countryside and as such it would detrimentally affect the Special Landscape Area and would be harmful by reason of its proximity to the AONB and thereby was contrary to the aforementioned policies.

Councillor Eric Jones proposed and was seconded by Councillor Kenneth Hughes that the application be approved contrary to the Officer's recommendation. Councillor John

Griffith proposed and was seconded by Councillor Dafydd Roberts that the application be refused in line with the Officer's recommendation.

The Planning Development Manager reminded the Committee in the interest of consistency that it had earlier refused an application in Llangristiolus that was acceptable under Policy 50 of the Local Plan because it was contrary to the policies of the JLDP.

Councillor Shaun Redmond proposed and was seconded by Councillor Glyn Haynes, that determination of the application be deferred to the next meeting when the status of the JLDP as the prevailing policy consideration will have become clear, and also because highway, ecology and drainage details have not been received. In the subsequent vote the proposal to defer was carried.

It was resolved to defer determining the application for the reasons given.

12.4 28C541/ENF – Application for the retention of a balcony at Glyn Garth, 10 Beach Road, Rhosneigr

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

Public Speaker –

Mr Peter Williams (**against the proposal**) spoke as a neighbour of 10 Beach Road and he said that the balcony for which consent is sought is about 1.5m above the balcony/roof terrace at his own property which has permission. He had e-mailed the department with comments on the 12th July which are not included in the report; these set out his objections on the grounds that the screening shown on the drawings only obscures part of the terrace which to a layman appears to be the wrong section which has a view over the garage and the applicant's garden. Mr Williams said that when he had applied for permission for a balcony at 3 Beach Road, he had been advised that it would have to be screened to a height of 1.8m on all sides to prevent overlooking yet the same is not required in relation to the proposal in question. Mr Williams added that he had no objection to the balcony at 10 Beach Road as long as the same requirement applies to this as to the balcony at his own property i.e. it must be screened on all sides to ensure privacy and prevent overlooking.

The Planning Development Manager reported that Mr Williams's comments were received after the written report was drafted. She said that the consent for the balcony at Mr Williams's property required that the balcony be screened to three sides whereas the recommendation for the proposal is for screening to two sides. This is because it is the Officer's assessment that screening is required to the South Eastern corner of the balcony to mitigate overlooking into the property at 9 Beach Road, but that further screening along the Western wall of the balcony facing the rear of Beach Terrace which includes Mr Williams' property at 3 Beach Road is not necessary due to the existing screen around the balcony at 3 Beach Road and the separation distance between the subject balcony at the rear of the properties along Beach Terrace. Consent is subject to a screening condition but it is a matter for the Committee to decide whether it wishes to extend the screening beyond the requirement set out.

Councillor Richard Dew speaking as a Local Member said that the balcony had been erected without consent and therefore no conditions had been applied. The Community Council usually recommends appropriate screening in such applications in order to protect the amenities and privacy of neighbouring residents. The subject balcony overlooks the rear of the properties at Beach Terrace and therefore no views would be lost with screening. Councillor Dew said that a level playing field is required and he asked the Committee to impose a condition on consent requiring all-around screening of the balcony to a height of 6ft.

Councillor Robin Williams proposed and was seconded by Councillor Kenneth Hughes that the application be approved in accordance with the Officer's recommendation and that screening condition (01) be amended to require that a 1.8m high privacy screen be erected on all sides of the balcony.

It was resolved to approve the application in accordance with the Officer's recommendation subject to the conditions outlined in the written report and subject to amending condition (01) to require that a 1.8m high privacy screen be erected on all sides of the balcony.

12.5 33C315 – Full application for the creation of a new vehicular access track on land adjacent to Tros y Marian, Lôn Groes, Gaerwen

The application was reported to the Planning and Orders Committee because part of the development is within land which is owned by the Council.

The Planning Development Manager reported that the proposed development is part of a wider programme of works being undertaken by Welsh Water as a statutory undertaker to alleviate flooding in the area. These entail works to the public sewer and by the placing of an underground storage tank to store excess flows from the system. The vehicular access and timber boundary proposed as part of the application are required to provide access to the tank for routine maintenance. The scheme has been amended to meet with the requirements of the Highways Authority.

Councillor Vaughan Hughes proposed and was seconded by Councillor Eric Jones that the application be approved in accordance with the Officer's recommendation.

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

12.6 46C52D – Full application for the erection of a dwelling to include a new vehicular access on land adjacent to Tir Nant, Lôn St. Ffraid, Trearddur Bay

The application was reported to the Planning and Orders Committee at the request of two Local Members due to concerns regarding the vehicular access.

The Planning Development Manager reported that an additional 3 letters of objection to the proposal have been received. The Officer said that whilst the application site is predominantly within the development boundary of Trearddur under the Ynys Môn Local Plan and under the stopped UDP, it is outside but adjoining the settlement of Trearddur Bay under the provisions of PCYFF 1 and TAI 5 of the Joint Local Development Plan (JLDP). The age of the development plan and the existence of the more up to date provisions of the JLDP means that the principle of development is not considered acceptable in this instance. The recommendation is therefore to refuse the application. The Officer said further that the applicant has requested a deferral in order to be given time to amend the scheme; this is a matter for the Committee to decide on. However, from an Officer perspective, it is difficult to see how the proposal can be sufficiently amended in order to comply with policy.

Councillor Robin Williams proposed, and was seconded by Councillor John Griffith that the application be refused in line with the Officer's recommendation.

It was resolved to refuse the application in accordance with the Officer's recommendation for the reason given in the written report.

12.7 46C254C – Full application for the demolition of the existing dwelling together with the erection of two new dwellings in lieu at Ael y Bryn, Lôn Penrhyngarw, Trearddur Bay

The application was reported to the Planning and Orders Committee as it has been called in by a Local Member because of concerns regarding overdevelopment on a very prominent site and adverse effects on the neighbouring property.

Public Speakers –

Alaw Griffith (**against the proposal**) spoke on behalf of the residents of the neighbouring property Bryn Eithin. She said that the proposal would lead to the overdevelopment of an open headland area and is out of character with properties in the vicinity. The proposal does not adhere to the separation distances between dwellings set out by Planning Guidance Note 8 and as such would have a detrimental effect on the amenities of the occupants of Bryn Eithin as well as any potential occupants of the proposed dwellings. A similar application was refused previously on the grounds of overdevelopment and it is not considered that the current proposal overcomes the reasons for refusal at that time. There are also drainage issues that need to be resolved.

Mr Owain Evans (**for the proposal**) said that the written report is contradictory in what it says about the space around the proposed dwellings. The character of dwellings in the area is varied and four dwellings opposite the subject plot have been approved in the past few years.

Councillor Dafydd Rhys Thomas, a Local Member reiterated his concerns in calling in the application and said that the proposal constitutes unacceptable over-development in a sensitive area.

The Planning Development Manager reported that Councillor J. Arwel Roberts, a Local Member is also opposed to the proposed development. Of the two previous applications to demolish the existing dwelling and replace it with a new dwelling, one was refused and the other was withdrawn. The scheme has been amended since the withdrawal of the application in April, 2017 to extend the separation distance between the proposed dwellings and the neighbouring property so the objections on the grounds of effects on amenity have been mitigated. However, the proposal is still considered unacceptable as it does not comply with JLDP Policy TAI 5 in relation to Local Market Housing which seeks to maintain Welsh speaking communities and applies to settlements within the plan where it has been demonstrated there are pressures. It is also considered that it will have negative impact on the character of the area.

Councillor Robin Williams proposed and was seconded by Councillor John Griffith that the application be refused in line with the Officer's recommendation.

It was resolved to refuse the application in accordance with the Officer's recommendation for the reasons given in the written report.

12.8 46C578 – Full application for alterations and extensions to The Pavilion, Lôn Isallt, Trearddur Bay

The application was reported to the Planning and Orders Committee as it is made on land in the Council's ownership.

The Planning Development Manager reported that the application site is located partially within flood risk Zone C2 and Natural Resources Wales (NRW) has requested that a flood consequence assessment be prepared to demonstrate how the development would deal with the consequences of flooding. Whilst a document was prepared, NRW considers its content insufficient to demonstrate that the pavilion extension adequately deals with the risks. Furthermore, the creation of a parking area introduces a new vulnerable use to the site and increases the flood risk. Although the Highways Authority

raises no technical objection, the flood consequences assessment fails to demonstrate that the risk can be acceptably managed. The Officer said that the applicant has been given the opportunity to address the outstanding concerns and that the response received to date has proved insufficient to remove NRW's concern. The statutory consultee recommends refusal in line with national planning policy.

Councillor Dafydd Rhys Thomas speaking as a Local Member said that the extension proposed is modest and does not entail a significant change. The Pavilion is used as changing rooms by the local football team which is at the heart of Trearddur Bay. Local residents recall the Pavilion being flooded only once previously. Permission has recently been given to a small shop at the rear of the Lifeboat Station right by the seaside the building of which he did not believe entailed any mitigation measures. In addition, the Pavilion involves recreational rather than residential use. The proposal has involved the use public funds which it would be a great shame to waste and a disappointment to the community should the proposal be refused.

The Planning Development Manager clarified that whilst the proposal in itself is considered acceptable, the concern relates to the flooding risk. The Officer said that the applicant's report from which she read out the relevant extract confirms the flooding risk on site. Paragraph 6.2 of TAN 15 sets out the criteria whereby development can be justified in Zones C1 and C2; the proposal meets those criteria with the exception that the assessment does not demonstrate that the consequences of flooding can be adequately dealt with.

In the ensuing debate on the application the Committee sought to establish the nature and extent of the flood risk and its likely effects. It was pointed out that the Pavilion building has existed for many years and with it the risk of flooding so the proposed extension does not create a new situation. The Planning Development Manager said that the proposal does create a new element in the form of the car park and as such the applicant must demonstrate how the development mitigates against the risk to an acceptable level.

The Legal Services Manager advised that as NRW has not specified what it requires as mitigating measures an option for the Committee would be to defer determining the application to allow the applicant to submit proposals to this end. The Planning Development Manager said that the applicant has responded, but that the response to date which involves trying to manage games and to keep a list of the car park's users has proved unsatisfactory to NRW.

Councillor Kenneth Hughes proposed that the application be approved contrary to the Officer's recommendation on the basis that the Pavilion building has existed on site for many years and the proposal does not change the flood risk. The Planning Development Manager said that approval contrary to NRW's recommendation would need to be supported by technical evidence. The proposal was not seconded.

Councillor Dafydd Roberts proposed and was seconded by Councillor John Griffith that the application be deferred to allow the applicant further time to provide a response that will satisfy NRW.

It was resolved that determination of the application be deferred for the reason given.

13. OTHER MATTERS

13.1 13C194 – Outline application for the erection of three affordable dwellings which include details of access, appearance, layout and scale on land opposite Llwyn Llinos, Bodedern

The Planning Development Manager reported that the Committee approved the application at its 26 April, 2017 meeting subject to conditions and subject to a Section 106 agreement to ensure the development is delivered as affordable housing for local needs. The Inspector's report in relation to the JLDP proposes no change to the boundary of the village and the application continues to be considered an exception site.

The developer has made inquiries with the Highways Authority regarding the necessity of providing a pavement to the frontage of the properties. The Highways Authority has confirmed that the provision of such a pavement which it previously sought from the developer is not necessary as there is a pavement on the opposite side of the road and as the application is for affordable housing where the costs of provision would be prohibitive. However, it remains necessary to set back the frontage of the site to the width of a pavement to ensure pedestrian safety. The Section 106 agreement is being prepared and it is proposed to amend the conditions accordingly.

The Committee sought clarification of the timing of the request given that the pavement opposite existed at the time of the scheme's approval when provision of a pavement was sought by the Highways Authority.

The Highways Officer said that although the provision of a pavement would be beneficial, the case for insisting on such is weak in the context of a challenge. The developer did at the time put forward reasons for not having to provide a pavement. The Officer confirmed that the visibility in relation to the proposal is satisfactory and provides the maximum 90m on either side.

Councillor Kenneth Hughes proposed and was seconded by Councillor Vaughan Hughes that the conditions be amended in accordance with the Officer's report.

It was resolved that the conditions attached to the consent be amended in accordance with the Officer's report.

**Councillor Nicola Roberts
Chair**

6.1

Gweddill y Ceisiadau

Remainder Applications

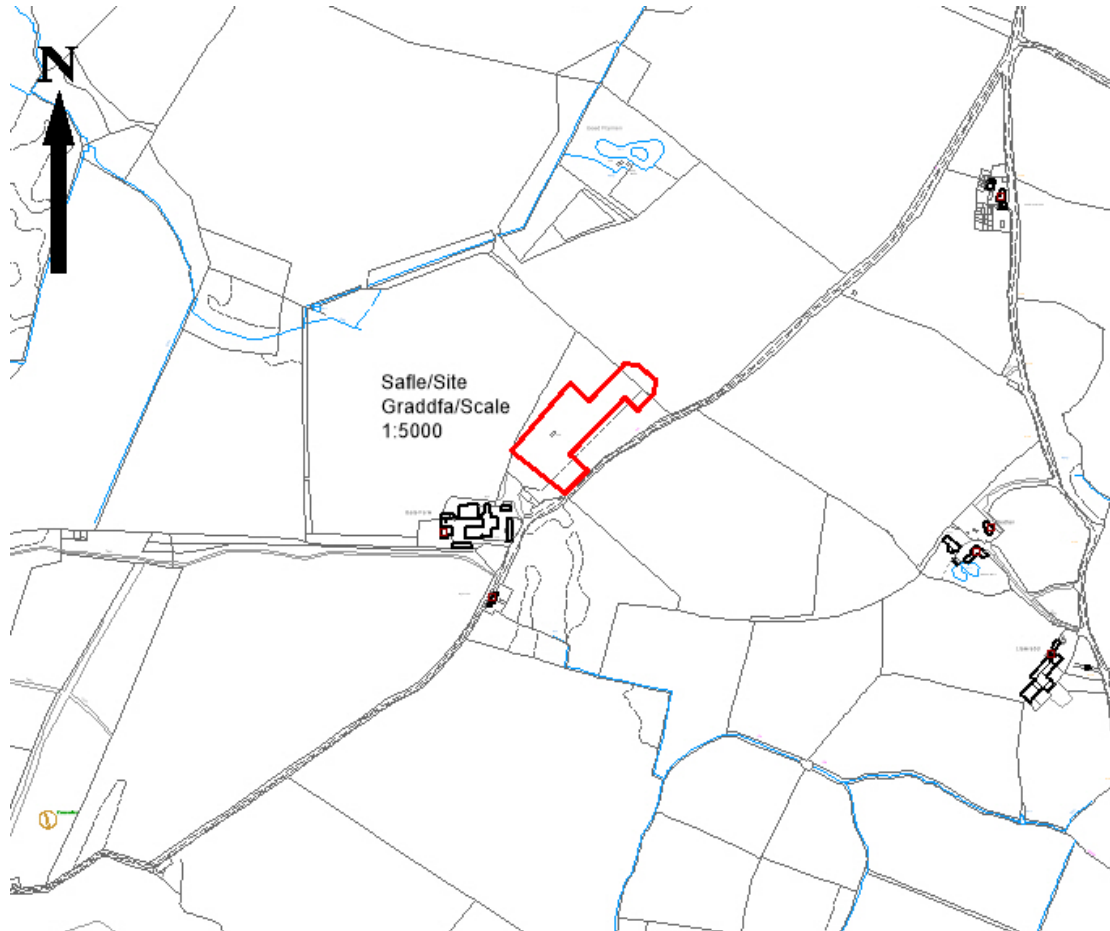
Rhif y Cais: **13C195A** Application Number

Ymgeisydd Applicant

Padog Enterprises Ltd

Cais llawn ar gyfer sied amaethyddol a pharlwr godro ynghyd a chreu pwll slyri a gwaith cysylltiedig yn / Full application for an agricultural shed and milking parlour together with the construction of a slurry pit and associated development at

Gate Farm, Trefor



Planning Committee: 06/09/2017

Report of Head of Regulation and Economic Development Service (DPJ)

Recommendation:

Site Visit

Reason for Reporting to Committee:

Given the scale, nature and location of the development it is recommended that members undertake a site visit before considering the planning application.

Planning Committee: 6/09/2017

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

Recommendation:

Defer

Reason for Reporting to Committee:

The application is accompanied by an Environmental Impact Assessment (EIA)

The application was first presented to the Planning and Orders Committee on 27th July 2016 with a recommendation that Members visit the site prior to making a determination. The site was visited on the 17th August 2016 but at the subsequent meeting of the Planning and Orders Committee the recommendation made was to defer determination whilst additional information was being considered.

This remained the case in subsequent meetings of the Committee until a report was presented to the Members at the 1st March 2017 Committee meeting with a recommendation that the application be approved. The application was however deferred at that meeting in order to allow a site visit specifically to see the site in relation to the property at Buarth y Foel. At the subsequent two meetings of the Planning and Orders Committee on the 5th and 26th April 2017 the application was deferred during the election period.

Due to local elections and a change in members of this Committee, the site and the property at Buarth y Foel were revisited on 9th June, 2017. The application was deferred at the meeting held on 14th June in exercise of the Chair's discretion in order to allow an additional public speaker to participate.

It should be noted that a request to call-in the application for determination by the Welsh Ministers was rejected in a letter from the Welsh Government dated 7th March 2017.

At its meeting held on 5th July the Planning and Orders Committee resolved to defer the application in order to consider the proposal against policies in the Joint Local Development Plan after receipt of the Inspectors' binding report on 30th June 2017. The agent has provided a statement in support of the application with particular reference to policy ADN 1A (now Policy ADN2 of the JLDP) which deals specifically with solar developments and directs proposals over 5mw to the potential search areas. It states that proposals of this scale will only be permitted in other locations in exceptional circumstances when the need for the scheme can be justified and there are specific locational circumstances.

A response from the Joint Planning Policy Unit to the applicant's statement was awaited at the time of writing.

As a consequence of adoption of the JLDP an addendum report to the Environmental Statement has been prepared and publicity has been undertaken with an expiry date for comments of 20th September.

In addition, a cumulative and in-combination impact assessment, taking into account the proposed solar development and existing and consented windfarm development at Rhyd y Groes, in relation to the Pen y Morwyd round barrow and Werthyr standing stone scheduled ancient monuments was awaited. Cadw has now confirmed that this is no longer necessary.

Concerns have also been expressed that the placing of solar panels underneath wind turbines has the potential to affect noise emissions from the site. An assessment has been undertaken and mitigation requirements have been identified. Discussion is ongoing with the agent in relation to those details.

7.1

Gweddill y Ceisiadau

Remainder Applications

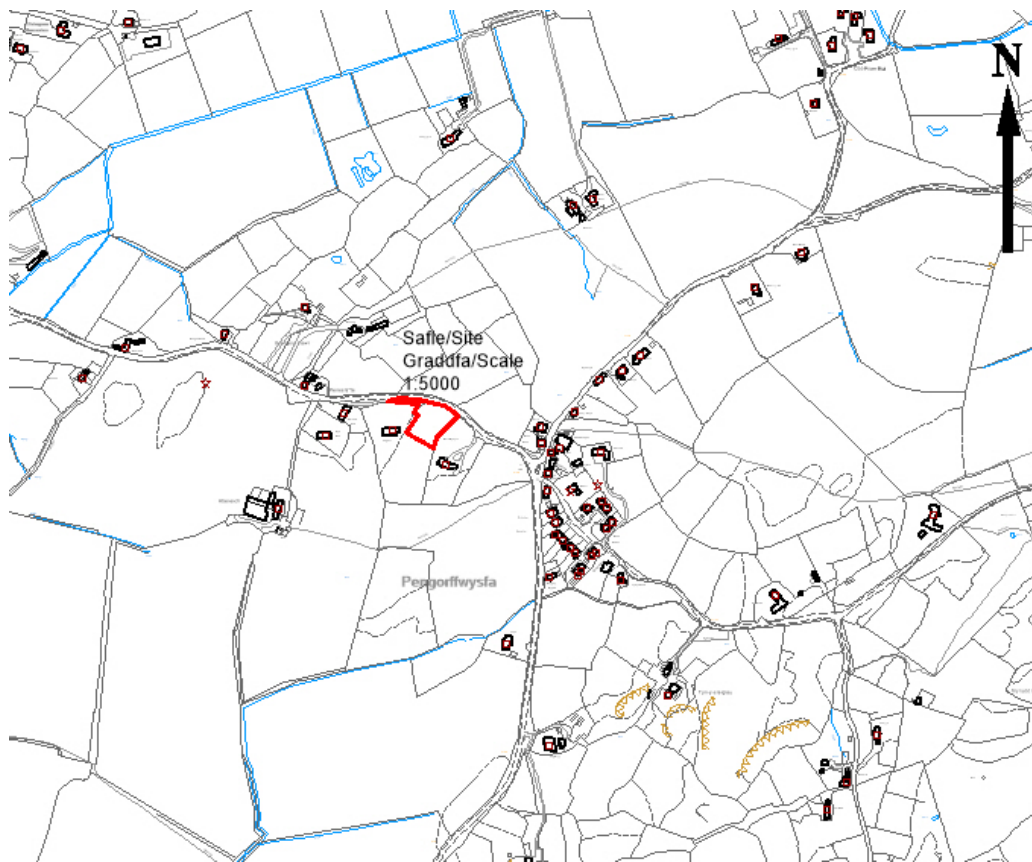
Rhif y Cais: **24C345** Application Number

Ymgeisydd Applicant

Mrs Beverly Jolleys

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

Tregarth, Llaneilian, Amlwch



Planning Committee: 06/09/2017

Report of Head of Regulation and Economic Development Service (IWJ)

Recommendation:

Refuse.

Reason for Reporting to Committee:

At the request of Local Member Councillor Aled Morris Jones.

The application was deferred at the last Planning and Orders Committee on the 26th July 2017 in order to establish whether or not the Council has adopted the Anglesey and Gwynedd Joint Local Development Plan (JLDP) which will supersede the existing development plans.

1. Proposal and Site

The proposal is an outline application for the erection of a dwelling with all matters reserved on land adjacent to Tregarth, Pengorffwysfa.

The application site is positioned south of an adopted highway running west from Pengorffwysfa. The site is positioned on a parcel of land between the properties known as Tregarth to the west and Mor a Mynydd to the east.

The application site is in an elevated position to the adjoining highway which is predominately a rocky outcrop with dense overgrown vegetation.

The site is located within the Special Landscape Area as designated within the Joint Local Development Plan (JLDP). The designated Area of Outstanding Natural Beauty is located on the opposite of the highway, north of the application site.

2. Key Issue(s)

Whether or not the proposal is justified in this location, complies with local and national policies and whether the proposal will have an impact upon the neighbouring properties, amenity of the area and highway safety.

3. Main Policies

Joint Local Development Plan

Policy CYFF1 – Development Criteria
Policy CYFF2 - Design and Place Shaping
Policy PCYFF 3 – Design and Landscaping
Policy AMG2 – Special Landscape Areas

Supplementary Planning Guidance “Design Guide for the Urban & Rural Environment”

National Policy

Planning Policy Wales (9th Edition)

Technical Advice Note 6 (Planning for Sustainable Rural Communities) (TAN6)

4. Response to Consultation and Publicity

Councillor Aled Morris Jones – Refer to the Planning and Orders Committee for determination

Councillor Richard Griffiths – No Response

Councillor Richard Owain Jones – No Response

Local Highway Authority – Following receiving further information the highways department are satisfied that the access will be significantly improved and therefore acceptable.

Community Council – No Observations

Joint Planning Policy Unit – Comments regarding the relevant policies within the Ynys Mon Local Plan and Stopped Unitary Development Plan and Joint Local Development Plan.

Welsh Water – Conditions Recommended

Ecology and Environmental Adviser – Concerns that the vegetation located at the application site supports protected Species. Ecological Report request.

Drainage – Following receiving further information the drainage section is satisfied that the surface water drainage scheme appears to be satisfactory in principle.

Built Environment and Landscape – Proposal is likely to harm the designated Special Landscape Area.

The proposal was advertised with the posting of notifications to adjacent properties. A site notice was also displayed near the application site together with an advert within the local newspaper.

Five letters of representations were received as a result of the publicity afforded to the application.

The most recent notification period expired on the 29th June, 2017.

The main points raised in response to the publicity period are summarised below:

- Concerns regarding the validity of the application.
- The application is contrary to planning policy.
- Proposal would result in an increase traffic and have a detrimental impact upon highway safety.
- Concerns regarding social housing and future use made at the site.
- Application site is not used for grazing and never previously developed.
- Concerns regarding the construction of the proposed development.
- The proposed development will be visually intrusive within an environmental sensitive area.
- Community Council have not been consulted regarding the application.
- Applicant has not consulted the Local Planning Authority or the local resident's prior submitting the application.
- Concerns regarding the applicant / landowner and Certificate B submitted within the application form.
- Misleading information submitted as part of the application
- Insufficient publicity has been afforded to the application.
- The application site supports protected and priority habitats and species.
- Comments regarding the relationship between the applicant and the landowner.
- Concerns regarding the lack of highways and drainage details submitted as part of the application.
- Concerns regarding surface water run-off.
- Application site is located within close proximity to the AONB. The development would have and harm upon the designated area.
- Concerns regarding geological rocks.

- Proposed plan illustrates a second structure.
- Concerns whether or not all matters have been reserved as part of the application.
- No footpaths located within the area.
- Concerns regarding the information provided within the application form.
- Proposed dwelling will appear out of scale in comparison to the nearby dwelling houses.
- The nearby dwelling known as Tregarth is illustrated on the submitted drawing is inaccurate.
- Concerns regarding the planning history of the dwelling house known as Tregarth.
- Approving such an application would set a precedent.
- Concerns that the development would have a detrimental impact upon the amenities of adjoining properties in terms of loss of privacy and noise.
- Application site is subject to a legal dispute.
- It would cost a significant amount to develop the application site.
- Concerns raised with respect to security of the area.
- Concerns that the proposal will result in a commercial venture.
- The proposal would reduce the value of adjoining properties.

5. Relevant Planning History

No planning history.

6. Main Planning Considerations

The application is made in outline form with all matters reserved. The application is accompanied by a plan illustrating a section through the site and proposed new access.

The proposal is for the erection of a dwelling of between 8-10 metres x 10-12 meters on plan. Eaves height of between 3.6 meters and 3.8 meters and a ridge height between 7.2 meters and 7.5 meters.

Ecology and Environmental Considerations

The Ecology and Environmental Adviser was consulted regarding the application. Concerns were raised by the adviser that the vegetation located at the site may support Protected Species. As a result, an ecological report has been requested by the Local Planning Authority. No such report has been received at the time of writing this report.

Welsh Water

Welsh Water were consulted as part of the determination process. Welsh Water confirmed they were satisfied subject to conditions.

Local Highways Authority & Drainage

Further to the previous Planning and Orders Committee on the 26th July 2017 in which the application was deferred, further details with respect to both the highway and drainage matters have been received. Following assessing the proposed plan, the highways and drainage departments are satisfied with the proposal.

Built Environment and Landscape

The application site is located within the Special Landscape Area within the Joint Local Development Plan and is adjacent to the Area of Outstanding Natural Beauty.

The Built Environment and Landscape section were consulted regarding the application and concluded that the proposal is likely to harm the Special Landscape Area and not be compatible with Policy AMG 2; Special Landscape Areas of the JLDP. The aim of the policy is to maintain, enhance or restore the recognised character and qualities of the SLA'.

Policy Considerations

On the 31st July 2017 the Council adopted the Anglesey and Gwynedd Joint Local Development Plan (JLDP) which supersedes the previous development plans.

Policy TAI 6 'Housing in Clusters' does not identify Pengorffwysfa as a Cluster this area would therefore be identified as falling into the open countryside within the JLDP.

Paragraph 4.15 within the Inspectors Report in relation to Clusters within the Plan states *To reflect the generally dispersed pattern of development through the Plan area, and to seek to sustain rural communities, the Plan introduces the concepts of clusters (Policy TAI 18). Clusters are small groups of buildings which will have facilities or services that qualify them for that status³⁵. As drafted in the submitted Plan, the policy imposes a limit of 2 new houses per cluster over the lifespan of the Plan. In many of the clusters, especially on Anglesey, the level of growth has already been exceeded. Rather than impose a potentially inflexible approach of limiting the number of new dwellings per cluster, a proposed change identifies an overall indicative number of dwellings arising from clusters within 4 sub-areas which include existing commitments. As the policy permits only affordable housing, it offers opportunities similar to the exception sites in policy TAI 10. Although experience of similar policies in the existing development plan and Interim Planning Policies suggests that take-up rates in the Plan area will not be particularly high, it has the potential to make a locally valuable contribution to that supply.*"

Paragraph 4.16 states *Following discussion at a hearing session the Councils have re-considered the qualifying criteria that justify designating a cluster. The Councils have subsequently applied a higher qualifying standard in respect of the frequency of local bus services within clusters to a level where it is sufficient to provide a realistic alternative to the car for day to day journeys. Such an approach is consistent with the principles of sustainable transport and better reflects the Councils' justification for designating clusters in terms of the identified important linkages between clusters and higher tier settlements. The consequence of this change in approach is to remove 24 of the original clusters outside that designation. It is noted that this change has the effect of removing from the cluster category some of the larger collection of houses, such as Pencaenewydd. However, the availability of sufficiently frequent bus service is an important component in justifying the cluster approach. Mindful of national policy we consider that this change is sufficiently significant to tip the balance in favour of retaining policy TAI 18.*

Policy PCYFF 1 'Development Boundaries' states that development outside development boundaries will be resisted unless it is in accordance with specific policies in this Plan or national planning policies or that the proposal demonstrates that its location in the countryside is essential.

For residential development in the open countryside the JLDP refers to relevant national planning policy and TAN 6 in relation to new rural enterprise dwelling or one planet development.

7. Conclusion

Within the JLDP the site lies in the open countryside where development would have to satisfy national planning policy and TAN 6.

TAN6 states that one of the few circumstances in which isolated residential development in the countryside may be justified is when accommodation is required to enable farm or forestry works to live at or close to their workplace. No evidence has been submitted to the Local Planning Authority demonstrating a demonstrable agricultural need to meet any of the expectations stated in local or national policy.

It is also considered that the proposal would not conform with the requirement of Policy PCYFF 1 'Development Boundaries' for development outside development boundaries.

The primary aim of the Special Landscape Areas is to maintain, enhance or restore the recognized character and qualities of the Special Landscape Area. It is considered that the proposal will have a will have a detrimental harm upon this designated area.

In addition, the Ecological and Environmental Adviser has requested that the Ecological Report of the site, by a qualified person be undertaken and submitted as part of the application in order to establish whether or not the site holds wildlife interest, in particular in relation to protected species.

8. Recommendation

Refuse

(01) The proposed development is considered contrary to policy PCYFF 1 of the Joint Local Development Plan and Technical Advice Note 6 (Planning for Sustainable Rural Communities) and Planning Policy Wales (9th Edition)

(02) The proposal would have a detrimental effect upon the Special Landscape Area and considered contrary to Policy AMG 2 of the Joint Local Development Plan.

(03) The Local Planning Authority considers that there is insufficient evidence submitted as part of the application to demonstrate whether the development will have a detrimental impact upon ecological matters.

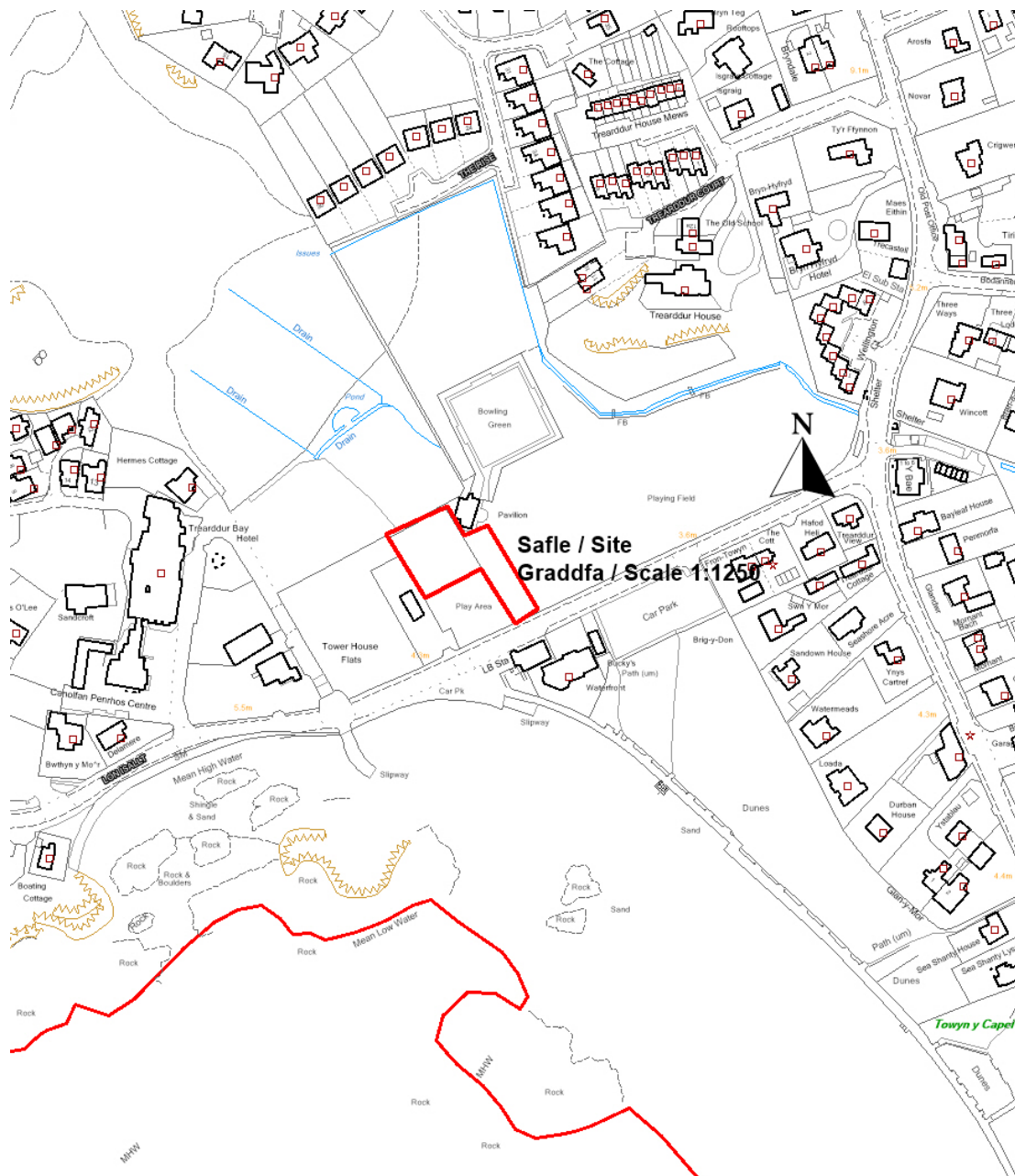
Rhif y Cais: **46C578** Application Number

Ymgeisydd Applicant

Trearddur Bay FC

Cais llawn i addasu ac ehangu yn / Full application for alterations and extensions to

The Pavillion, Lôn Isallt, Bae Trearddur Bay



Planning Committee: 06/09/2017

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

Recommendation:

Permit and Refuse

Reason for Reporting to Committee:

At its meeting held on 26th July 2017 the Committee resolved to defer determination of the application in order to give the applicant a further opportunity to address flood risk concerns with Natural Resources Wales. Additional submissions have been made on behalf of the applicant and NRW's formal response has been received.

1. Proposal and Site

The site is located opposite the car park and promenade in Trearddur Bay, off Lon Isallt, and adjoins the football pitch.

The application is for alterations and extensions to the pavilion building in order to create additional changing facilities. In addition, an access and car park are proposed.

2. Key Issue(s)

Acceptability of proposed development in relation to flood risk.

3. Main Policies

Joint Local Development Plan Anglesey and Gwynedd (2011 – 2026)

STRATEGIC POLICY PS 6: ALLEVIATING AND ADAPTING TO THE EFFECTS OF CLIMATE CHANGE

TRA2: Parking Standards

PS5: Sustainable Development

ISA 2: Community Facilities

PCYFF5: Water Conservation

**Supplementary Planning Guidance "SPG"
Design in the Urban and Rural Built Environment**

Planning Policy Wales Edition 9 "PPW"

TAN 12: Design

TAN 15: Development and Flood Risk

TAN18: Transport

4. Response to Consultation and Publicity

Councillor Trefor Lloyd Hughes – delegated to officers

Councillor Dafydd Rhys Thomas – no reply to consultation

Councillor Jeff Evans – no reply to consultation, which was completed prior to local elections.

Trearddur Community Council – no reply to consultation

Highways – Conditional permission.

Welsh Water – Comments

Natural Resources Wales “NRW” – “In accordance with A3.10 of TAN15, we object to the proposed development as submitted and consider that the Flood Consequence Assessment (FCA) is insufficient, as it has failed to demonstrate that the consequences of flooding can be acceptably managed in accordance with TAN15. We therefore recommend that the application be refused”.

At the request of the Committee, the applicant was given a further opportunity to address NRW's concerns. A statement of behalf of the applicant has been received and NRW's comments on its content have also been received. NRW suggests that the extension to the pavilion should incorporate flood mitigation measures but continues to object to the creation of a vehicular access and car park.

Public Response – No representations were received as a result of the publicity undertaken.

5. Relevant Planning History

None

6. Main Planning Considerations

The Pavilion building subject of the application exists and is used as changing facilities by the local football team. The proposal to extend and alter the building to enhance changing facilities is acceptable in design terms and compliant with policies which seek to provide recreation and community facilities.

NRW suggests the extension to the building should increase resilience to flood events by incorporating flood mitigation measures as part of the build. The applicant however contends this is impractical, not only in cost terms to the club, but also in flood prevention terms since the existing building does not currently incorporate flood mitigation measures.

Incorporation of flood mitigation measures through the entire building is a matter for the club to consider. The advice from NRW is that the extension should be designed appropriately in order to prevent longer- term liabilities to the club but there is no insistence that this is the case.

However the site is located partially within flood risk Zone C2 and NRW requested that a flood consequences assessment be prepared to demonstrate how the development would deal with the consequences of flooding. Whilst a document was prepared, NRW consider its content insufficient to demonstrate that the pavilion extension adequately deals with the risks.

The creation of a parking area introduces a new vulnerable use to the site and increases flood risks. Whilst the Highway Authority raises no technical objection, again, the flood consequences assessment fails to demonstrate that the risks can be acceptably managed.

The applicant has been given the opportunity to address outstanding concerns but the repose received remains insufficient to remove NRW's objection. The submitted Flood Consequences Assessment confirms that the car park could be affected by tidal flood risk.

7. Conclusion

The design of the extensions to the pavilion building are acceptable and NRW's advice will be made available to the applicant. Whilst no objections in highway or amenity terms exist to the creation of a car park and access, the flood consequences assessment has failed to demonstrate that the risks of flooding can be adequately managed and the statutory consultee recommends refusal in line with national planning policy.

8. Recommendation

That the application in relation to the extensions to the pavilion building is **permitted** subject to the following conditions:

(01) The development in the extension of the existing pavilion building hereby approved shall be begun not later than the expiration of 5 years from the date of this permission.

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

(02) The development shall be undertaken in accordance with the following drawings and plans:

**WM Design Project number SH1578 Planning Proposals Plans drawing number A.02.02;
WM Design Project number SH1578 Planning Proposals Elevations drawing number A.02.03.**

Reason: To define the scope of this permission.

That the planning application in relation to the creation of a new access and car parking area shown on WM Design Project number SH1578 Site Proposals drawing number A.01.03 is **refused** for the following reason:

(01) The site is located within zone C2 but the flood consequences assessment has not demonstrated that the risks of flooding can be adequately managed within the site. The proposal is therefore contrary to Policy 28 of the Ynys Mon Local Plan, Policy SG2 of the Stopped Unitary Development Plan, emerging Strategic Policy PS6 of the Joint Local Development Plan and the advice contained within Technical Advice Note 15: Development and Flood Risk.

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

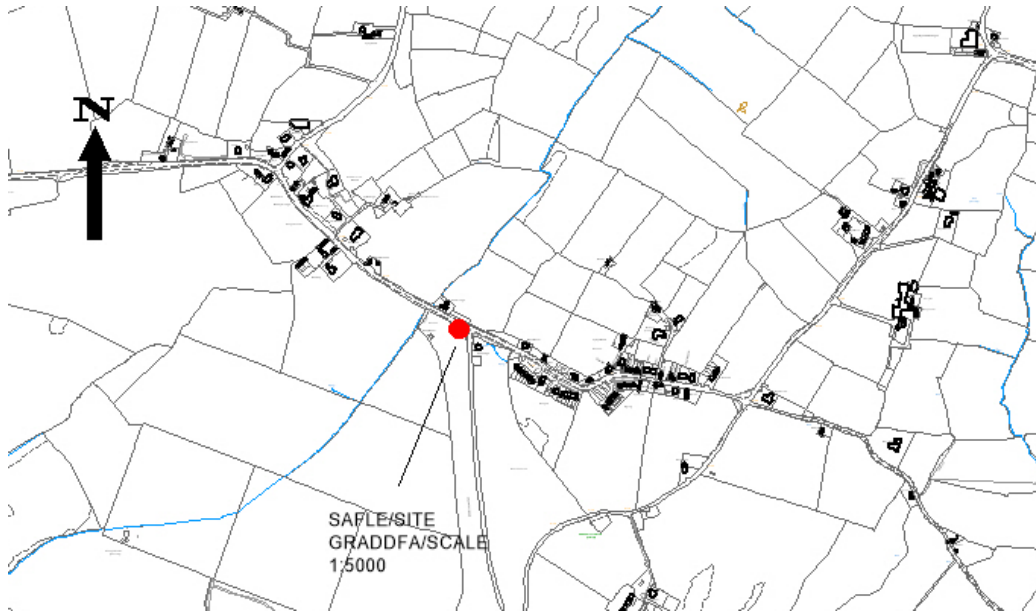
Rhif y Cais: **15C224/AD** Application Number

Ymgeisydd Applicant

Bodorgan Community Council

Cais i lleoli arwydd heb ei oleuo ar dir tu cefn i gilfaen yn / Application for the siting of a non-illuminated sign to the rear of the lay-by at

Hermon



Planning Committee: 06/09/2017

Report of Head of Planning Service (OWH)

Recommendation:

Permit

Reason for Reporting to Committee:

The proposed community display board is within the land which is owned by the Council to which notice has been served.

The application was approved by the Committee at its meeting held on 5th July 2017. However prior to issuing a decision the Department was notified that the land on which the display board was to be situated belongs to a third party and not to the Council as originally indicated. The proposed display board has been relocated away from third party land and onto land owned by the Council.

1. Proposal and Site

The application lies south of Hermon village towards Llangadwaladr.

The proposed community display board will be located adjacent to the existing lay-by.

2. Key Issue(s)

The key issue is whether the proposed scheme is acceptable in terms of amenity, highway and Welsh Language consideration.

3. Main Policies

Anglesey and Gwynedd Joint Local Development Plan

Policy PS1 – Welsh Language

Policy PCYFF 2 – Design and Place Shaping

Planning Policy Wales (9th Edition), November 2016

Technical Advice Note 12 – Design

4. Response to Consultation and Publicity

Councillor Bryan Owen – No response received at the time of writing this report.

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

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

Highways - No 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 21/08/2017. At the time of writing this report, the department have not received any representations.

5. Relevant Planning History

No site history

6. Main Planning Considerations

The proposal is for the siting of a non-illuminated display board which will display art produced by the local community as part of a wider community project. The proposed board measures 2.4 metre high and 1.65 metres wide. The board will be bi-lingual being both Welsh and English. The proposed materials are acceptable being wooden. Given the scale of the proposal and its location, it is not considered that the proposal would impact the surrounding amenities or any neighbouring properties to such a degree to warrant a refusal.

The proposed materials are acceptable.

It is not considered that the proposed display board would form an adverse impact on the surrounding amenities to such a degree to warrant a refusal.

7. 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.

8. Recommendation

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

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

Reason: In the interests of visual amenity.

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

Reason: In the interests of amenity.

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

Reason: In the interests of amenity.

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

Reason: In the interests of amenity.

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

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

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

Drawing number	Date Received	Plan Description
5-6	10/07/2017	Location Plan and Proposed Site Plan

4	05/06/2017	Proposed Sign Details
8	05/06/2017	Proposed Sign Details
2	05/06/2017	Additional Information

under planning application reference 15C224/AD.

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.

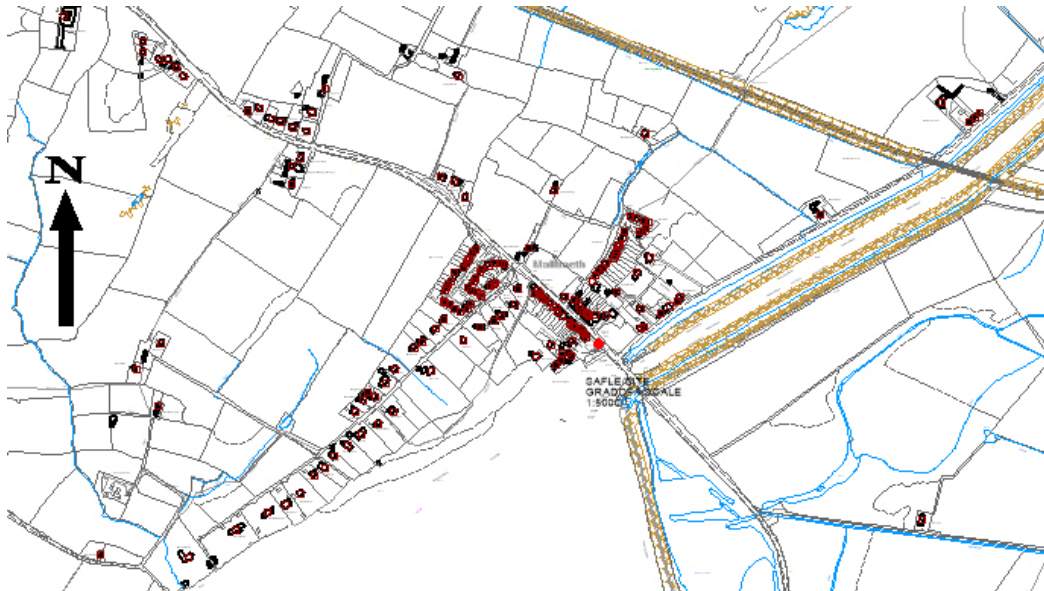
Rhif y Cais: **15C225/AD** Application Number

Ymgeisydd Applicant

Bodorgan Community Council

Cais i lleoli arwydd heb ei oleuo ar dir yn / Application for the siting of a non-illuminated sign on land at

Maes Parcio Malltraeth Car Park, Malltraeth



Planning Committee: 06/09/2017

Report of Head of Regulation and Economic Development Service (OWH)

Recommendation:

Permit

Reason for Reporting to Committee:

The proposed community display board is on land which is owned by the Council.

1. Proposal and Site

The application site lies within Malltraeth car park.

The proposed community display board will be located behind the existing signage near the car park entrance.

2. Key Issue(s)

The key issue is whether the proposed scheme is acceptable in terms of amenity, highway and Welsh Language consideration

3. Main Policies

Anglesey and Gwynedd Joint Local Development Plan

Policy PS1 – Welsh Language

Policy PCYFF 2 – Design and Place Shaping

Planning Policy Wales (9th Edition), November 2016

Technical Advice Note 12 – Design

4. Response to Consultation and Publicity

Councillor Bryan Owen – No response received at the time of writing this report.

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

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

Highways - No 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 25/08/2017. At the time of writing this report, the department have not received any representations.

5. Relevant Planning History

No site history

6. Main Planning Considerations

The proposal is for the siting of a non-illuminated display board which will display art produced by the local community as part of a wider community project. The proposed board measures 2.4 metre high and 1.65 metres wide. The board will be bi-lingual being both Welsh and English. The proposed materials are acceptable being wooden. Given the scale of the proposal and its location,

it is not considered that the proposal would impact the surrounding amenities or any neighbouring properties to such a degree to warrant a refusal.

The proposed materials are acceptable.

It is not considered that the proposed display board would form an adverse impact on the surrounding amenities to such a degree to warrant a refusal.

7. 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.

8. Recommendation

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

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

Reason: In the interests of visual amenity.

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

Reason: In the interests of amenity.

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

Reason: In the interests of amenity.

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

Reason: In the interests of amenity.

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

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

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

Drawing number	Date Received	Plan Description
5-6	05/06/2017	Location Plan and Proposed Site Plan
4	05/06/2017	Proposed Sign Details
8	05/06/2017	Proposed Sign Details
2	05/06/2017	Additional Information

under planning application reference 15C225/AD.

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.

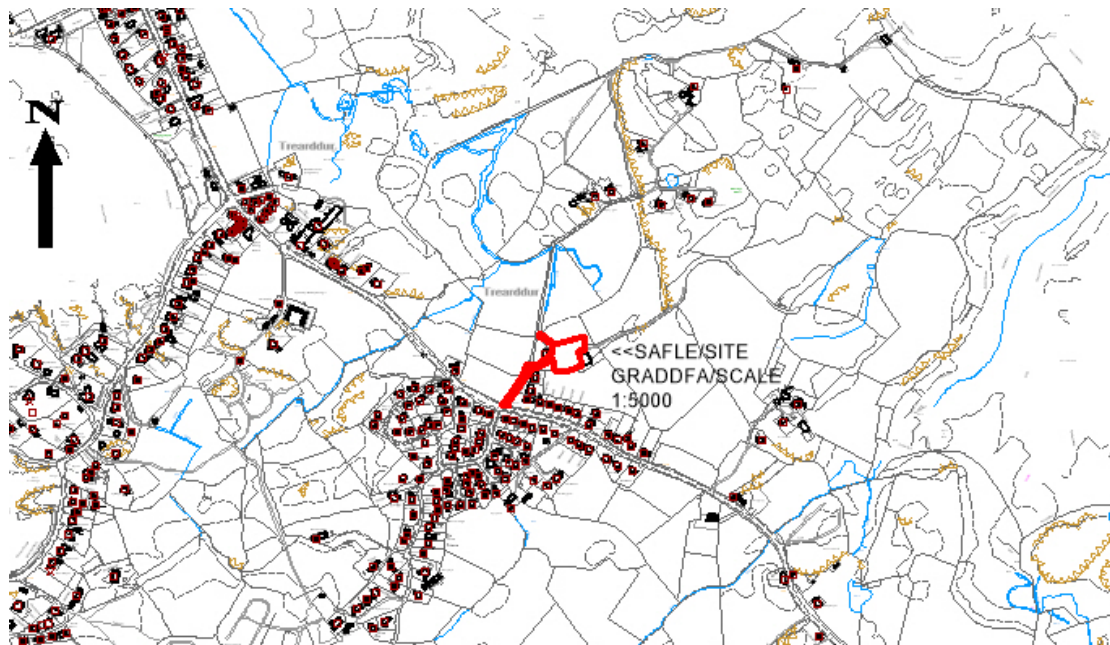
Rhif y Cais: **46C572** Application Number

Ymgeisydd Applicant

Mr Michael Cuddy

Cais llawn i newid adeiladau allanol i dri annedd, gosod paced trin carthffosiaeth ynghyd a gwellianau i'r fynedfa yn / Full application for conversion of outbuildings into three dwellings, the installation of a package treatment plant together with improvements to the access at

Glan Traeth, Bae Trearddur Bay



Planning Committee: 06/09/2017

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

Recommendation:

Refused

Reason for Reporting to Committee:

The application was called in to Committee by Cllr Trefor Lloyd Hughes due to concerns regarding flooding. At its meeting held on 2nd November 2016 the Planning and Orders committee resolved to approve the application subject to resolution of drainage issues.

Those issues remain unresolved and in the interim, the Joint Local Development Plan has been adopted which changes policies in relation to the conversion of outbuildings. The application must therefore be reassessed in light of these circumstances.

1. Proposal and Site

The site is located in the designated AONB and comprises a range of traditional buildings adjoining an existing dwelling. The site is set in a large yard between the original farmhouse and dwellings fronting Lon St Ffraid to the south. Access is taken off Stanley Mill Lane. The proposal is to convert buildings to create three dwellings and to undertake improvement works to increase visibility on the junction of Stanley Mill Lane and Lon St Ffraid. Drainage is specified as a treatment plant although discussions were ongoing at the time of writing regarding connection to the public sewerage system.

2. Key Issue(s)

Principle of the development and its impacts on residential and local amenities including impacts on the AONB.

3. Main Policies

Ynys Mon and Gwynedd Joint Local Development Plan

Policy PCYFF 2 : Development Criteria

Policy TAI 7: Conversion of traditional buildings in the open countryside to residential use

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

Planning Policy Wales – Edition 9

TAN 5 – Nature Conservation and Planning

TAN 6 – Planning for Sustainable Rural Communities

TAN 12 – Design

TAN 18 – Transport

Circular 10/99: Planning requirements in respect of the use of non-mains sewerage incorporating septic tanks in new development.

4. Response to Consultation and Publicity

Community Council – no response at the time of writing

Cllr T LI Hughes – requests that the application be determined by the Planning and Orders Committee as there is already flooding where the new type of septic tank is to be located. With the field sloping down to the houses, the development will make the area at risk of flooding.

Cllr D R Thomas – no response at the time of writing

Cllr J Evans – no response at the time of writing

Highways – a 2.4m by 73m visibility splay is shown on the submitted drawings and no response has been received from the Highway Authority to indicate that this is unacceptable.

Natural Resources Wales – significant concerns as the site is near a public sewerage system but proposals indicate the use of a private package treatment plant. Despite further discussion, it appears the applicant had not acted on NRW requirements up to the 29th June 2017 when the latest response was received. Protected species report is acceptable.

Drainage – details are satisfactory in principle

Built Environment and Landscape Section – compliant with Policy 55

Ecological and Environmental Advisor – recommendations in protected species report should be followed

Dwr Cymru – Welsh Water - comments

Gwynedd Archaeological Planning Service – condition requiring photographic record of the building suggested

The application was publicised by site notice and neighbour notification. No representations were received as a result of the publicity undertaken.

5. Relevant Planning History

46C572A/SCR: Screening opinion for the conversion of the existing outbuildings into three dwellings – EIA not required 19-9-16

6. Main Planning Considerations

Principle of the Development – In making the previous recommendation of approval in relation to this development, policies contained in the development plan and in the stopped UDP supporting conversion schemes for rural buildings subject to criteria were taken into account. The proposal seeks the conversion of a range of outbuildings in order to create 3 residential units.

On 31st July 2017 the Council adopted the Ynys Mon and Gwynedd Joint Local Development Plan and this became the development plan for the purposes of planning decisions. Policy TAI 7 states as follows:

POLICY TAI 7: CONVERSION OF TRADITIONAL BUILDINGS IN THE OPEN COUNTRYSIDE TO RESIDENTIAL USE

In the open countryside the conversion of traditional buildings for residential use will be permitted when all the following criteria are met:

1. There is evidence that employment use of the building is not viable;
2. The development provides an affordable unit for the community's local need for an affordable dwelling or the residential use is a subordinate element associated with a wider scheme for business re-use;
3. The structure is structurally sound;
4. No extensive alterations are required to enable the development;
5. Any architectural characteristics of merit and traditional materials are retained and that the proposal does not lead to the loss of the original structure's character.

The policy explains that the priority for traditional buildings in the open countryside is for employment use.

Residential conversion of the building could be acceptable under the Policy TAI 7 of the JLDP, but only when the criteria of the policy are met. The applicant has been given an opportunity to respond to the changes in policy requirements and to provide evidence of compliance with TAI 7, but no response has been received to date. The development is therefore contrary to Policy TAI 7 of the JLDP.

Drainage: The application details include provision of a private treatment plant to serve the development and the scheme is supported by a drainage report prepared by consulting engineers. Circular 10/99 advises that where mains sewerage is available, connection should be made to it where possible.

Policy PCYFF2 of the JLDP states that:

POLICY PCYFF 2: DEVELOPMENT CRITERIA

A proposal should demonstrate its compliance with:

1. Relevant policies in the Plan;
2. National planning policy and guidance

An objection to the application was received from NRW on the basis that a treatment plant is proposed rather than a foul sewer connection. The agent has responded to the effect that the drainage report submitted in support of the application concluded that, given the distance involved, and the difference in level, the cost of pumping the discharge to the sewer was significant and justified the use of a treatment plant. Further justification has been sought but it is clear from NRW's consultation response dated 29th June 2017 that the requests made at the outset to address justification for not connecting to the public sewerage system had still not been actioned by the developer. The proposal is therefore contrary to Policy PCYFF2 of the JLDP and the advice contained within Circular 10/99.

In relation to flood risk, none of the consultees raise concerns. The proposals as submitted show an outlet from the proposed treatment plant to an existing drainage ditch which runs in a northerly direction away from the site and surrounding housing. It is not considered that the scheme would lead to flooding of adjoining properties.

AONB: The application site is located within an Area of Outstanding Natural Beauty (AONB). It is a statutory designation that recognises its importance in landscape quality and nature conservation terms. The primary objective for an AONB designation is the conservation and enhancement of its natural beauty. Local authorities have a statutory duty to have regard to AONB purposes and development control decisions affecting AONBs should in the first instance favour conservation of natural beauty. PPW advice is that

“Development plan policies and development control decisions affecting AONBs should favour conservation of natural beauty, although it will also be appropriate to have regard to the economic and social well-being of the areas.”

The scheme in design terms reflects existing built development. The site is an enclosed farmyard and its redevelopment will not have significant landscape impacts. PPW advises that

“Statutory designation does not necessarily prohibit development, but proposals for development must be carefully assessed for their effect on those natural heritage interests which the designation is intended to protect”

And further that

“The effect of a development proposal on the wildlife or landscape of any area can be a material consideration. In such instances and in the interests of achieving sustainable development it is important to balance conservation objectives with the wider economic needs of local businesses and communities.”

Traffic Impacts: Access to the site is taken off Stanley Mill Lane which serves a scattering of dwellings between Lon St Ffraid and the Inland Sea. Improvements are proposed to the junction of the lane with Lon St Ffraid in order to improve visibility.

Ecology: The application is supported by appropriate reports and surveys which are considered acceptable.

Residential and Amenity Impacts: The scheme sits behind existing dwellings on Stanley Mill Lane and Lon St Ffraid but is well separated from those dwellings such that it is not considered that adverse amenity impacts will occur though loss of privacy or overlooking.

7. Conclusion

Traffic, flood risk, ecological and landscape impacts have been considered as part of the determination and do not give rise to unacceptable risks. However, due to the material change in policy, the scheme is no longer acceptable as a residential conversion of the buildings as the criteria within Policy TAI 7 have not been met. It remains the case that the applicant has not demonstrated why connection to the public foul sewerage system cannot be achieved and the application is contrary to Policy PCYFF2 and the advice contained within Circular 10/99: Planning requirements in respect of the use of non-mains sewerage incorporating septic tanks in new development.

8. Recommendation

To refuse the application for the following reasons:

(01) The application has not demonstrated that the buildings cannot be put to employment use, or failing a business use, to affordable housing use, and it is therefore contrary to Policy TAI 7 of the Ynys Mon and Gwynedd Joint Local Development Plan (July 2017).

(02) The application has not demonstrated that connection to the public foul sewerage network is not feasible and the application is therefore contrary to Policy PCYFF 2 of the Ynys Mon and Gwynedd Joint Local Development Plan (July 2017) and the advice contained within Circular 10/99: Planning requirements in respect of the use of non-mains sewerage incorporating septic tanks in new development.

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