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**CYNGOR SIR
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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, 14 MEHEFIN, 2017 am 1.00 o'r gloch y.p.	WEDNESDAY, 14 JUNE 2017 at 1.00 pm
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**

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A g e n d a

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

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

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

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None to be considered by this meeting.

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PLANNING AND ORDERS COMMITTEE

Minutes of the meeting held on 26 April, 2017

- PRESENT:** Councillor Ann Griffith (Chair)
Councillor Richard Owain Jones (Vice-Chair)
- Councillors Lewis Davies, Jeff Evans, John Griffith, Kenneth Hughes, W.T.Hughes, Vaughan Hughes, Victor Hughes, Nicola Roberts
- IN ATTENDANCE:** Planning Development Manager (NJ)
Planning Development Team Leader (MD) (for applications 7.1 and 8.1)
Senior Planning Officer (Minerals & Waste) (RWW) (for application 7.4)
Planning Assistants
Highways Officer (JAR)
Committee Officer (ATH)
- Legal Officer (Mr Alan Evans, Barrister)
- APOLOGIES:** None received
- ALSO PRESENT:** Councillor Dylan Rees (for application 7.5), Councillor Llinos Medi Huws (for applications 7.3, 7.6 and 7.7), Councillor Richard Dew (Portfolio Member for Planning)
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1. APOLOGIES

There were no apologies for absence.

2. DECLARATION OF INTEREST

Councillor W.T.Hughes and Councillor Richard Owain Jones both declared a personal and prejudicial interest with regard to application 6.1 on the agenda.

As this was her last meeting as Chair of the Planning and Orders Committee, Councillor Ann Griffith took the opportunity to thank all the Officers who had variously provided support to herself and the Committee during her term as Chair. She also expressed appreciation of the contributions made by her fellow Committee members during this period.

3. MINUTES

The minutes of the previous meeting of the Planning and Orders Committee held on 5th April, 2017 were presented and confirmed as correct.

4. SITE VISITS

The minutes of the Planning site visit undertaken on 19th April, 2017 were presented and confirmed as correct.

5. PUBLIC SPEAKERS

The Chair announced that Public Speakers were registered to speak in relation to applications 7.5 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 personal and prejudicial interest in this application, Councillors W.T.Hughes and Richard Owain Jones withdrew from the meeting during the determination thereof.

The Planning Development Manager reported that national guidance advises that the reporting, consideration and determination of contentious matters should be avoided during an election period. As the election period ahead of the May local government elections commenced on 21 March, 2017 and as this application can be regarded as a contentious and unusual application, it is recommended that further consideration of the application be deferred until after the election.

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

7. APPLICATIONS ARISING

7.1 12C49P/DEL – Application under Section 73 for the removal of condition (09) (occupiers age restriction) from planning permission reference 12C49M/VAR (erection of 35 flats) at Casita, Beaumaris

The application was originally presented to the Planning and Orders Committee at the request of a Local Member. At its meeting held on 5th April, 2017, the Committee resolved to refuse the application contrary to the Officer's recommendation. The application is re-presented to the Committee following the required one month "cooling off" period.

The Planning Development Team Leader reported that the application was refused at the Committee's April 2017 meeting because it was deemed the proposal does not address the needs of the local area, there being a need for housing of this type that caters for the needs of older people. The Officer's further written report addresses the reason given by the Committee for refusing the application. In addition, correspondence has been received from the applicant's agent stating that since the housing market crash of 2008, potential buyers have been unwilling to purchase properties with any kind of restrictions because of the implications for re-sale thereby putting in question the viability of the project. The condition also has to meet the test of planning legislation in relation to it being necessary, enforceable and precise; it has to be shown that there is reason on planning grounds for imposing an occupancy restriction. The Officer said that consultation with the Housing Department confirms that there is no real local need for this type of housing with an over 55s condition.

Councillor Lewis Davies proposed that the site be visited on the grounds that this is not a typical development.

The Planning Development Team Leader said that a site visit is unlikely to be of assistance to the Committee as this is not a new proposal but an application to discharge a specific condition on planning consent already given for the erection of 35 residential flats. The Legal Officer endorsed the Officer's comment and advised that a site visit would not be helpful in this instance. Councillor Lewis Davies subsequently withdrew his proposal for a site visit.

Those Members who were opposed to the application made reference to there being a sizeable over 55 population in the area, and they were concerned that without the occupancy restriction the site could potentially be developed in a very different way to that originally envisaged with the units unlikely to be affordable to the local population. The application site is in a highly attractive area and carries great potential which the developer might be seeking to exploit. It was also pointed out that the housing market has improved from the 2008 downturn with Anglesey being a growth area in terms of property prices.

The Planning Development Team Leader said that consideration needs to be given to whether there is a sound planning reason for retaining the over 55s restriction. The site is within the settlement boundary for Beaumaris as identified in the Stopped Unitary Development Plan. This being the case the principle of development is accepted. Nowhere in Development Plan policies is

there reference to restricting acceptable residential development to persons of a certain age. This being the case there is no planning requirement to impose such a condition.

Councillor Lewis Davies proposed that the Committee's previous decision to refuse the application be reaffirmed and the proposal was seconded by Councillor Jeff Evans. Councillor Richard Owain Jones proposed that the application be approved in line with the Officer's recommendation and the proposal was seconded by Councillor Nicola Roberts. In the subsequent vote, the proposal to reaffirm refusal was carried by five votes to three with Councillor John Griffith abstaining.

It was resolved to reaffirm the Committee's previous decision to refuse the application contrary to the Officer's recommendation.

7.2 15C30H/FR – Full application for change of use of agricultural land to extend the existing caravan park to site a further 14 touring caravans together with the installation of a septic tank on land at Pen y Bont Farm Touring & Camping, Malltraeth

The application was presented to the Planning and Orders Committee at the request of the Local Member. At its meeting held on 2nd November, 2016, the Committee determined that a site visit should take place. This was undertaken on the 16th November, 2016. At its 7th December, 2016 meeting, the Committee resolved to approve the application contrary to the Officer's recommendation.

Councillor Ann Griffith stood down as Chair for the consideration and determination of this application in order to speak as a Local Member. The item was chaired by the Vice-Chair, Councillor Richard Owain Jones.

The Planning Development Manager reported that the Committee was advised at its 4th January, 2017, meeting that the Welsh Government had issued a holding direction on the application whilst it considered whether the application should be called in for determination by Welsh Ministers. The Committee was informed that it was open to it to either defer the application or to refuse it in accordance with the Officer's recommendation. The Committee resolved to defer the application pending a decision by Welsh Government Ministers on calling in the application. The matter was again deferred by the Committee at its meetings held in February, March and on 5th April for the same reason. The Officer said that confirmation has now been received in a letter from the Welsh Government dated 19th April, 2017 that the Cabinet Secretary has directed that the application shall be determined by the Welsh Ministers for the reasons given in the aforementioned correspondence which she read out to the Committee. This will entail a public inquiry following which Welsh Ministers will come to a decision on the application. The Committee is asked to come to an opinion on the application in light of the contents of the letter by Welsh Government and to decide whether it would have approved the application in which case two of the Committee's Members will be required to present the Committee's reasons to the Public Inquiry or whether it would have refused the application in accordance with the Officer's recommendation.

Councillors Peter Rogers and Ann Griffith both spoke as Local Members to the effect that the application is for short season touring caravans only and not static caravans; the actual application site has not flooded previously; notwithstanding it is situated in a Site of Special Scientific Interest, the SSSI is a vast area and is well looked after with the co-operation of landowners and will not be detrimentally affected by the proposal; the applicant is seeking to diversify to ensure that the farm remains viable; the applicant has not undertaken a Flood Consequence Assessment because of the costs; approving the application will help the business become more sustainable for the future. They emphasised the value of local knowledge in this case.

The Committee was divided in its view of the application. Some Members thought that TAN 15 which deals with development and flood risk applies more to sites close to rivers where the flood risk is greater than with sites such as the application site where the stream rarely rises to the level of the land; moreover, if the landowner has arrangements for contacting caravanners on site then the situation is not as severe as that conveyed by the written report. There is a caravan park on site already. Also, the conditions with regard to flood risk in relation to businesses are different to those that apply to residential developments. Other Members pointed out that the site is situated within a C1 Flood Zone and that details provided by Natural Resources Wales during the consultation process are that flood maps confirm that the site lies within the extreme flood outline. They took the view that the expert opinion should have precedence over local knowledge.

Those Members who were minded to approve the application suggested that the applicant be given a further opportunity to submit a Flood Consequence Assessment.

The Planning Development Team Leader said that the Welsh Government's schedule is unlikely to allow time to go back to the applicant for a Flood Consequence Assessment. Planning policies are clear that where developments are proposed in Zone C and comply with the test in Section 6 of TAN 15, a Flood Consequence Assessment is required and this is corroborated in the correspondence by the Welsh Government. This is a technical assessment which goes over and above local knowledge and the applicant has had the opportunity to provide the assessment. Moreover caravan parks, although they operate as a business are classified by TAN 15 as highly vulnerable development because of their residential element.

Councillor Jeff Evans proposed that the Committee approve the application contrary to the Officer's recommendation and the proposal was seconded by Councillor Kenneth Hughes. Councillor Nicola Roberts proposed that the Committee refuse the application in line with the Officer's recommendation and the proposal was seconded by Councillor Lewis Davies. In the subsequent vote, Councillors Lewis Davies, John Griffith, Vaughan Hughes and Nicola Roberts voted to refuse the application; Councillors Jeff Evans, Kenneth Hughes, Victor Hughes and W.T. Hughes voted to approve the application. **The application was refused on the casting vote of the Chair.**

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

7.3 18C225B – Full application for the erection of a dwelling, the creation of an access together with the installation of a package treatment plant on land adjacent to Bron Castell, Llanfairynghornwy.

The application was presented to the Planning and Orders Committee at the request of a Local Member. At its meeting on 1st March, 2017, the Committee decided to carry out a site visit which duly took place on 15th March, 2017. At its 5th April, 2017 meeting, the Committee resolved to approve the application contrary to the Officer's recommendation because it deemed the proposal to be in an infill site forming part of the built up form of the village which would not cause harm to the landscape.

The Planning Development Manager said that the Officer's further report addresses the reason given by the Committee for approving the application contrary to the Officer's recommendation and refers to two appeals in the same area involving proposals which raise similar issues to the application which the Inspector dismissed on the basis that they were intrusive within the landscape to the detriment of the character, appearance and natural beauty of the AONB. Due to this and because it is not considered that the development is an acceptable infill development the Officer's recommendation remains one of refusal.

Councillor Llinos Medi Huws, a Local Member reiterated her view expressed at the previous meeting that the proposal is an infill development with dwellings either side of the application plot. The Community Council supports the application and the proposals cited in the Officer's report which have been the subject of appeals do differ to the application presented.

Councillor Kenneth Hughes agreed with the Local Member and proposed that the Committee's previous decision to approve the application be reaffirmed. The proposal was seconded by Councillor W.T. Hughes.

It was resolved to reaffirm the Committee's previous decision to approve the application contrary to the Officer's recommendation.

7.4 33C190Q/VAR – Application under Section 73 to vary condition (03) of planning permission reference 33C190 (Review of planning conditions in accordance with The Environment Act 1995) so as to allow the use of the original access at Bwlch Gwyn Quarry, Gaerwen

The application was presented to the Planning and Orders Committee at the request of a Local Member. At its meeting held on 5th April, 2017, the Committee resolved to visit the site. The site visit took place on 19th April, 2017.

The Senior Planning Officer (Minerals & Waste) reported that the proposed development has been part of the formal "pre-application" process where the attention of the applicant was drawn

to issues in relation to the original entrance (which is the subject of the current application) and the highway as well as the proximity of the residential property known as Graig Fawr. Following the "pre-application" information and as part of the formal application process, the applicant is proposing to undertake improvements to the road and entrance in order to make them suitable for quarry traffic purposes and has submitted relevant plans in support of the application. The Community Council objects to the proposal on the grounds of welfare and health and safety and 17 other letters of objection have been received the substance of which is conveyed in the written report. The representations made have been considered and addressed fully within the written report. The Officer concludes that the application does meet the requirements of local and national policies as listed in the report and subject to the conditions within the report as well as the original conditions of planning permission 33C190 updated as required, it is recommended that it be approved.

Councillor Victor Hughes, as a Local Member referred to concerns which the Community Council has about the adequacy of the road from the village itself with the narrow bridge crossing the A55, and also its wish to see heavy quarry traffic being diverted away from the village to the main road via the lower road in the direction of Pentre Berw. Councillor Hughes asked whether the road improvement works could be subject to a Grampian condition to ensure they are implemented before use of the entrance can begin.

The Officer confirmed that condition (07) satisfies this requirement. The applicant has of his own volition in the Traffic Management Plan proposed that quarry traffic leaves the A55 at the Llangefni junction and works back to Pentre Berw and the quarry that way. In addition following discussions, the applicant and the Minerals and Waste Planning Service are willing to commit to the convening of quarterly or biannual meetings of a Quarry Liaison Group with representation from the County and Community Councils to discuss any proposals relating to the quarry; this would be done on a voluntary basis rather than through a planning condition and is common practice in several quarry sites across North Wales. Conditions on the planning consent for the quarry itself require that a report on the quarry's management be produced every 3 years and the Liaison Group could be incorporated within this provision.

The Committee sought clarification of the road improvement works proposed and whether the road will be widened sufficiently to allow two lorries to pass each other.

The Highways Officer confirmed that improvements to the road meet with the requirements of the Highways Authority. The road from the current entrance to the original entrance has been surveyed and will be widened along its length to meet the minimum requirement set by the Highways Authority.

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

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

7.5 34C304K/1/EIA/ECON – Hybrid application applying for full planning permission for the creation of a new engineering centre, car parking, children's play area and associated works and applying for outline planning permission with some matters reserved for a residential development of 153 dwellings, a hotel and food and beverage facility along with associated car parking and works on land at Coleg Menai, Ffordd y Coleg, Llangefni

The application was presented to the Planning and Orders Committee as it is the subject of an Environmental Impact Assessment and the proposals represent a departure from Development Plan policies for which the recommendation is one of approval.

Councillor W.T.Hughes questioned whether it was appropriate for the Committee to be considering this application in the pre-election period given that it is a substantial and a significant application.

The Planning Development Manager said that it is open to the Council to continue dealing with normal business during the pre-election period; regardless of its size which is not a factor, the application in question is not considered unusual or contentious and is therefore not captured by the pre-election protocol.

Several of the Committee's Members shared Councillor W.T.Hughes's doubts about the propriety of considering the application at this time. Councillor Lewis Davies said that application 6.1 on the agenda had been recommended for deferral for the very same reason and he believed this application should also be deferred on account of its magnitude and significance. Councillor Nicola Roberts although she was reluctant to defer determining the application referred to the Pre-Election Protocol which advises that "during the election period, the Council needs to ensure it remains impartial. The Council must not use or give the impression of using public money to promote one candidate/political party or its/their policies over another." She believed that the application fell into this category, is contentious and that determining it would open the door to giving one political group advantage over another. She said she had been unable to respond by way of giving an opinion to questions posed by the electorate on the application because she is a member of the Committee and because of the stipulations of the Protocol.

The Planning Development Manager said that application 6.1 was deferred because it is considered unusual as the proposal is for one of the largest solar array farm in Wales; the application in question although large, is relatively straightforward and, following discussions including with the Chief Executive, is considered to be a matter of "business as usual for the Council."

Councillor Nicola Roberts proposed that the application be deferred and the proposal was seconded by Councillor W.T.Hughes. Councillor Victor Hughes proposed that the application be dealt with and the proposal was seconded by Councillor Richard Owain Jones. In the ensuing vote the proposal to defer the application was carried by five votes to three.

It was resolved to defer the application because the Committee deemed it to be contentious and unusual and therefore inappropriate to be determined during the pre-Election period.

7.6 47C153 – Outline application for the erection of a dwelling with full details of the vehicular access together with the extension of the existing cemetery on land opposite Plas Newydd, Llanddeusant

The application was presented to the Planning and Orders Committee as it was called in by a Local Member. At its meeting held on 1 March, 2017 the Committee determined to undertake a site visit; the site was visited on 15 March, 2017. At its April meeting the Committee resolved to approve the application contrary to the Officer's recommendation on the basis it deemed the proposal to constitute a minor extension to the existing developed part of the village which did not cause harm to the landscape.

The Planning Development Manager reported that the Officer's further written report maintains that the proposed development would form an intrusion into the open character and unspoilt field in Llanddeusant; the village currently has a physical boundary beyond which the application site lies thereby contravening planning policies. The Officer in his report also refers to similar applications across Anglesey wherein the Planning Inspectorate in considering appeals has upheld the Local Planning Authority's viewpoint.

Councillor Llinos Medi Huws, a Local Member said that there is a local and proven need for this development. The Joint Local Development Plan will shortly be implemented meaning there will be not further development in the village where Llanddeusant will be designated a cluster. The policies give young people the chance to live within their communities and to promote the Welsh language.

Councillor W.T.Hughes proposed that the Committee's previous decision to approve the application be reaffirmed and the proposal was seconded by Councillor Kenneth Hughes.

Councillor Lewis Davies asked whether it would be possible to impose a condition so that the field wherein lies the application site cannot be developed further. The Planning Development Manager said that that was not an appropriate use of planning conditions and that further development can only be prevented by refusing the application.

The majority of the Committee's Members deemed the proposal acceptable for the reason previously given.

It was resolved to reaffirm the Committee's previous decision to approve the application contrary to the Officer's recommendation. (*Councillors Lewis Davies and Victor Hughes abstained from voting*)

7.7 47C154 – Outline application for the erection of a dwelling together with full details of the new vehicular access on land opposite Plas Newydd, Llanddeusant

The application was presented to the Planning and Orders Committee as it was called in by a Local Member. At its meeting held on 1 March, 2017 the Committee determined to undertake a site visit; the site was visited on 15 March, 2017. At its April meeting the Committee resolved to approve the application contrary to the Officer's recommendation on the basis it deemed the proposal to constitute a minor extension to the existing developed part of the village which did not cause harm to the landscape.

Councillor Kenneth Hughes proposed that the Committee's previous decision to approve the application be reaffirmed and the proposal was seconded by Councillor W.T.Hughes.

It was resolved to reaffirm the Committee's previous decision to approve the application contrary to the Officer's recommendation.

8. ECONOMIC APPLICATIONS

8.1 34C705/ECON – Full application for the demolition of the existing school, erection of a new supermarket, improvements to the existing access together with associated works at former Ysgol y Graig, Llangefni

The application was presented to the Planning and Orders Committee as the development involves Council owned land.

The Planning Development Team Leader reported that the application has been subject to the new pre-submission publicity process whereby public consultation has been held before the application was submitted to the Planning Service; three letters of support and one letter of objection have subsequently been received. The proposed new unit is considerably larger in scale than the existing retail unit; the applicant has undertaken a sequential test as required by both plan policy and Planning Policy Wales including considering the option of demolishing the existing store and redeveloping the existing site. However, due to the limitations of the current site as regards its capacity to deliver a larger store and the unsuitability of other sites in terms of the required criteria for the applicant's business model, the application site is the sequentially preferable location to deliver the replacement store. The Officer said that the report also shows that in terms of capacity, the proposal would not harm the vitality or viability of stores within the existing town centre.

The Committee was amenable to the proposal subject to confirming the retention and accessibility of the existing footpath from Tan Capel Estate through both rear fields and the old school site down to the industrial estate; regulating the hours of construction work to avert noise nuisance there having been complaints locally regarding work on the adjacent extra care facility, and subject also to confirmation that any shrubs and trees planted shall be maintained for a period of 10 rather than 5 years. The Officer said that the issue and status of the footpath can be looked into; a construction and environment management plan will be implemented to deal with traffic, noise and pollution etc. with a standard that on site work will not commence before 8:00 a.m. With regard to maintaining trees and shrubs planted as part of a landscaping scheme, the Officer said that the standard maintenance period as advised by the Tree and Landscape Officer is 5 years; however consideration can be given to extending that time period.

The Committee noted its disappointment that there were no community benefits deriving from the scheme.

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

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

The application was presented to the Planning and Orders Committee as the applicant is related to a relevant officer. The application file and report have been reviewed by the Monitoring Officer as required by the Council's Constitution.

The Planning Development Manager reported that the original outline application with all matters reserved was for the development of three houses as an exception site for affordable housing. The amended application proposes three bungalows on part of a field enclosure filling a gap between the existing cemetery and the adjoining bungalow at Rhoslyn. Three letters of objection were received in relation to the originally submitted proposal; no additional representations have been received since the re-issuing of publicity on receipt of the amended details. The Housing Service has confirmed the need for three two bedroom bungalows in Bodedern and the scheme reflects this need in terms of design and affordability. The Highways Authority recommends conditional approval including the provision of a pavement along the frontage of the site. The scheme is considered acceptable in policy terms and is recommended for approval subject to the receipt of satisfactory drainage details and a Section 106 agreement to secure the dwellings as affordable dwellings in perpetuity.

The Committee sought clarification of whether a traffic survey had been conducted as this area of the village is considered to be a very busy area. The Highways Officer confirmed that whilst no traffic survey has been carried out, the Highways Authority has insisted on the highest possible standards in relation to speed limits with which the proposal complies. Highway Officers are now also satisfied with the level of visibility with the original access having been moved to provide a 90m visibility splay in both directions.

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

It was resolved to approve the application in accordance with the Officer's recommendation subject to the conditions listed in the written report and the receipt of satisfactory drainage details and also, a Section 106 agreement to secure the dwellings as affordable dwellings in perpetuity.

12. REMAINDER OF APPLICATIONS

12.1 12LPA1032/CC – Full application for the external refurbishment of the dwellings, creation of a new vehicular access together with the creation of a parking area within the site at 1-17 Bryn Tirion, Beaumaris

Councillor Lewis Davies proposed that the application be approved and the proposal was seconded by Councillor W.T.Hughes.

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

12.2 12C479B – Full application for the erection of a dwelling on the former garden market land to the rear of Rose Hill, Beaumaris

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

Councillor Alwyn Rowlands, a Local Member asked the Committee to undertake a site visit so that Members can better appreciate the proposed development within its setting and assess any potential impact that might result therefrom in what is an Area of Outstanding Natural Beauty.

Councillor Lewis Davies proposed that the Committee visit the application site and the proposal was seconded by Councillor Nicola Roberts.

It was resolved to visit the site in accordance with the Local Member's request for the reason given.

12.3 19C98D – Full application for the installation of a dormer window together with alterations to the shop front and the erection of a 6m high pole to relocate the CCTV at 2 Stanley Street, Holyhead

The application was presented to the Planning and Orders Committee as part of it is on land owned by the Local Authority.

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

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

12.4 45C480 – Outline application for the erection of a dwelling with all matters reserved on land to the rear of Morannedd, Chapel Street, Newborough

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

Councillor Ann Griffith stood down as Chair for the consideration and determination of the application in order to speak as a Local Member. Councillor Richard Owain Jones, Vice-Chair took the Chair for the item.

The Planning Development Manager reported that whilst the proposed dwelling lies within the settlement boundary of Newborough the means of access to the site lies outside the development boundary. The Officer said that although the principle of residential development is acceptable under planning policies, it is considered that due to the separation distances involved, the proposal will have an impact on the amenities currently enjoyed by the occupants of the neighbouring properties by way of overlooking. The Officer in his report concludes that the proposal would result in insensitive infilling which would be out of character with the surrounding area in a way that is contrary to policy. The recommendation is therefore to refuse the application.

Councillor Peter Rogers, speaking as a Local Member said that this is an application by a widow wishing to downsize and retire and is deserving of support. No objections have been made and the proposal is on a site which was previously the location for 5 cottages constructed many years ago for workers on the Malltraeth Viaduct scheme; the site is therefore not a green field site. The proposal would not be out of character and efforts will be made to ensure the design is sensitive to its surroundings. The proposal is within the development boundary of Newborough so is policy compliant.

Councillor Ann Griffith speaking as a Local Member, said that she was giving a voice to the applicant who was unable to be present to address the meeting. She echoed the sentiments of her fellow Local Member and added that the proposal would not be detrimental to the amenities of the occupiers of neighbouring dwellings since there is some overlooking already. Neither does the proposal extend the boundary of the village of Newborough.

The Committee sought clarification of the extent of the overlooking and its application particularly in relation to gardens.

The Planning Development Manager clarified that design guidelines stipulate what are acceptable separation distances in relation to dwellings, gardens and boundaries – the proposed development lies within 2m of the boundary of the next door property's garden and is therefore considered to be unacceptably close in a way that would detrimentally affect the amenities of the said property's occupants and their enjoyment of their garden. The fact that there is existing overlooking does not justify further overlooking that will exacerbate the situation.

Councillor Vaughan Hughes proposed that the site be visited on the basis that the acceptability or otherwise of overlooking is a subjective judgement and Members should assess the site for themselves. The proposal for a site visit was not supported in the vote that ensued.

Councillor Kenneth Hughes proposed that the application be approved contrary to the Officer's recommendation on the basis that there have been dwellings on the site previously, there is no local opposition to the proposal and because he believed it to be in keeping with policy. The proposal was seconded by Councillor Jeff Evans.

Councillor Victor Hughes proposed that the application be refused in accordance with the Officer's recommendation because he thought it represents insensitive infilling; the proposal was seconded by Councillor Lewis Davies who had concerns regarding the potential for further development should the application be approved.

In the subsequent vote, Councillors Lewis Davies, John Griffith, Richard Owain Jones and Victor Hughes voted to refuse the application; Councillors Jeff Evans, Kenneth Hughes, Vaughan Hughes, W.T.Hughes and Nicola Roberts voted to approve the application contrary to the Officer's recommendation because they deemed the proposal to be justified under Policy 49 of the Ynys Môn Local Plan and Policy HP3 of the Stopped Unitary Development Plan and an acceptable infill application.

It was resolved to approve the application contrary to the Officer's recommendation for the reasons given.

(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)

12.5 46C254B – Outline application for demolition of the existing dwelling together with the erection of two new dwellings with full details of the access at Ael y Bryn, Lôn Penrhyngarw, Trearddur Bay

Application withdrawn.

13. OTHER MATTERS

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

**Councillor Ann Griffith
Chair**

Planning and Orders Committee

Minutes of the meeting held on 31 May 2017

PRESENT: Councillors John Griffith, Glyn Haynes, T LI Hughes MBE, K P Hughes, Vaughan Hughes, Richard Owain Jones, Eric Wyn Jones, Shaun James Redmond, Dafydd Roberts, Nicola Roberts and Robin Williams

IN ATTENDANCE: Chief Executive,
Head of Function (Council Business)/Monitoring Officer,
Head of Democratic Services,
Committee Officer (MEH).

APOLOGIES: None

ALSO PRESENT: Councillor Richard O. Jones – Chair of the County Council

1 DECLARATION OF INTEREST

None received.

2 ELECTION OF CHAIRPERSON

Councillor Nicola Roberts was elected Chairperson for the Planning and Orders Committee.

3 ELECTION OF VICE-CHAIRPERSON

Councillor Richard O. Jones was elected Vice-Chairperson for the Planning and Orders Committee.

**COUNCILLOR RICHARD O. JONES
AS CHAIR OF THE COUNTY COUNCIL**

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PLANNING SITE VISITS

Minutes of the meeting held on 9 June, 2017

- PRESENT:** Councillor Nicola Roberts - Chair
- Councillors John Griffith, Glyn Haynes, Kenneth P. Hughes, Trefor Ll. Hughes MBE, Eric Jones, Shaun Redmond, Dafydd Roberts, Robin Williams.
- IN ATTENDANCE:** Development Team Leader,
Landscape Officer.
- APOLOGIES:** Councillor Vaughan Hughes, Richard O. Jones
- ALSO PRESENT:** None
-

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 Officer gave details of the proposed development and various vantage points were visited. The Landscape Officer explained the impact of the solar array farm.

2 12C479B – FULL APPLICATION FOR THE ERECTION OF A DWELLING ON THE FORMER GARDEN MARKET ON LAND TO THE REAR OF ROSE HILL, BEAUMARIS

The Planning Officer gave details of the proposed development to the Members and the layout of the application was explained.

3 34C304K/1/EIA/ECON – HYBRID APPLICATION APPLYING FOR FULL PLANNING PERMISSION FOR THE CREATION OF A NEW ENGINEERING CENTRE, CAR PARKING, CHILDREN'S PLAY AREA AND ASSOCIATED WORKS AND APPLYING FOR OUTLINE PLANNING PERMISSION WITH SOME MATTERS RESERVED FOR A RESIDENTIAL DEVELOPMENT OF 153 DWELLINGS, A HOTEL AND FOOD AND BEVERAGE FACILITY ALONG WITH ASSOCIATED CAR PARKING AND WORKS ON LAND AT COLEG MENAI, LLANGFNI

The Planning Officer gave details of the proposed development and the development was viewed at various vantage points.

**COUNCILLOR NICOLA ROBERTS
CHAIR**

6.1

Ceisiadau'n Economaidd

Economic Applications

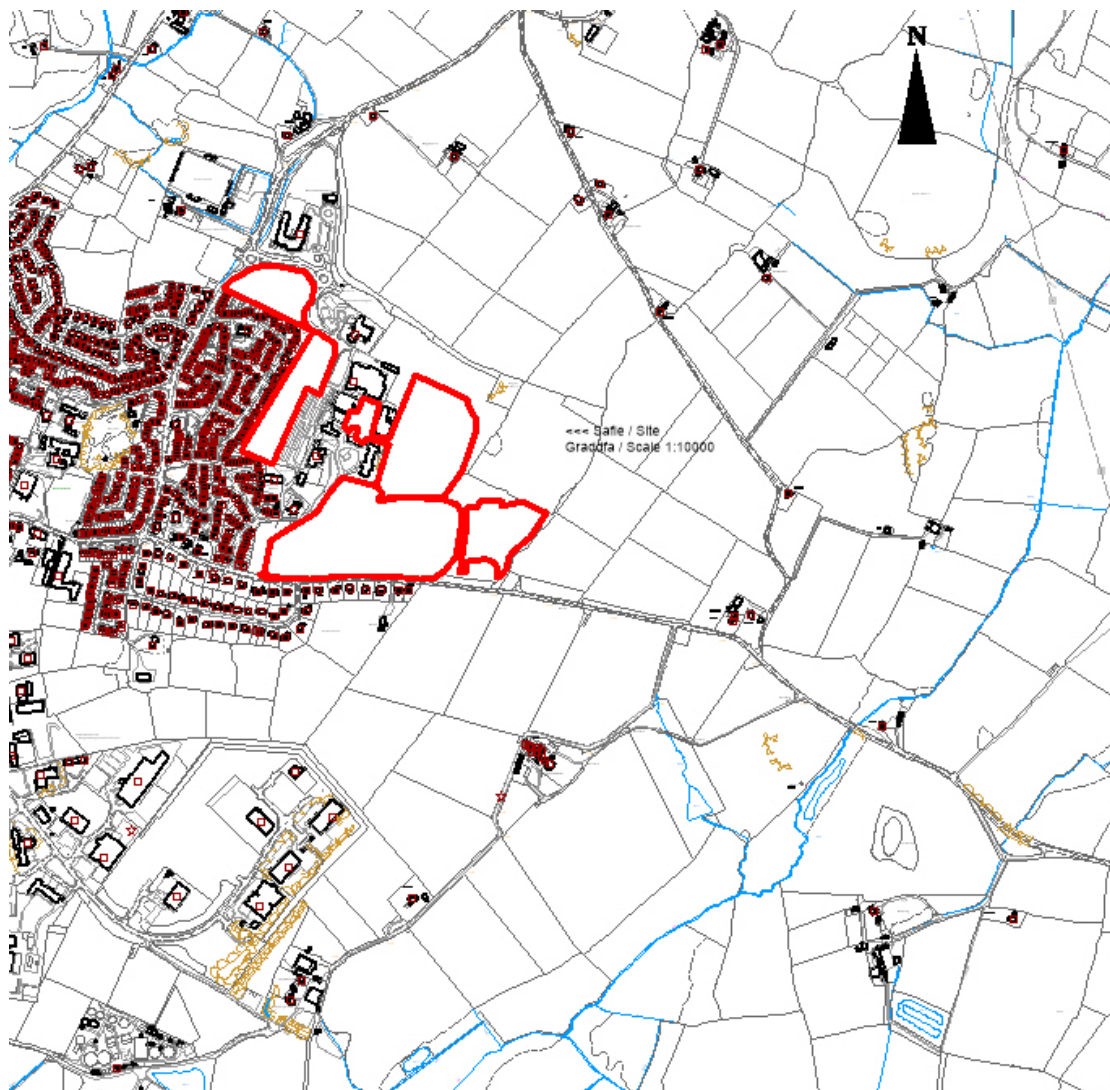
Rhif y Cais: **34C304K/1/EIA/ECON** Application Number

Ymgeisydd Applicant

Director of Strategic Projects & Funding

Cais hybrid am ganiatâd cynllunio llawn i greu canolfan beirianeg newydd, maes parcio, lle chwarae i blant a gwaith cysylltiedig a chais am ganiatâd cynllunio amlinellol gyda rhai materion wedi eu cadw'n ôl ar gyfer datblygiad preswyl o 153 o anheddau, gwesty a chyfleuster bwyd a diod ynghyd a lle parcio cysylltiedig a gwaith ar dir yn / Hybrid application applying for full planning permission for the creation of a new engineering centre, car parking, children's play area and associated works and applying for outline planning permission with some matters reserved for a residential development of 153 dwellings, a hotel and food and beverage facility along with associated car parking and works on land at

Coleg Menai, Ffordd y Coleg, Llangefni



Planning Committee: 14/06/2017

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

Recommendation:

Defer.

Reason for Reporting to Committee:

This application is the subject of an Environmental Impact Assessment and the proposals represent a departure from Development plan policy for which the recommendation is one of approval.

Members will recall visiting the site on the 15th March 2017. In addition, for the benefit of new members of the Committee, the site was visited on 9th June.

Additional information has been received as part of the application and consultations are being undertaken. Consequently, the recommendation is to defer a decision until the consultation period has expired.

7.1

Gweddill y Ceisiadau

Remainder Applications

Rhif y Cais: **12C479B** Application Number

Ymgeisydd Applicant

Ms Julie Burton & Mr Mark Sadler

Cais llawn ar gyfer codi annedd yn yr hen safle farchnad garddio ar dir tu ol i / Full application for the erection of a dwelling on the former garden market on land to the rear of

Rose Hill, Biwmaris/Beaumaris



Planning Committee: 14/06/2017

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

Recommendation:

Refuse.

Reason for Reporting to Committee:

The application is presented to the Planning Committee on the request of the Local Member.

At its meeting held on the 26th April, 2017 committee members recommended that a site visit should take place. The site visit took place on the 9th June and the members are now familiar with the site and its settings.

1. Proposal and Site

Full application for the erection of a dwelling on the former garden market on land to the rear of Rose Hill, Beaumaris.

2. Key Issue(s)

The key issue is whether the proposal complies with current policies and the emerging Local Development Plan, and whether the proposal will have a negative impact on the conservation area and affect the amenities of the surrounding properties.

3. Main Policies

Ynys Mon Local Plan

Policy 1 – General Policy
Policy 26 – Car Parking
Policy 30 – Landscape
Policy 40 – Conservation of Buildings
Policy 42 – Design
Policy 48 – Housing Development Criteria
Policy 49 – Defined Settlements

Gwynedd Structure Plan

Policy A2 – Housing
Policy A3 - Housing
Policy D4 – Location, Siting and Design
Policy D29 – Design
Policy FF11 – Traffic
Policy FF12 - Traffic

Stopped Unitary Development Plan

Policy GP1 – Development Control Guidance
Policy GP2 – Design
Policy HP3 – Secondary Centre
Policy EN2 – Area of Outstanding Natural Beauty
Policy EN13 – Conservation of Buildings
Policy TR10 – Parking Standards

Deposit Joint Local Development Plan

Policy CYFF1 – Development Criteria
Policy CYFF2 – Design and Place Shaping
Policy TAI5 – Local Market Housing
Policy PS17 – Preserving or Enhancing Heritage Assets

4. Response to Consultation and Publicity

Community Council – Refusal recommended due to no parking provision within the site and the development would lead to an uncharacteristic intrusion into the locality.

Local Member (Cllr Carwyn Jones) – Request that the application is considered by the Planning Committee.

Local Member (Cllr Lewis Davies) – No response at the time of writing the report

Local Member (Cllr Alwyn Rowlands) – No response at the time of writing the report

Drainage Section - No response at the time of writing the report

Highways Section – Conditional Approval

Welsh Water – Conditional Approval

Gwynedd Archaeological Planning Service – Conditional Approval

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. The application was also advertised in the local newspaper as the development is within the Beaumaris Conservation Area. The latest date for the receipt of representations was the 28th April, 2017. At the time of writing the report no letters had been received.

5. Relevant Planning History

12C479 - Full application for the erection of a dwelling on former market garden on land to the rear of Rose Hill, Beaumaris – Refused 10/2/17

12C479A/SCR – Screening opinion for the erection of a dwelling on land to the rear of Rose Hill, Beaumaris – EIA not required 5/12/16

6. Main Planning Considerations

The application is a full application for the erection of a dwelling on the former market garden to the rear of Gaol Street, Rose Hill, Beaumaris.

The site is situated to the rear of residential properties of Goal Street and Rose Hill, access to the site is via a narrow track between 10 and 11 Gaol Street. The access is not wide enough to cater for motor vehicles.

The proposed dwelling will be within 1.5m of the North boundary, 1m of the East boundary and part of the building will be within 2.2m and 9m of the South boundary and 8m from the West boundary.

Beaumaris is identified as a Secondary Centre under the provisions of Policy 49 of the Ynys Mon Local Plan and as a Village Policy HP3 of the Stopped Unitary Development Plan. The above mentioned policies allow new houses within the development boundary as long as proposals conform to other policies of the plan.

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 9 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.

The proposal does not completely comply with distances set in the Supplementary Planning Guidance on Proximity of development. The guidance states that ground floor main windows should be located a distance of 10.5m from the boundary.

Conservation Area

Policy 40 of the Ynys Mon Local Plan, Policy EN13 of the Stopped Unitary Development Plan and paragraphs 6.4.9 of Planning Policy Wales Edition 9 states that proposals within Conservation Areas should be protected from unsympathetic development, alterations or demolition.

Area of Outstanding Natural Beauty

The application site is located within an Area of Outstanding Natural Beauty under the provisions of Policy 30 of the Ynys Mon Local Plan and D1 of the Gwynedd Structure Plan and policies EN1 and EN2 of the Stopped Ynys Mon Unitary Development Plan and Paragraph 5.3.5 of Planning Policy Wales (Edition 9).

Within an Area of Outstanding Natural Beauty, the Council will give priority to the conservation and enhancement of the landscape

Highways and Parking

Policy FF11 and FF12 of the adopted Gwynedd Structure Plan and Policy 1 and 26 of the Ynys Mon Local Plan and Planning Policy Wales Edition 9, Technical Advice Note 18 (Wales) Transport, Isle of Anglesey Parking Standards (10/1994) and GP1 and TR10 of the Stopped Ynys Mon Unitary Development Plan relate to parking and access considerations. The Highway's Section of the council are satisfied with the submitted details.

7. Conclusion

The area is characterised by terraced houses with large narrow gardens to the rear. The rear gardens of Gaol Street and Rose Hill abuts the application site. Access to the site is via a narrow passageway, not big enough to accommodate a motor vehicle. The proposal does not completely comply with distances set in the Supplementary Planning Guidance on Proximity of Development. The guidance states that ground floor main windows should be located a minimum of 10.5m away from the boundary. Separation distances vary from 1m from the East boundary to 8 metres from the West Elevation.

It would appear at odds with the character and appearance of the area because of the confined arrangement which would result from the development.

The proposal would conflict with the Ynys Mon Local Plan policies 1, 42 and 48 and Policies GP1, GP2 of the Stopped Unitary Development Plan and Policy D4 of the Gwynedd Structure Plan in relation to the extent to which siting, layout and appearance fit in with the character of the area.

The proposed dwelling would appear as an uncharacteristic intrusion into what is an area of relatively large and open rear gardens, free of substantial buildings. The proposed dwelling would not be well related to the adjacent dwellings or to the existing pattern of development. Having seen the site in context of surrounding properties the proposed dwelling would overlook rear gardens on Gaol Street and Rose Hill.

Access to the site would be via a narrow track between 10 and 11 Gaol Street and the coming and goings to the site would be considerably more than the current use, this would diminish the living conditions of neighbouring residential properties.

8. Recommendation

Refusal

(01) The dwelling would appear an uncharacteristic intrusion into what is an area of relatively large and open rear gardens, free of substantial buildings. The dwelling would not be well related to the adjacent dwellings or to the existing pattern of development contrary to Policy 1, 42 and 48 of the Ynys Mon Local Plan and Policy GP1, GP2 of the Stopped Unitary Development Plan.

9. Other Relevant Policies

Technical Advice Note 12 – Design

Technical Advice Note 18 - Transport

SPG – Urban and Rural Environment

SPG – Beaumaris Conservation Area Character Appraisal

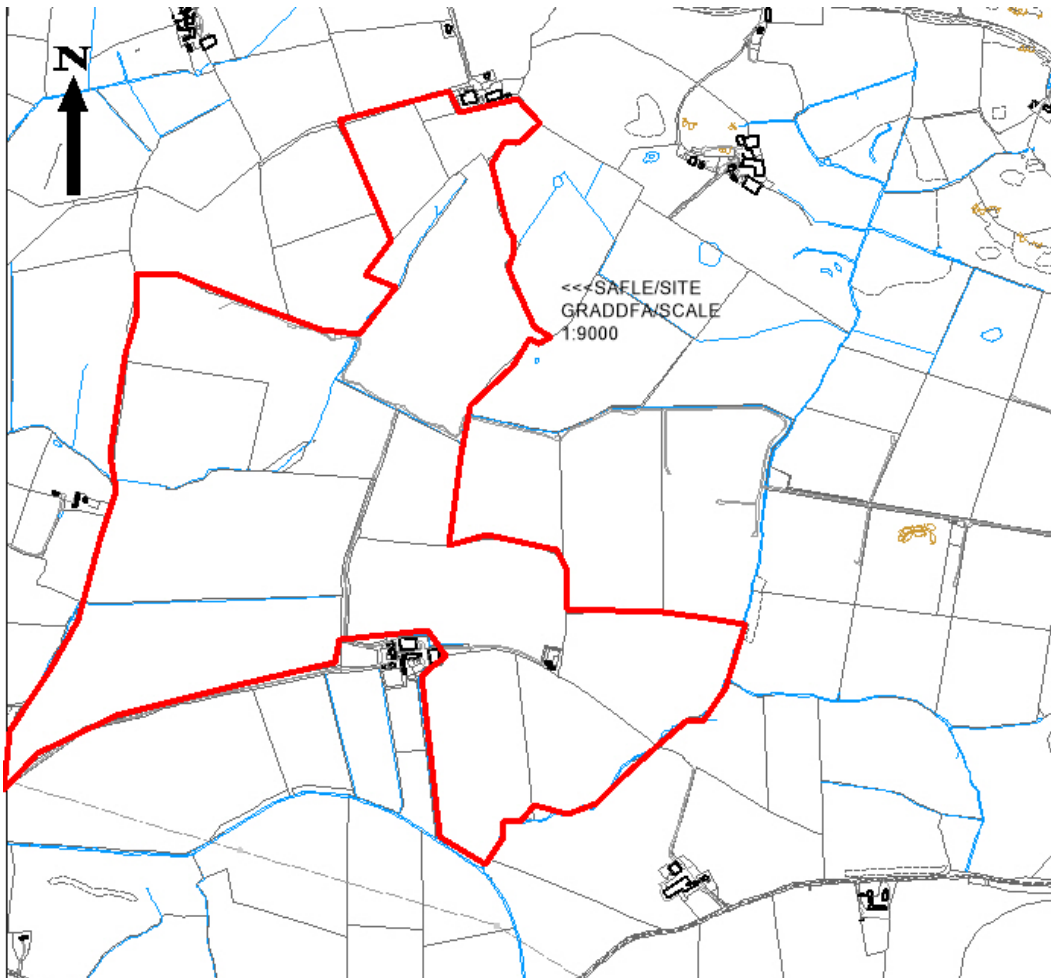
Planning Policy Wales 9th Edition

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

Ymgeisydd Applicant

Countryside Renewables (North Anglesey) Ltd

Cais llawn ar gyfer adeiladu fferm arae solar 49.99MW 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: 14/06/2017

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

Recommendation:

Permit.

Reason for Reporting to Committee:

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

Members will recall visiting the site on the 17th August 2016.

Due to local elections and a change in members of this Committee, the site was revisited on 9th June, 2017.

1. Proposal and Site

The site is located at Rhyd-y-Groes farm, near Llanbadrig, Cemaes Bay in the open countryside on land roughly halfway between the settlements of Cemaes and Amlwch, approximately 1.5 km south-east of Cemaes Bay on the coast of North Anglesey. The land is included within a Special landscape Area, the AONB lies 245m to the north (Nearest point) on the opposite side of the A5025.

The land surrounding the site predominantly comprises agricultural holdings and a few rural dwellings: Tyn-y-Gors adjoins the western site boundary (and Nant- y-Frân lies 450m northwest of this); Rhyd-y-Groes adjoins the south of the site; Hafodllin Bach and Hafodllin Fawr are close to the south-east of the site; while Buarth-y-Foel and Tregynrig Fawr are close to the most northern part of the site..

The site is currently in use as agricultural grazing land. However, part of the existing Rhyd-y-Groes Wind Farm is within the application site boundary. The wind farm originally comprised 24 turbines installed in 1993 (now 22 operating turbines), each with a tip height of 46m. The Rhyd-y-Groes wind farm is a dominant feature of the landscape surrounding the site.

The application proposes the installation of solar PV arrays measuring 1m x 1.65 at an angle of 15-30 degrees and maximum 3m in height which will connect to the national grid. The application site area is 89.4 hectares, with the solar panels and associated infrastructure occupying approximately 40% of the site area. The footprint of the supporting posts will be less than 1% of the total development area.

It should be noted that since the application was submitted, the applicant has reduced the development area by 11.2ha after taking into account the comments of GAPS on archaeology and Officer concerns in respect of landscape impact.

This is explained in the relevant sections in this report.

The proposed installation will incorporate arrays of free standing, ground-mounted solar PV panels, which will have an estimated maximum installed generating capacity of 49.99MW. The installation will be quiet during operation and will have no moving parts. It will connect to the local electricity distribution network and produce enough electricity to power 15,500 homes on an annual basis, which is the equivalent of half of Anglesey's homes. CO2 savings over the lifetime of the project will be 612,000 tonnes, the equivalent of taking 14,000 cars off the road.

Operational access for maintenance will be achieved via the new access point near Rhyd-y-Groes Farm (this will be the primary access point during operation) and the access point at Buarth-y-Foel will also be retained for use as required.

Sheep will be allowed to graze in between and beneath the solar panel arrays.

The installation will also include the following associated infrastructure:

Gravel access roads.

Landscaping, bunding and planting.

Post and wire security fencing along the hedgerows.

CCTV cameras.

Solar PV Inverter Substations

A Substation Compound (for grid connection) which comprises:

32 containerised battery stores and 8 inverter units;

Grid connection equipment including transformers and switchgear and ancillary equipment.

Switchgear and ancillary equipment.

Cabling works reaching from the panels/inverters (this will be routed to the substation via a network of shallow trenches which will be back filled)

Electricity will be cabled from the site by statutory undertakers under their permitted development rights.

2. Key Issue(s)

The application is accompanied by an Environmental impact Assessment (EIA) which informs the proposals. Following a scoping procedure and the issuing of a scoping opinion (July 2015) by the LPA the submitted Environmental statement included the following matters, landscape and visual impact, ecology and Nature Conservation, Cultural Heritage and Archaeology, floodrisk, hydrology and ground conditions. Other matters were included and are dealt with elsewhere in this report.

The aim of Environmental Impact Assessment is to protect the environment by ensuring that a local planning authority when deciding whether to grant planning permission for a project, which is likely to have significant effects on the environment, does so in the full knowledge of the likely significant effects, and takes this into account in the decision making process.

3. Main Policies

The Gwynedd Structure Plan (1993)

The Gwynedd Structure Plan (Structure Plan) was adopted in 1993 and provides strategic planning policy and guidance for development in Gwynedd and Anglesey for the period 1991 to 2006. The Structure Plan sets out the key general policies as a framework for the more detailed policies in the Ynys Môn Local Plan. The Structure Plan forms one part of the Development Plan for Anglesey and is therefore a material planning consideration in the determination of this application.

Policy C7 states that there will be a presumption in favour of renewable energy proposals, provided that the impacts upon the locality are acceptable to the local planning authority. Proposals should be supported by an Environment Assessment where applicable.

Policy D4 states that careful location, siting and design will be a material consideration in the determination of all applications for development in order to minimise any adverse impact on the environment. Where appropriate, planning applications should be accompanied by a comprehensive environmental statement in accordance with the relevant legislation.

Policy D10 seeks to ensure that the County's heritage of wild flora and fauna and geological and physiographic features are safeguarded, particularly NNRs, SSSIs, RSPB Reserves, wetlands, Ramsar sites, Special Protection Areas (under EC Bird Directive 74/409), Local Nature Reserves and other areas of high nature conservation interest.

Policy D15 seeks to preserve Scheduled Ancient Monuments, areas of archaeological importance and unscheduled archaeological sites and highlights the need to investigate archaeological sites of unknown importance and areas of high archaeological potential. Provision should be made for an appropriate archaeological response for archaeological sites not meriting preservation.

Policy D22 states that any development in close proximity to a listed building and having a bearing on its setting or character will be carefully controlled.

The Ynys Môn Local Plan (1996)

The Ynys Môn Local Plan (Local Plan) was adopted in 1996 and provides an interpretation of the policies in the Structure Plan in more detail, along with a series of supplementary Proposals Maps. Although the Local Plan remains part of the Development Plan for Anglesey, the plan period has now expired and therefore the provisions of PPW take precedent over the content of the Local Plan where there is considered to be a conflict.

Chapter 2 of the Local Plan outlines the 'General Strategy' for Isle of Anglesey, which is supported by the more detailed policies on jobs, physical infrastructure and the environment, set out in Chapters 3-5 of the Local Plan. The General Strategy identifies renewable energy as a key planning issue to be addressed by the strategy, and paragraph 2.1 states that:

"With Government emphasis now being placed on the generation of energy from safe, alternative sources, pressure for developments exploiting renewable, natural sources (e.g. wind power) are likely to increase."

The General Strategy has a presumption in favour of sustainable development, and paragraph 2.5 recognises the need for development to be "sustainable" in order to achieve economic development.

Policy 1 (General Policy) states that, in considering planning applications, the Council will take into account the needs and interests of the Welsh language; energy conservation; the effect on any site or area of ecological, landscape, scientific, archaeological or architectural interest; the extent to which siting, scale, density, layout and appearance fit in with the character of the area; the effect on residential amenities; and protection of the best and most versatile agricultural land. This policy further states that there is a need to ensure that vehicular access, the roads leading to the site, and parking provisions are safe and adequate.

Policy 31 (Landscape) designates the entire Island as a Special Landscape Area, excluding the AONB and land which falls within the settlement boundaries as defined in the Local Plan, and requires proposals to have particular regard to the special character of their surroundings.

Policy 32 (Landscape) seeks to protect trees, hedgerows, stone walls, 'cloddiau' and other traditional landscape features from inappropriate development.

Policy 39 (Archaeological Sites) states that the Council will use its planning powers to ensure that Scheduled Ancient Monuments and their settings are retained intact. Unscheduled archaeological sites and their settings of sufficient importance to merit preservation will also be protected. Where proposals affect other unscheduled archaeological remains which do not merit preservation, provision will be made for an appropriate archaeological response.

Policy 41 (Conservation of Buildings) states that Buildings of special architectural and historic interest and their settings will be protected from unsympathetic development, alterations or demolition.

Policy 42 (Design) seeks to promote high quality design for development proposals. Development proposals should have particular regard to the surroundings of the site; the quality of layout, design and external finishes; and the provision made for pedestrian access and circulation.

Policy 45 (Renewable Energy) provides a framework for the identification of potential development impacts for renewable energy projects. For a development proposal to be acceptable it should be clearly demonstrated that there will not be any unacceptable impact on:

Landscape character

Sites of international, national or local importance for nature conservation;

Species which are of nature conservation importance;

The standard of amenity enjoyed by the resident and tourist population; and Essential public services and communications.

It goes further at paragraph 4.49, which states that projects such as solar schemes can make a valuable contribution to safe energy provision in the future, as well as diversifying the economic base of rural areas. Paragraph 4.49 emphasises that renewable energy developments have a role to play in overall Government energy policy by:

Assisting in the diversification of the sources of electricity supply;

Displacing harmful fossil fuel emission, reducing overall Carbon Dioxide and Sulphur Dioxide emissions to the atmosphere, and thus assisting the Government in meeting its international and European environment obligations; and

Reducing transmission losses in the national grid.

The Stopped Ynys Môn Unitary Development Plan (2005)

The Ynys Môn Unitary Development Plan (Stopped 2005) sets out the IACC's strategic priorities for the development and other use of land on Anglesey as well as the detailed policies and proposals for development. It was intended that the UDP would cover the period from 2001 to 2016.

On 1st December 2005, the IACC resolved to stop work on the Ynys Môn Unitary Development Plan (UDP) and proceed to commence preparation of the Anglesey and Gwynedd Joint Local Development Plan (JLDP). As a result, the UDP was not adopted. Nevertheless, the UDP may be a material planning consideration, given the advanced stage it reached in its preparation; however it does not have the status of a fully adopted plan.

Chapter 5 of the UDP outlines the 'General Strategy' for Anglesey, which is supported by the 'Policies' set out in Chapter 7 of the UDP. The General Strategy and vision has a presumption in favour of sustainable development, and one of the key objectives of the UDP is to:

"Promote and encourage the development and use of renewable and non-renewable sources of energy (where appropriate) and promote energy efficient development and design." (UDP, Chapter 6, Objective 12).

Part 1, Policy 8b (Energy Developments) states:

"Applications for the development of renewable and non-renewable energy resources will be permitted where it can be demonstrated that there will be no unacceptable adverse impact upon the environment. Preference will be given to the development of clean renewable energy sources, but proposals for non-renewable energy projects will be permitted if they encourage the maximum use of energy efficiency within their design."

General Policy GP1 (Development Control Guidance) provides a framework for the control of new

development proposals. Development will be permitted where it:

Does not cause significant harm to people, general amenity, residential amenity and the environment;

Protects the best and most versatile agricultural land; and

Safeguards and enhances the integrity and/or continuity of the environment, including archaeological sites, landscape features and corridors such as stone walls, cloddiau, hedgerows, trees, ponds and rivers.

Policy EN1 (Landscape Character) requires development to fit into its surroundings without significantly harming the Landscape Character Areas.

Policy EN4 (Biodiversity) seeks to ensure that development does not cause unacceptable harm to biodiversity on the Isle of Anglesey. Development must be designed to maintain, and where appropriate enhance the biodiversity of the natural environment.

Policy EN14 (Tree Preservation Orders and Hedgerows) requires measures for the protection and retention of existing trees, hedgerows and woodlands to be submitted as part of development proposals. Where trees or hedgerows are removed as part of a development, replacements using the original and indigenous species will normally be required. Hedgerows will be protected from inappropriate development.

Policy ENV16 (Landscape Features of Major Importance for Flora and Fauna) permits development that would adversely affect the integrity or continuity of specific landscape feature (including hedgerows, ditches and bank or habitat mosaics or networks of other locally important habitats) where it can be demonstrated that the need for the development clearly outweighs the need to retain the features. Mitigating measures which would reinstate the integrity or continuity of the features will be required.

Emerging Local Planning Policy

Joint Local Development Plan Anglesey & Gwynedd (2011-2026) Deposit Plan (2015)
Gwynedd Council and IACC have decided to prepare a Joint Local Development Plan (JLDP) for Anglesey and the Gwynedd Local Planning Authority Area. The plan sets out the land use planning policy framework over a 15 year period (2011-2026) and comprises the general strategy and strategic priorities as well as more detailed policies. Once adopted, the JLDP will form the Development Plan for the Anglesey and Gwynedd Local Planning Authority Area.

Chapters 5 and 6 of the Joint Local Development Plan (LDP) outline the 'Vision and Strategic Objectives' and 'The Strategy' for Anglesey and Gwynedd, which are supported by the policies in Chapter 7 of the LDP. The Strategy has a presumption in favour of sustainable development, which is emphasised by the Strategic Objectives and subsequent policies, as set out below.

Strategic Objective 5 seeks to ensure that development supports the principles of sustainable development and creates sustainable communities.

Strategic Objective 6 seeks to minimise, adapt and mitigate the impacts of climate changes. This will be achieved through the promotion of renewable and low carbon energy production within the area.

Strategic Policy PS5 (Sustainable Development) states that proposals will only be permitted where it is demonstrated that they are consistent with the principles of sustainable development. This policy provides a list of criteria which must be adhered to by development proposals.

Strategic Policy SP6 (Alleviating and Adapting to the Effects of Climate Change) states that in order to alleviate the effects of climate change proposals will only be permitted where it is demonstrated that development proposals adhere to the criteria as listed in this policy.

Strategic Policy SP7 (Renewable Energy Technology) states that The Councils will seek to ensure that the Plan area wherever feasible and viable realises its potential as a leading area for initiatives based on renewable or low carbon energy technologies by promoting renewable energy technologies within development proposals which support energy generation from a variety of sources which include solar generation and free-standing renewable energy technology development.

Strategic Policy SP16 (Conserving and Enhancing the Natural Environment) states that the Councils will manage development so as to conserve and enhance the Plan area's distinctive natural environment, countryside and coastline, and proposals that have an adverse effect on them will be refused. Proposals must have regard to the environmental considerations listed in this policy.

Policy PCYFF1 (Development Criteria) sets out a list of criteria which must be adhered to be development proposals. Furthermore, development should not have an unacceptable adverse impact on prominent public views of open countryside, the highway network and vehicular access, the health and safety and amenity of the local residences or other land and property uses, the quality of ground or surface water and the best and most versatile agricultural land.

Policy PCYFF2 (Design and Place Shaping) states that all proposals will be expected to demonstrate high quality design, which fully takes into account the natural, historic and built environmental context and contributes to the creation of attractive, sustainable places. Innovative and energy efficient design will be particularly encouraged. Proposals will only be permitted where they confirm to the relevant criteria as listed in this policy.

Policy PCYFF3 (Design and Landscaping) states that all proposals should integrate into their surroundings. This policy provides a list of criteria which should be met by landscaping schemes.

Policy ADN2 (Other Renewable Energy Technologies) states that large scale proposals located outside development boundaries will be permitted in exceptional circumstances where there is an overriding need for the scheme which can be satisfactorily justified or there are specific locational circumstances for the siting of the development. In all cases proposals should not cause an unacceptable harm to the landscape, biodiversity, archaeology and areas of historic value or their settings. In addition, the potential effect of cumulative impact of renewable energy technologies should be considered.

Policy AMG2 (Protecting and Enhancing Features and Qualities That Are Unique to the Local Landscape Character) states a proposal will be granted provided that it doesn't have an adverse impact upon features and qualities which are unique to the local landscape in terms of visual, historic, geological, ecological or cultural aspects. Measures should be taken to ensure that the development doesn't cause significant adverse impact to the character of the built or natural landscape; fails to harmonise with, or enhance the landform and landscape; and lose or fails to incorporate traditional features, patterns, structures and layout of settlements and landscape of both the built and natural environment.

Policy AMG4 (Local Biodiversity Conservation) states that proposals should protect and enhance biodiversity that has been identified as being important to the local area. Proposals should adhere to the criteria listed in this policy. Where necessary, an Ecological Assessment which highlights the relevant biodiversity issues should be included with the planning application.

Planning Policy Wales 9th Edition

Chapter 4 of PPW sets out the Welsh Government's (WG) policy for planning for sustainability across Wales. One of the key aims of this national policy is to:

“Support the need to tackle the causes of climate change by moving towards a low carbon economy. This includes facilitating development that reduces emissions of greenhouse gases in a sustainable manner, provides for renewable and low carbon energy sources at all scales and facilitates low and zero carbon developments.” (PPW, paragraph 4.4.3)

Paragraph 4.6.4 highlights that the countryside is a dynamic and multi-purpose resource. PPW recognises that whilst it should be conserved and enhanced, the countryside also plays a role as a sustainable energy source.

Chapter 12 of PPW sets out the Welsh Government's (WG) policy for delivering infrastructure and services across Wales. One of the key aims of this national policy is to:

"Promote the generation and use of energy from renewable and low carbon energy sources at all scales and promote energy efficiency, especially as a means to secure zero or low carbon developments and to tackle the causes of climate change." (PPW, paragraph 12.1.4)

This guidance also confirms the WG's commitment to achieving the UK target of 15% of energy from renewables by 2020 by specifically stating that:

"The Welsh Government is committed to playing its part by delivering an energy programme which contributes to reducing carbon emissions as part of our approach to tackling climate change whilst enhancing the economic, social and environmental wellbeing of the people and communities of Wales in order to achieve a better quality of life for our own and future generations. This is outlined in the Welsh Government's Energy Policy Statement Energy Wales: A Low Carbon Transition (2012)." (PPW, paragraph 12.8.1)

The support for renewable energy is further emphasised in Paragraph 12.8.2 of PPW which confirms that:

"Planning policy at all levels should facilitate delivery of both the ambition set out in Energy Wales: A Low Carbon Transition and UK and European targets on renewable energy."

In addition, the guidance states that Local Planning Authorities should facilitate the development of all forms of renewable and low carbon energy to move towards a low carbon economy and help to tackle the causes of climate change. Specifically, the guidance (paragraph 12.8.9) requires LPAs to make positive provision by (amongst other matters):

Considering the contribution that their area can make towards developing and facilitating renewable and low carbon energy, and ensuring that development plan policies enable this contribution to be delivered;

Ensuring that development management decisions are consistent with national and international climate change obligations, including contributions to renewable energy targets and aspirations; and

Recognising the environmental, economic and social opportunities that the use of renewable energy resources can make to planning for sustainability.

Paragraph 12.8.10 states that there is a need to ensure that "international and national statutory obligations to protect designated areas, species and habitats and the historic environment are observed".

Paragraph 12.8.15 states the impacts from renewable energy developments will also vary depending on their location and scale and require different policy and development management considerations.

PPW also contains guidance specifically related to development management decisions for renewable and low carbon energy development. The guidance advises that developers for renewable and low carbon energy developments should seek to avoid, or where possible minimise, adverse impacts through careful consideration of location, scale, design and other measures.

Paragraph 12.10.1 highlights matters that should be taken into account in dealing with renewable and low carbon energy development and associated infrastructure by the local planning authority. This covers the positive aspects such as contribution to meeting national, UK and European targets and wider environmental, social and economic benefits. It also highlights the need to consider

impact on the natural heritage, the coast and the historic environment and the need to minimise impacts on local communities. Other matters such as mitigation and infrastructure matters, e.g. grid connection and transportation network are also highlighted within 12.10.1.

The paragraph goes on to state that in determining applications for renewable and low carbon energy development and associated infrastructure, local planning authorities should take into account –

The contribution a proposal will play in meeting identified national, UK and European targets and potential for renewable energy, including the contribution to cutting greenhouse gas emissions;

Technical Advice Notes (TANS)

TAN 6 – Planning for Sustainable Rural Communities (July 2010)

The purpose of this TAN is to provide practical guidance on the role of the planning system in supporting the delivery of sustainable rural communities. This TAN provides guidance on how the planning system can contribute to sustainable rural economies, sustainable rural services and sustainable agriculture.

It emphasises the need to support working and living in rural communities by helping to ensure that a higher proportion of energy can be obtained from renewable sources. At paragraph 2.1 it states that;

“Simultaneously, the planning system must respond to the challenges posed by climate change, for example by accommodating the need for renewable energy generation.”

It goes further at paragraph 3.7.2 stating that;

“Many economic activities can be sustainably located on farms. Small on-farm operations such as food and timber processing and food packing, together with services (e.g. offices, workshop facilities, equipment hire and maintenance), sports and recreation services, and the production of non-food crops and renewable energy, are likely to be appropriate uses.”

TAN 8 – Planning for Renewable Energy (2005)

The purpose of this TAN is to provide practical guidance on the land use planning considerations for renewable energy, including onshore renewable energy technologies. This TAN supplements the policy set out in Sections 12.8-12.10 of PPW. The Assembly Government has published additional practice guidance to support of PPW and TAN 8, which comprises Practice Guidance: Planning for Renewable and Low Carbon Energy – A Toolkit for Planners (February 2011) and Practice Guidance: Planning Implications of Renewable and Low Carbon Energy Developments (September 2015).

At paragraph 1.6, TAN 8 states that:

“As well as developing new sources of renewable energy which are essential to meeting the targets set by energy policy, the Assembly Government is fully committed to promoting energy efficiency and energy conservation. The land use planning system is one of a number of mechanisms which can help deliver improved energy efficiency and local planning authorities are expected to consider matters of energy efficiency when considering planning policy and applications.

While TAN 8 does not extend much in the way of prescriptive technical advice regarding solar PV installations, it does add emphasis and favour towards their development. Specifically, it states that:

“Other than in circumstances where visual impact is critically damaging to a listed building, ancient monument or a conservation area vista, proposals for appropriately designed solar thermals and PV systems should be supported.” (TAN 8, paragraph 3.15)

Further than this, no explicit instruction is given regarding the suitable location of solar PV systems. The site itself does not contain any scheduled ancient monuments, and though there is a historic building to the south of the site, it is considered that the combination of its distance away and the screening of the site will ensure that there will be no significant detrimental impact from a landscape and visual perspective on this building or the wider environment. The application proposals are therefore considered to be entirely in accordance with TAN 8.

Practice Guidance

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

This practice guidance was published in February 2011 and provides local authorities with information to consider when determining planning applications for renewable and low carbon developments. The guidance should be read in support of PPW (in particular, Sections 12.8-12.10) and TAN 8.

For each renewable and low carbon energy technology, this guidance provides an overview of the main considerations including technological and financial constraints; environmental, social and economic impacts and benefits; design, mitigation and enhancement measures; the effects of climate change on these technologies; relevant financial drivers and barriers; and the opportunities for community engagement and planning obligations.

The guidance was updated in 2011 to include guidance on the planning implications of solar arrays. Paragraph 8.4 of this guidance states that the design, mitigation and enhancement measures of solar arrays should be considered in terms of the following key impacts: Landscape and Visual; Glint and Glare; Ecology; Historic Environment; Agriculture; Hydrology and Flood Risk; Cumulative Impacts.

Appendix 3 of the Practice Guidance identifies that, where there is likely to be a potential impact on identified features of cultural historical interest, including below ground archaeology, suggested mitigation measures include designing plant layout to avoid impact on archaeological remains, such as the use of surface ducting for cables and concrete shoes for ground anchoring. The Guidance further recommends that trial trenching to confirm the presence / absence of any buried archaeological resource should be undertaken prior to construction with a programme of archaeological monitoring in place during construction.

Practice Guidance: Planning for Renewable and Low Carbon Energy – A Toolkit for Planners (September 2015)

This toolkit was published in September 2015 and provides local authorities with a methodology for developing a robust evidence base to assist in the preparation of renewable energy and low carbon energy assessments in their area. The information collected by such assessments can provide an evidence base to underpin renewable energy and low carbon energy policies in local developments plans. Accordingly, the toolkit provides advice on how to translate renewable energy assessment outcomes into local development plan policies and targets. The guidance should be read in support of PPW (in particular, Sections 12.8-12.10) and TAN 8.

The toolkit includes a section on how to assess the potential for solar farm developments. The toolkit advises that the assessment of the potential capacity and electricity generation potential for solar arrays in the local authority area should consider constraints including woodland, lakes and rivers, flood zones, Special Protection Areas (SPA), Special Area of Conservations (SAC), Candidate Special Area of Conservation (cSAC), RAMSAR sites, National Nature Reserves (NNR), Local Nature Reserves (LNR), Sites of Special Scientific Interest (SSSI), Marine Nature Reserves (MNR), Scheduled Ancient Monuments (SAM) and Areas of Outstanding Natural Beauty (AONB).

The toolkit further advises that more detailed site level issues and constraints may be best assessed at the planning application stage for individual sites. At this stage, assessment could include a landscape sensitivity analysis, identification of the distance to the nearest appropriate electricity grid connection and proximity to public rights of way and bridleways. Furthermore, local

authorities are advised to commission work to establish landscape and cumulative impacts to support their assessments if necessary.

4. Response to Consultation and Publicity

Local Members: No comments

Llanbadrig Community Council: Object as too large and will be visible from A5025 and AONB.

Amlwch Town Council: Object consider an overdevelopment on agricultural land and would have a visual impact

Mechell Community Council: Consider too large, will harm tourism and house prices

97 letters have been received of which over 70 are proforma, points raised include;

- Too large
- Will harm landscape
- Will be visible from residential properties
- Could damage archaeological sites
- Will be visible for miles
- Will distract drivers
- Will be seen by walkers
- Concerns regarding radio interference
- Grazing land lost
- Flora and fauna affected
- Will produce limited energy
- There is no need
- Little employment
- No provision for decommissioning
- Safety issues
- Disruption during construction
- Harm geology
- There will be glare
- Not in JLDP
- Harm residential amenity

Ysgol Sir Thomas Jones Amlwch and Ysgol Gynradd Cemaes have written commenting;

Do not support or oppose but will benefit from £300,000 between them over the life of the array, stating that it is expected that this will improve academic performance and welcomes contribution

In addition, there have been 7 letters of support, including local residents, the Farmer's Union of Wales, the IACC Energy Island Programme, and Friends of the Earth. Points raised include:

- Supports the Energy Island
- Excellent sunshine
- Environmentally friendly
- Low aesthetic impact
- Benefit local businesses
- Substantial merits outweigh other considerations
- Natural and valuable part of the Energy Island
- Much less visible than a row of pylons

Consultees

Highways - recommend conditions

Welsh Water – conditions

Natural Resources Wales - no objection

Ecological Advisor - no objection

MOD - no objection

Welsh Government - no objection in respect of loss of agricultural land

GAPS have objected to the scheme as they consider further investigation (trenching) should be carried out prior to the determination of the application. However, following the removal of the field to the SE whist still raising concerns suggest a condition to ensure a scheme of archaeological investigation works.

North Wales Police raise concerns regarding traffic at pinch points such as bridges the applicant is however to instigate discussions to ensure traffic problems are kept to a minimum. This could include timing of vehicles when they approach pinch points and discussing the type and size of vehicles which will be used. This requirement is to be included within the terms of the Traffic Management Plan.

5. Relevant Planning History

The Rhyd-y-Groes windfarm

20C102C approved 20/11/92

Repowering 20C102L/EIA/RE approved 21/10/2016

6. Main Planning Considerations

The below are considered the main planning considerations in respect of this case.

Principle of Development

The quoted policies in section 3 of this report show that there is a wealth of policy support for green energy at both local and national level. These policies establish the principle of renewable energy proposals and actively encourage such proposals.

In an oral statement on energy on 6th December 2016, Cabinet Secretary for Environment and Rural Affairs, Lesley Griffiths, commented on the Welsh Government's commitment to support renewable energy projects, as set out in 'Taking Wales Forward' which includes *support for the development of more renewable energy projects*. In her oral statement, Mrs Griffiths commented:

"To deliver secure and affordable low-carbon energy, we need a mix of different technologies and sizes, from community scale to major projects," and "we will maximise the role of renewable generation."

In supporting the UK Government's proposals to phase out unabated coal-fired generation by 2025, Mrs Griffiths stated that *"this includes supporting renewable generation, including least-cost technologies such as solar and wind."*

Later in the statement, Mrs Griffiths confirmed that she intends to bring in targets for renewable energy in Wales. It is expected that these targets will be in place within the next 12 months and the proposed development will be a major component of Anglesey's contribution to meeting these targets.

Landscape and Visual

The application was accompanied by a Landscape and Visual Impact Assessment which demonstrated that, despite its scale, the development is well screened by the existing landform and existing vegetation, and that this would be enhanced through the provision of further landscaping and planting proposed as part of the application.

The assessment work undertaken also demonstrated that the proposal will be difficult to see from the A5025 and will not have a detrimental impact on the AONB. These conclusions are supported by the consultation responses from Natural Resources Wales (NRW) and the Council's Landscape Officers who have not raised any objection to the proposal in relation to the impact on the A5025 or the AONB.

NRW stated:

"...the proposal would appear as a small element of the panoramic inland views, within the middle to far distance. The pattern and tonal colour of the solar farm would assimilate reasonably well with the irregular mosaic pattern of gorse and pasture fields..... We consider the effect upon AONB views and perceptions of the area's natural beauty would therefore not be significant."

Initially there were concerns regarding the impact the scheme would have on the locality furthermore it was considered that the reports submitted with the application did not give a true reflection of the impact of the proposals. However following an extensive analysis of the site and the array proposed along with discussions with the developers agent it was agreed to remove 2 fields from the proposal site.

The consequence of this was to reduce the impact of the scheme from vantage points of concern namely the Copper Trail

The scheme's impact will now be localized to areas immediately surrounding the site and not farther afield. A proposal of this scale will inevitably generate some detrimental effects and harm. However, these effects are localised and do not extend beyond the immediate area and harm generated would not be across the wider Landscape Character Area of North West Anglesey.

In terms of the impact on the A5025, the applicant has stated that:

"The proposal will not have any significant detrimental impact on motorists. Whilst the development may be fleetingly visible to some motorists, depending on their speed of travel, the development would only be in their field of view momentarily and would be competing with more dominant and readily discernible development in terms of the Rhyd-y-Groes wind farm. Consequently, the glimpses of the solar farm will not be sufficient to detract from the overall character of the area and the experience of travelling through the landscape."

There is agreement that the effects of the array are local and do not extend in the wider landscape proposed SLA's or AONB.

Glint and Glare

The PV cells are designed to absorb light and are therefore dark in colour and do not reflect much light. To minimise nuisance from glint effects further additional treatment is commonly added to the surface of PV cells to scatter reflected light in a nonspecular manner.

Applicant has provided a glint and glare study which demonstrates that there will be no unacceptable impacts on residential amenity.

Ecology

The application is supported by an Extended Phase1 Habitat Survey. providing an assessment of habitats and their amounts, species ,impact assessment, mitigation and cumulative impacts (with windfarm)

The assessment showed that whilst there were no significant impacts, as part of the scheme additional planting and ecology corridors are proposed. These improvements will enhance biodiversity at the site.

The details have been assessed by NRW and the Councils Ecological Officer and no objections have been raised.

Historic Environment

CADW have identified 2 scheduled monuments which have the potential for being affected by the proposals;

Pen-y-Morwyd Round Barrow 1 km north east
Werthyr Standing stone 1.1km north east

The impact on these they identify as being moderate and slight. Additionally CADW do not consider the impact on Parys Mountain objectionable.

Extensive research has taken place over the site and areas of high potential for the discovery of archaeological assets identified, these are contained in the Southeast area of the site and could include a large enclosure associated with smaller sub enclosures, likely pits and field enclosures these may represent a late prehistoric or Roman settlement.

GAPS have objected to the scheme as they consider further investigation (trenching) should be carried out prior to the determination of the application. Of particular concern is the area of land to the South East of the site.

Mitigation

The applicants propose the following;

Southeast area of the site – in light of the possible archaeological resource (identified by a series of curvilinear anomalies by geophysical survey and which also features as cropmarks on aerial photographs), and the probable date and coherence of the remains, the heritage value of this site is predicted to be high. To mitigate any potential major adverse impact, the southeast area will be excluded from the proposed development. Given the likely sensitivity of the remains in the southeast area, trenching should be avoided because the adverse effects of trenching, even if limited, is likely to alter any buried deposits far more significantly than the use of concrete shoe mountings

Northwest area of the site - characterised by possible field systems and enclosures which cannot be dated with any precision, but appear to be agricultural in origin and so represent an archaeological resource of possible medium value. To mitigate any potential minor adverse impact, the area should be subject to an appropriately worded condition on any grant of planning permission to investigate and record any matters of archaeological interest over the areas of highest impact (in line with the approved WSI). This would reduce any residual archaeological effects to negligible.

The applicants state;

“It is not disputed by the Applicant that further archaeological investigation is required prior to the commencement of development on site.

The question is when this investigation is to take place.

It is however considered that the extensive appraisal work undertaken both pre- and post-submission of the application, provides a sufficiently detailed understanding of the archaeological resource at the site to allow the application to be positively determined subject to a condition requiring the completion of investigation – an entirely appropriate and well-established approach in planning decisions”

A “Written scheme of investigation” (WSI) has been prepared and agreed with GAPS (As a post decision document).

The WSI provides an archaeological management plan designed to ensure the appropriate protection and investigation of archaeological remains in advance of construction works in respect of the installation of the PV-solar array.

The WSI proposes a programme of archaeological works that would consist of a staged approach. In summary, this would consist of:

- i. **Evaluation Phase** – this would be carried out post-determination, but pre-construction, in order to identify, characterise and record the potential archaeological features identified by the geophysical survey, if present. The evaluation phase would also test other areas in order to establish the archaeological potential of these areas. All necessary recording and survey control would be carried out during this phase to provide a record of any archaeological finds and features recovered during this phase
- ii. **Mitigation and Monitoring Phase** – subject to the results of the evaluation phase, areas of archaeological sensitivity could be identified that may be harmed by groundworks associated with the construction of the development. The works associated with this would take place during the preconstruction and construction phase of the development. All necessary recording and survey control would be carried out during this phase to provide a record of any archaeological finds and features identified during this phase and will comply with the standards set out in the WSI.
- iii. **Post-Excavation Phase** – A typescript report would be prepared immediately pre-construction and construction phase works are complete. This would include a full written description and interpretation of the results, including specialist reports and the arrangements for the publication and dissemination of results. The site archive would be lodged with Oriol Ynys Môn.

In respect of conditioning the required works the below planning context is of relevance;

GAPS are commissioned by the Council to provide development management advice. However, it is the LPA who must make the decision on the application in line with Section 38(6) of the 2004 Act. It is not uncommon for planning applications to be approved by an LPA without the full support of all internal Council consultees and departments, and this situation.

In this instance it must be acknowledged that it will be the LPA which would need to justify why the planning permission could not be issued with an appropriately worded condition. The refusal on the application on this ground could leave the Council in a position where it had acted unreasonably and there would be a case for substantial costs to be paid in respect of this at appeal.

Furthermore, the conditioning approach is justified and supported by Welsh Government Practice Guidance entitled *Planning Implications of Renewable and Low Carbon Energy* (February 2011). This is designed to support LPAs in dealing with applications for renewable and low carbon energy development in Wales. It is a main source of detailed planning guidance on solar farms provided by the Welsh Government.

The Appendix to the Practice Guidance clearly identifies that trial trenching may be required before construction (as opposed to before determination)

Planning Policy Wales V9 states in 3.5.4 that;

3.5.4 Planning permission cannot be granted subject to conditions which specifically require works on land outside the application site and outside the control of the applicant. However, it is possible for local planning authorities to grant permission subject to a condition that development should not be commenced or occupied until some obstacle to the development has been overcome.

Mention has been made of whether a precedent could be set in respect to the approach taken.

However, the notion that each planning application must be considered on its own merits is well-enshrined in case law, for example in *Dunster Properties Ltd v First Secretary of State [2007]*. This is because Section 38 of the Planning and Compulsory Purchase Act 2004 requires applications to be determined in accordance with the development plan, unless material considerations indicate

otherwise. The balancing of material considerations is a delicate exercise, which will be entirely bespoke to each planning application. Equally, no provision is made in planning legislation for decisions to set precedents, which would not be appropriate given the individual characteristics of each site and individual merits of each development proposal.

It is acknowledged that consistency is required as a broad principle of good administration, which can also apply to decision-making in planning, as supported by decisions of the court. The guidance of *Mann LJ in North Wiltshire DC v Secretary of State for the Environment (1993)* acknowledged that consistency was important for developers and planning authorities, but also that an inspector “must always exercise his own judgment”. Decision-makers are therefore free upon consideration to disagree with the judgment of another but before doing so, there ought to be reasons given. This supports the notion that each planning application must be considered on its own merits.

Additionally Counsels legal opinion has been sought by the applicants and this clearly outlines that conditioning is the appropriate approach and that a refusal would put the LPA in a position where it had acted unreasonably.

Agriculture

PPW seeks to promote diversification in the rural economy by accommodating both traditional rural industries and new enterprises. National policy requires that the best and most versatile (BMV) agricultural land (i.e. Grades 1, 2 and 3A of the Defra Agricultural Land Classification System) should only be developed if there is an overriding need for the development, and either previously developed land or land in lower agricultural grades is unavailable.

As the application site is classed as Grade 3b of the Agricultural Land Classification (ALC) of England and Wales, it is not BMV land and therefore the application site is not of such a quality that any particular weight should be given to preserving the site for arable agricultural use – the site will continue to be used for the grazing of sheep in any event. Furthermore, these proposals would not have any adverse impact upon agricultural activity surrounding the site whilst it is operational. Lastly, it should be remembered that these proposals also do not constitute a permanent loss of agricultural land, since the ground will not be surfaced and nor will any permanent structures be erected upon the site. It will therefore be possible to remediate the land for agricultural purposes after the solar farm is no longer in use.

No objection has been raised by WG in respect of the uptake of agricultural land.

Hydrology and Flood Risk

A site investigation by the applicants consultants revealed that the majority of the site lies within Zone A as per the Welsh Government development advice maps, with a small proportion adjacent the river Wygyr in zone C2. It was suggested by the consultants that no panels be placed within the C2 zone or a limited Flood Consequence Assessment (FCA) produced to demonstrate flood risks can be managed and that the proposals do not increase flood risk to third party landowners.

Accordingly, a Flood Consequence Assessment has been prepared to outline the sources of flood risk to the site, measures to manage flood risk and justification for developing the site.

The FCA anticipates that the construction phase is likely to be the main source of potential effects to the current hydrological regime/water quality/flood risk. Construction best practice measures/mitigation will be operation during the period of construction. All details of best practice will be based on current guidance produced by CIRIA and the E.A./NRW which cover good construction techniques and pollution prevent and control measures. The proposed measures will be detailed within the Construction Environmental Management Plan (CEMP), the detail of which can be attached as a condition to planning permission.

The completed development as designed should present minimal risk of impacts to the hydrological environment. The current proposal is to maintain the status quo in terms of site drainage, it is not proposed to install additional drainage infrastructure, so there would be no on-going maintenance

requirements. It is understood that currently the landowners/farm managers undertake little if any works in relation to maintaining subterranean field drains and boundary field drains and therefore no active management of the drains is proposed

Welsh Language

The applicant has commented

“The development of a solar farm at the proposed site is not anticipated to have a significant impact on the Welsh Language. However, the IACC’s SPG on *Planning and the Welsh Language* (2007) requires all major applications to be accompanied by a Language Statement. Guidance on the content of Language Statements is included at Appendix 3 of the SPG. However, energy developments do not sit well within any of these categories. Category 4 relates to ‘Infrastructure’, but appears to be concerned with transport infrastructure, given that it seeks to establish whether the proposal would enhance accessibility to the language sensitive area.

Four questions are provided under the general considerations heading (5.1-5.4) of Appendix 3 of the SPG, which are each addressed below:

5.1 Are there appropriate local services such as shops, residential/community facilities to serve the development?

- Once operational, the site will be monitored remotely through the use of CCTV and only visited for occasional maintenance. Therefore, there will not be any employees requiring local services. Construction will last approximately 6-9 months; during this time workers will make use of facilities in the nearby settlements of Cemaes Bay and Amlwch.

5.2 Will the proposal create new opportunities to promote the language and local initiatives in the community?

- The lack of residents or significant numbers of employees resulting from the development means there is no tangible opportunity to meet this objective. Local employment will be sought during construction wherever possible.

5.3 How will the development promote the use of the language in the community?

- The nature of the development means that there is no opportunity to promote the use of the Welsh language. It is considered that the proposal would have a neutral impact on the use of the language.

5.4 What are the proposed mitigation measures?

- Given that the development would have no impact on the use of the Welsh language, no mitigation measures are required.

Notwithstanding this, the applicant has confirmed that all construction and operational signage associated with the proposed development will be bilingual.

Residential Amenity

A residential impact assessment has been submitted with the application.

It is accepted that there are dwellings near the solar array. However, an assessment has been made and those properties visited. Landscaping is proposed to screen some of the impact and whilst the array will be viewed from parts of the properties effected, it is not considered that the proposals will cause such undue harm to residential amenity so as to warrant refusing the application.

Highways

Construction is anticipated to be completed in a single construction phase lasting approximately 6 months. A Construction Traffic Management Plan (CTMP) will be provided for the duration of the construction phase detailing routes, signage and controls of traffic etc. Following construction of the proposed development, the site will be monitored remotely. As such, the site will not be tended to on a regular basis, unless repairs/maintenance is required. Consequently, any traffic movements associated with the site will be minimal. Upon completion of the development, the only access to the site will be from maintenance vehicles, which is anticipated to occur twice year. The proposed life of the development is 30 years, after which all apparatus will be removed and the land reinstated and reverted to agriculture, as a single decommissioning operation over a period of 6 months. The proposed development will not result in a significant impact on existing traffic conditions. As such, it is considered that the proposed development is acceptable on highway safety grounds.

Effect on tourism

It is accepted that the scheme covers a large area of land.

However, the impact of this on the appearance and character of the locality can be directly related to the impact on tourism ie if the scheme can be seen from many vantage points, public rights of way etc and have a negative impact on that character, then it could be argued that this impact would have a negative impact on tourists enjoyment of their visit to Anglesey.

It should be noted that as identified in the "Landscape and visual " section of this report views of the array will be limited and localized and not considered to have an unacceptably negative impact on the appearance and character of this part of the Anglesey landscape.

The applicant has provided a copy of a report entitled 'The Impact of Renewable Energy Farms on Visitors to Cornwall', prepared for 'Good Energy' by 'South West Research Company Ltd' in November 2013.

The report documents the results of a research exercise undertaken between the 1st and 30th August 2013. Face to face surveys were conducted with over 1000 people at 6 different holiday locations in Cornwall – these included Padstow, Perranporth, Tintagel/Trebarwith, Widemouth Bay, Newquay and Penzance.

The research found that the vast majority (80%) of visitors to Cornwall had a positive attitude towards renewable energy with just 6% having a negative attitude towards it. In terms of solar farms specifically, the following key findings emerged:

- 75% of respondents were in favour of solar farms as a means of generating power, and only 9% had a negative attitude towards them;
- 71% of those visitors who were aware of the presence solar farms in Cornwall said that their presence had no impact on their visit to the County, 22% said that they had a positive impact, and only 7% said they had a negative impact.

Significantly, 94% of visitors said that the presence of renewable energy generators would make no difference to future visits to the County, and a further 4% said that their presence would make them more likely to visit again in the future.

The report supports the view that the proposal will not have any significant impact on tourism or the economy derived from it.

With this in mind it is not considered that the proposals would reduce the numbers of tourists visiting Anglesey.

7. Conclusion

Planning policies in Wales and the UK as a whole encourage the provision of green energy sources. It is accepted that the PV installation will make a substantial contribution towards sustainable energy resources for the whole country.

Whilst acknowledging the general encouragement for renewable energy developments, planning applications must be determined taking into account the potential for harm. In summary;

- **Landscape and visual**

Following the removal of the 2 fields to the south east the impact of the scheme has been reduced and whilst acknowledging that there will be detrimental impacts these will be localized and not widespread

- **Glint and glare**

Technical solutions ensure that this is not problematic

- **Ecology**

The Extended Phase 1 survey did not identify any significant impact and neither NRW or the Councils Ecological Officer object to the scheme. The scheme is anticipated to enhance biodiversity at the site.

- **Historic Environment**

It is considered that with the contentious field removed from the scheme and the inclusion of a condition requiring investigation prior to the commencement of works (in line with a management plan that GAPS has confirmed as being appropriate), archaeological assets can be protected/recorded in an appropriate manner.

- **Agriculture**

The site comprises grade 3b land and its use for the solar array has not been objected to by the WG Sheep will continue to graze on the site.

- **Hydrology and Flood Risk**

A flood consequence assessment has been submitted with the application as a small portion of the site is within a C2 zone it should however be noted that this is not high risk development. As such NRW do not object to the scheme.

- **Residential amenity**

A residential impact assessment has been submitted with the application which does not identify undue harm to residential amenities.

Notwithstanding this, properties have been visited and the impact judged, taking into account proposed landscaping/screening, orientation of the dwellings and intervening topography.

Whilst dwellings will be able to see some solar panels, and in one instance in close proximity (on boundary) which will change the views and outlook from those properties. It is not considered that this would amount to such harm as to warrant refusing the application.

- **Effect on tourism**

With the impact on the landscape being considered acceptable and impacts localized and not widespread it is considered that the scheme would not harm public viewpoints to such an extent as to render the Island unattractive to tourists

Planning policies in Wales and the UK as a whole encourage the provision of green energy sources. It is accepted that the PV installation will make a substantial contribution towards sustainable energy resources for the whole country

The Welsh Government's Climate Change Strategy for Wales (2010) has set a target for Wales to reduce its emissions of greenhouse gases by 40% by 2020 compared to 1990 data. The latest available figures (Welsh Government Sustainable Development and Climate Change Annual Report 2015) show that only a 11.9% reduction from 1990 levels has been achieved.

It is with the policy support along with the assessment of the interests listed above in mind that it is considered that the application should be approved.

8. Recommendation

Permit

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

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

(02) The development hereby permitted shall be carried out in accordance with the following approved plans: 'North Anglesey Solar Project – RL2 (090217)'; 'Indicative Layout Plan (14 Feb 17)'; 'Landscape & Mitigation Strategy' (Ref: 15035.101 Rev.G); 'Ref: FRAMES 01' (17.11.15); 'Ref: TRACK 1' (17.11.15) unless otherwise permitted by the terms of this permission.

Reason: For the avoidance of doubt.

(03) Notwithstanding the requirements of condition 1, prior to the commencement of the development final details of the layout of the site, including panel details, shall be submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.

Reason: To define scope of permission.

(04) No development shall take place until details of the materials to be used in the construction of the external surfaces of the structures comprising the primary substation, inverter stations and battery storage units hereby permitted have been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.

Reason: In the interests of amenity.

(05) Prior to the commencement of the development details of the CCTV cameras, lighting and supporting structures and security fencing, including their siting, shall be submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.

Reason: In the interests of amenity.

(06) Prior to the commencement of any works a site-wide Construction Environmental Management Plan (including a Construction Travel Plan) shall be submitted to and approved in writing by the Local Planning Authority. The plan shall include the following matters:

- Signage for the construction traffic, pedestrians and other users of the site,
- Controls on the arrival and departure times for the construction vehicles;
- Piling methods (if employed)
- Earthworks;

- Hoardings to the site,
- Hours of working,
- details of how noise, lighting, dust and other airborne pollutants, vibration, smoke, and odour from construction work will be controlled and mitigated
- Waste management and disposal and material re use,
- Prevention of mud / debris being deposited on public highway;
- Protection of the amenities of nearby residential occupiers
- Materials storage; and hazardous material storage and removal.
- A system for the management of complaints from local residents
- Emergency Containment Procedures

The approved Construction Environmental Management Plan shall be implemented Accordingly.

Reason: In the interests of amenity and highway safety.

(07) Two additional passing bays shall be provided as marked on the attached plan full details of the bays location and design shall be submitted and agreed in writing by the LPA before any other works commence on the remainder of the development, the passing bays shall be completed before the development hereby approved commences.

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

(08) A full traffic management scheme which shall be adhered to for the duration of the scheme shall be submitted to the LPA for its written approval before works commence, the scheme shall include;

- 1 The parking of vehicles for site operative and visitors**
- 2 Loading and unloading of plant and materials**
- 3 Agreed traffic route**
- 4 Wheel washing facilities**
- 5 Hours and days of operation and the management and operation of construction and delivery vehicles**
- 6 A full signage schedule**

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

(09) Prior to the commencement of works a traffic management plan shall be submitted to the local planning authority for its written approval to show the only route to be used for the construction of the site along with works necessary to this route for the safe and easy flow of traffic.

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

(10) The solar panels hereby approved shall at no time exceed 3m in height.

Reason: To define scope of permission.

(11A) No development shall commence until the programme of archaeological work set out in the Written Scheme of Investigation dated 4th October 2016 (Document Ref: NAS16 v.1.5) has been implemented and completed.

(11B) A detailed report on the archaeological work set out in the Written Scheme of Investigation shall be submitted to and approved in writing by the Local Planning Authority within twelve months of the completion of the archaeological fieldwork or the completion of the development, whichever is the sooner.

Reasons:

(01) To ensure the implementation of an appropriate programme of archaeological investigation in accordance with the requirements of Planning Policy Wales 2016 and Welsh Office Circular 60/96 Planning and the Historic Environment: Archaeology.

(02) To ensure that the work will comply with Management of Archaeological Projects (MAP2) and the Standards and Guidance of the Chartered Institute for Archaeologists (CIfA).

(12) No structures shall be included on fields A and B as identified on the attached plans. Field A and B shall be landscaped in accordance with a scheme to be agreed in writing with the Local Planning Authority and planted within the first planting season following the implementation of this permission

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.

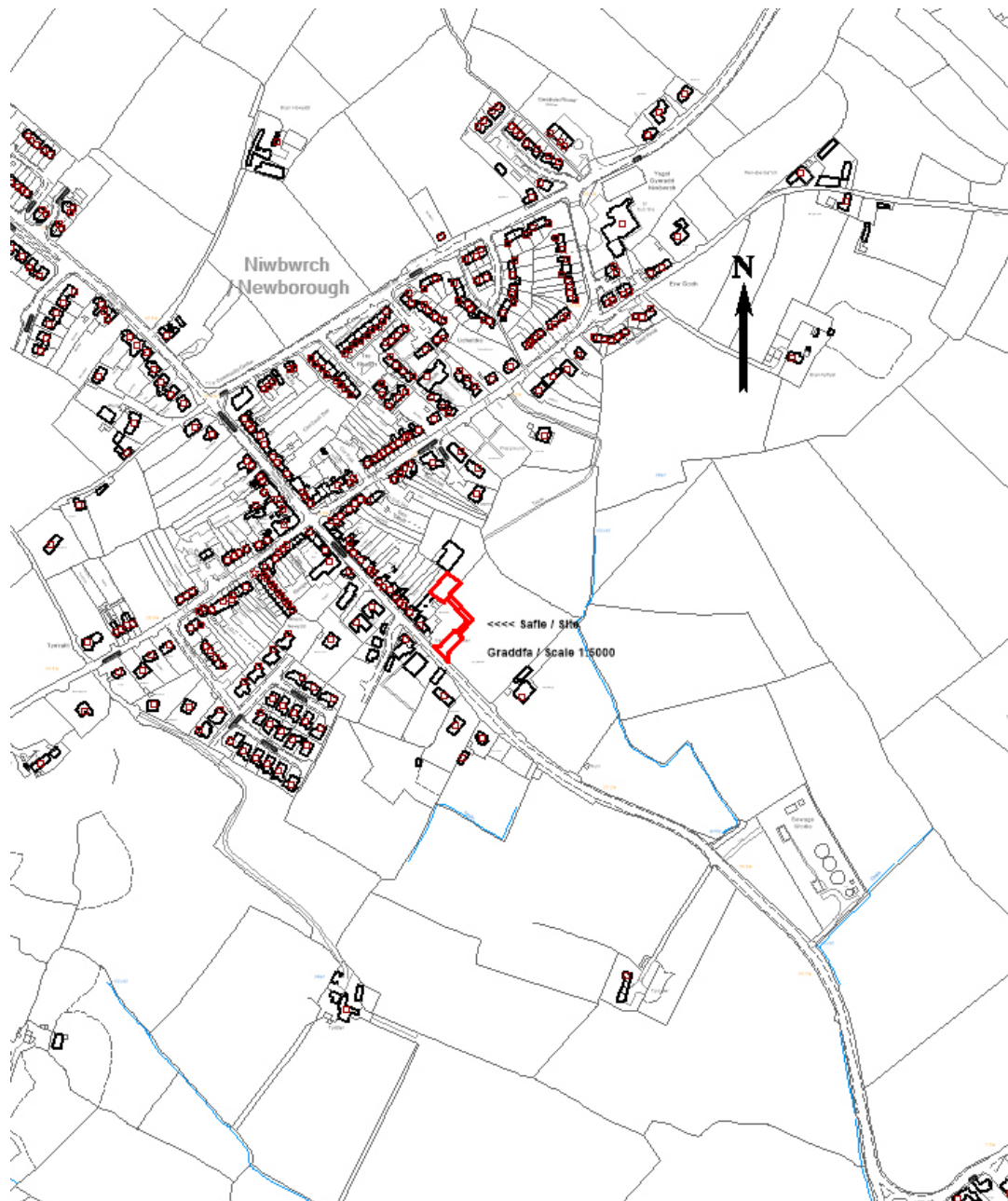
Rhif y Cais: **45C480** Application Number

Ymgeisydd Applicant

Mrs Buddug Pierce Thomas

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

Morannedd, Chapel Street, Niwbwrch/Newborough



Planning Committee: 14/06/2017

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

Recommendation:

Refuse

Reason for Reporting to Committee:

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

At its meeting held on the 26th April 2017 the Committee resolved to approve the application contrary to officer recommendation. The recorded reasons being as follows:

i) Proposal complies with Policy 49 of the Ynys Mon Local Plan and Policy HP3 of the stopped Unitary Development Plan and does not amount to insensitive infilling.

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;

i) Proposal complies with Policy 49 of the Ynys Mon Local Plan and Policy HP3 of the stopped Unitary Development Plan and does not amount to insensitive infilling.

Both Policy 49 of the Ynys Mon Local Plan and Policy HP3 of the stopped Unitary Development Plan support residential developments within the settlement boundary provided that the proposal complies with other policies of the development plans. The site lies within the development boundary of Newborough and therefore the principle of the residential development of the site is acceptable.

Newborough is identified as a Service Village under Policy TAI16 in the emerging Joint Local Development Plan. The site lies within the development boundary of Newborough as identified by Policy TAI16 however the adjoining field where the new access and track is proposed lies outside the development boundary of the village.

The proposal is for the erection of one detached dwelling on land to the rear of Morannedd and a new access and track will be constructed through the adjoining field. The new access will run through the middle of the adjoining field. This field lies outside the development boundary of Newborough as identified under Policy 49 and Policy HP3. The construction of a new vehicular access through the adjoining field and the erection of a new dwelling to the rear of the existing dwellings is out of character with the pattern of development of the surrounding area.

The proposed dwelling and its curtilage will lie directly next to the rear gardens of the adjoining properties. The rear of the proposed dwelling will be located only 2 metres away from the boundary of the plot with the rear garden of the adjoining property. These distances do not comply with the guidance contained within Supplementary Planning Guidance – Design Guide for the Urban and Rural Environment in terms of proximity between developments. The recommended distances between main aspects and the boundary is 10.5 metres and the distances between secondary aspects, the boundary is 7.5 metres – the distances between the proposal, and the boundary is only 2 metres.

There is a distance of only 6 metres between the gable of the proposed unit and boundary, which lies along the rear of Morannedd and Afallon.

Due to these distances, the proposal will have an adverse impact on the amenities currently enjoyed by the occupants of the adjoining properties.

Whilst it is acknowledged that the plot is within the development boundary of Newborough due to the close proximity of the development with the adjoining properties and the fact that the siting of the dwelling in this location would be out of character with the surrounding area the proposal is not considered as an acceptable infill site.

1. Recommendation

Refuse

(01) The local planning authority consider that the proposal would result in an insensitive infilling which would unacceptably affect the privacy and amenity of the occupiers of the existing dwellings and would be out of character with the surrounding area and would therefore constitute an insensitive infilling contrary to Policy 1, 30, 42, 48 and 49 of the Ynys Mon Local Plan, Policy GP1, GP2 and EN2 of the stopped Unitary Development Plan and the advice contained within Planning Policy Wales (9th Edition, 2016).

8.1

Gweddill y Ceisiadau

Remainder Applications

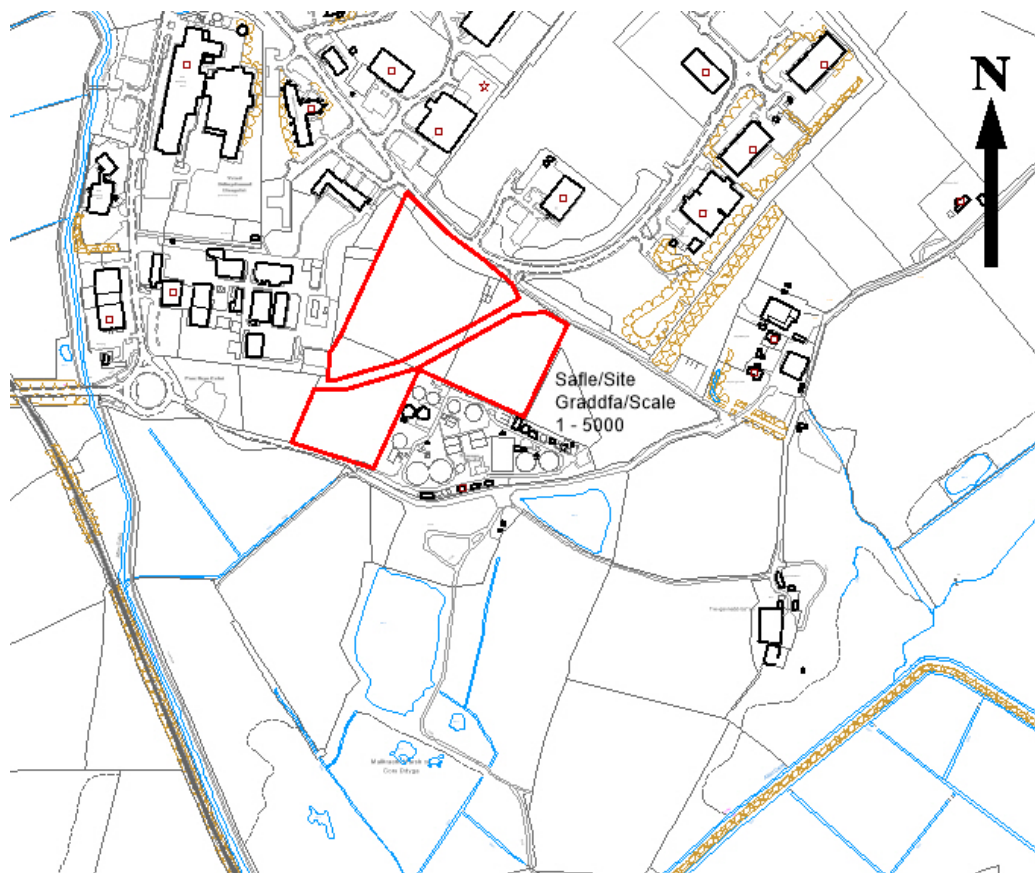
Rhif y Cais: **34LPA1034/CC/ECON** Application Number

Ymgeisydd Applicant

Head of Service - Property

Cais amlinellol gyda'r holl faterion wedi eu cadw'n ôl ar gyfer dau blot, sef defnydd busnes (Dosbarth B1), defnydd diwydiannol cyffredinol (Dosbarth B2) ac i'w defnyddio fel warws ac i ddsbarthu (Dosbarth B8) fel estyniad i'r parc busnes ar dir / Outline application with all matters reserved for two plots for business use (Class B1), general industrial use (Class B2) and warehousing and distribution use (Class B8) as an extension to the existing business park on land at

Stad Diwydiannol Bryn Cefni Industrial Park, Llangefni



Planning Committee: 14/06/2017

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

Recommendation:

Permit

Reason for Reporting to Committee:

This is an application made by the Council.

1. Proposal and Site

The application relates to the development of industrial units for B1, B2 and B8 uses on a site to the South-East of the current Parc Bryn Cefni Site in Llangefni. There will be 7 units contained on 3 parcels of land and which will be crossed by the Llangefni link road.

2. Key Issue(s)

- Are the proposals acceptable in policy terms?
- Highways issues
- Will there be harm to amenities?

3. Main Policies

Ynys Mon Local Plan

Policy 1 General Policy

Policy 2 New Jobs

Policy 26 Car Parking

Policy 31 Landscape

Ynys mon Unitary development plan (Stopped)

Policy GP1 Development Control Guidance

Policy GP2 Design

Policy EP2 Protection of Employment land

Policy EN1 Landscape Character

Emerging Local Development Plan

Policy CYF1 Safeguarding and Allocating land for industrial use

Policy AMG 1 Special Landscape Areas

TAN 12 Design

TAN 18 Transportation

SPG Design Guide for the Urban and Rural Environment

4. Response to Consultation and Publicity

Local Members No comments received

Town Council have chosen to make no comments

Highways Conditions

GAPS Conditions

NRW Comments/no objection

Ecological Officer no objections

Welsh Water conditions

5. Relevant Planning History

None in respect of the sites however, the link road which divides the site was granted planning permission under ref: 34LPA1013/FR/EIA/CC in December 2015.

6. Main Planning Considerations

Are the proposals acceptable in policy terms?

Within the Ynys Mon Local Plan (1996) the site is located outside the development boundary and hasn't been designated for any specific land use. The relevant policy within the Plan to consider in relation to the proposed development is Policy 2 – New Jobs. This policy supports the principle of creating new jobs on suitable sites which lie directly adjacent the development boundary. Furthermore the policy notes the need to prove that there is a locational need for the development and highlight economic benefits which would justify the intention to develop an employment site which is located outside the development boundary.

In accordance with Policy EP1 – Employment Land of the Stopped Unitary Development Plan (2005) the site is included within the development boundary and has been allocated for employment purposes.

The emerging Joint Local Development Plan also affords a similar status to the site, by safeguarding the site for employment purposes in accordance with policy CYF1 – Safeguarding, allocating and reserving land and units for employment use. In accordance with this policy employment /business uses within the B1, B2 and B8 use class are encouraged (please note that this policy is subjects to the Matters Arising Change - Public_Consultation).

Use of Agricultural Land

Whilst the site does at present comprise agricultural land the area is under the threshold that requires referral to the Welsh Government. Furthermore, it is considered that the land is now enclosed by existing road/built development infrastructure and with the development of the link road will be divided making its efficient use for agricultural purposes difficult.

Highways Issues

The highways Authority have been consulted prior to the application stage and the scheme has been developed in accordance with their recommendations.

Will there be harm to amenities?

Given the sites location with a backdrop of an industrial landscape it is not considered that there will be harm to the visual appearance of the location.

Furthermore, the site is not in a residential area and as such there is no harm to any dwellings.

7. Conclusion

Following consideration of the relevant policy framework the principle of the development aligns with the current Development Plan along with the emerging Joint Local Development Plan.

Additionally, the proposals are acceptable in technical terms and there will be no harm to the amenities of the locality.

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.

(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.

(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.

(04) No surface water and/or land drainage shall be allowed to connect directly or indirectly with 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 pollution of or detriment to the environment.

(05) The proposed development site is crossed by a combined public sewer and abandoned combined public sewer with their approximate position being marked on the attached Statutory Public Sewer Record. Their position shall be accurately located and marked out on site before works commence and no operational development shall be carried out within 3 metres either side of the centreline of these public sewers.

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

(06) No development (including demolition, site clearance, topsoil strip or other groundworks) shall take place until a specification for a programme of archaeological work has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out and all archaeological work completed in strict accordance with the approved details. b) A detailed report on the archaeological work, as required by condition (a), shall be submitted to and approved in writing by the Local Planning Authority within twelve months of the completion of the archaeological fieldwork.

Reasons: 1) To ensure the implementation of an appropriate programme of archaeological mitigation in accordance with the requirements of Planning Policy Wales 2016 and Welsh Office Circular 60/96 Planning and the Historic Environment: Archaeology.

2) To ensure that the work will comply with Management of Archaeological Projects (MAP2) and the Standards and Guidance of the Chartered Institute for Archaeologists (CIfA).

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.

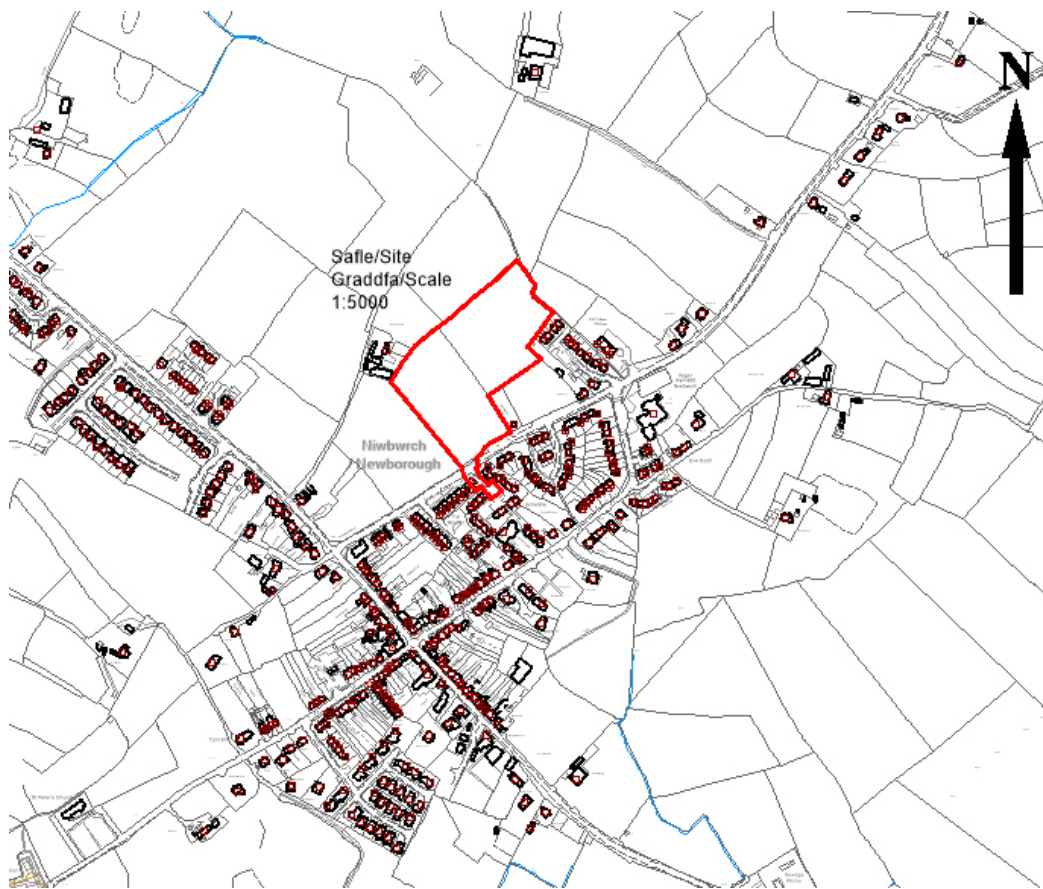
Rhif y Cais: **45LPA1029A/CC/ECON** Application Number

Ymgeisydd Applicant

Head of Learning

Cais llawn ar gyfer codi ysgol gynradd newydd ynghyd a chreu mynedfa newydd i gerbydau ar dir ger / Full application for the erection of a new primary school together with the creation of a new vehicular access on land adjacent to

Morawelon, Niwbwrch/Newborough



Planning Committee: 14/06/2017

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

Recommendation:

Permit

Recommendation:

Permit

Reason for Reporting to Committee:

The application is made by the Council

1. Proposal and Site

The site is located within the village of Newborough and lies opposite the residential estate known as Ucheldre. Access to the site is afforded off Lon Twnti (B4421) and the access will be constructed next to the residential dwelling known as Morawelon. The property known as Bryn Howydd lies to the rear of the site and numbers 9 – 12 Ty'n Lon Bach lies to the front of the proposed playing fields.

The proposed school is located on land outside the development boundary of Newborough as identified under Policy 49 of the Ynys Mon Local Plan and Policy HP3 of the stopped Unitary Development Plan. The site is also located outside the development boundary as defined under Policy TAI16 of the emerging Joint Local Development Plan.

The development proposed is for the erection of a new area primary school to include associated car parking, playing fields and educational areas as well as a community room. The building measures 100m long x 34m at its widest on plan and is orientated with its front facing the B4421. At its highest point the building measures 13.3 metres (the hall) to the ridge however the majority of the building reaches less than 8m to the ridge.

The scheme forms part of the Council's 21st Century Schools modernisation programme and will replace four local schools at Bodorgan, Llangaffo, Dwyran and Newborough.

The application is supported by:

Pre-Planning Consultation Report
Design and Access Statement
Acoustic Report
Residential Amenity Report
Landscaping Design and Access Statement
Ecology Assessment Report
Flood Consequences Assessment
Archaeological Assessment
Archaeological Watching Brief
Transport Assessment
Low or Zero Carbon Technology Feasibility Report

Preliminary Ecological Appraisal
Kier Drainage Strategy
Habitat Management Plan
Ecological Method Statement

2. Key Issue(s)

Impact of the development on the surrounding landscape and archaeology, highways and residential amenity impacts, ecology and drainage.

3. Main Policies

Ynys Mon Local Plan

Policy 1 – General Policy
Policy 14 - Recreation and community facilities
Policy 17 – Recreation and community facilities
Policy 32 – Landscape
Policy 34- Nature conservation
Policy 35 – Nature conservation
Policy 39 – Archaeology
Policy 42 – Design

Gwynedd Structure Plan

Policy D4- Location, siting and design
Policy D10 – Flora and fauna
Policy D15 - Archaeology
Policy D32- Landscaping
Policy F7 – Community use of schools

Stopped Unitary Development Plan

Policy GP1 – Development Control Guidance
Policy GP2 – Design
Policy EN4 – Biodiversity
Policy EN12 – Archaeological sites
Policy SG6 – Surface water run-off

Planning Policy Wales – Edition 9 (2016)

TAN 5 – Nature Conservation and Planning
TAN 6 – Planning for Sustainable Rural Communities
TAN 12 – Design
TAN 18 – Transport
TAN 23 – Economic Development

SPG – Design Guide for the Urban and Rural Environment

4. Response to Consultation and Publicity

Community Council – No objection

Cllr P Rogers – No response to date

Cllr A Griffith– No response to date – consultation process was carried out prior to the elections

Highway Authority – No objection subject to the inclusion of standard highway conditions

Drainage Section – Additional details requested, details received and are acceptable

Gwynedd Archaeological Planning Service – No response to date

Ecological and Environmental Advisor – Awaiting further response following receipt of additional information

Welsh Water – Awaiting further response following receipt of additional information

Natural Resources Wales- Awaiting response following receipt of additional information

Environmental Health Officer – Standard comments for construction stage; confirmed that acoustic fencing was not required and guidance in regards to standards of ventilation to control odours

Response from members of the public - The application was afforded three means of publicity; these were by the posting of site notices near the site, publication of a notice in the local press and the serving of personal notifications on the occupants of the neighbouring properties. The latest date for the receipt of representations was the 19th May 2017 and at the time of writing this report 1 letter of objection had been received at the department. The main issues raised can be summarised as follows;

- i) Situated on green belt
- ii) Lies outside the development boundary of the village
- iii) Proposal would encourage further developments on the green belt
- iv) Applicant states that 9 sites were considered however they have not disclosed the location of the alternative sites.
- v) A private applicant would have to demonstrate that there was no viable alternative and it does not seem appropriate that a public body should be held to any lesser account

In response to these comments I would respond as follows;

- i) The application site is not located on land that has been allocated as a green belt
- ii) Whilst it is acknowledged that the land lies outside the development boundary of the village of Newborough, however the site lies adjoining the built form of the village Policy 17 of the Ynys Mon Local Plan allows community facilities adjoining development boundaries.
- iii) Each application is considered on its own merits in relation to relevant policies and material considerations.
- iv) The Education Service has widely consulted on the proposals before this application was submitted. The Committee must now consider the planning merits of the application as made.
- iv) The Policy Considerations are discussed further in the main planning considerations section of this report.

5. Relevant Planning History

45LPA1029/CC/SCR – Screening opinion for the erection of a new primary school on land to the rear of Morawelon, Newborough – EIA Not Required 02/11/2106

6. Main Planning Considerations

Principle of the development: The site is located outside the settlement boundary of Newborough however the frontage of the site lies immediately opposite the built form of the village. Development plan policies support the creation of community buildings and resources within or on the edge of existing settlements.

Landscape and Visual impacts: The site is currently used as agricultural land. The site levels rises from the highway towards the rear of the site. The design and materials to be used in the construction of the building are considered acceptable and suitable in this location.

Whilst the scale of the building does bear similarity with modern agricultural buildings; the amount of glazing, colours and finishing materials will clearly distinguish it in the landscape. Surrounding surface treatments; parking and games area combine to extend elements of the built form.

In terms of landscape features affected, no internal hedges boundaries would be removed as part of the proposal however some hedgerow has been cut within the site prior to the submission of the application. However as the works did not entail the removal of the hedgerow planning permission was not required. The B4421 boundary is currently a bramble covered stone wall and the wall is to be retained. A predominately native planting scheme is proposed. Concerns have been raised by NRW by the possible planting of invasive species and at the time of writing this report we are awaiting a response from Natural Resource Wales following the receipt of an amended Habitat Management Plan. NRW have requested that a condition be imposed stating that no knowns invasive non-native species are introduced to the site.

Cultural heritage: Archaeological assessment works have already taken place on the site. At the time of writing this report we are still awaiting a response from the Gwynedd Archaeological Planning Service.

Highways impacts: The Highway Authority raises no objection in principle subject to the inclusion of standard conditions. It is considered that a condition can be included to secure agreement to a Traffic Management Plan.

Residential amenities: The scheme will bring about physical and visual change to the site with those properties principally affected being Morawelon which lies to the front of the site and lies next to the proposed vehicular access; the properties knowns as 9-12 Ty'n Lon Bach which lies immediately to the front of the playing fields and 33-35 Ucheldre and 21, 33 and 34 Tre Rhosyr which lie immediately opposite the site. The plans submitted as part of the application provide details of the proposed fencing, planting and shrub retention, which will safeguard the amenities of the neighbouring properties.

The site lies fronting the B4421 which is a busy thoroughfare and the additional traffic generated by the development will not have a detrimental impact on the amenities of the neighbouring properties to such a degree as to warrant the refusal of the application.

The use of the site will principally be during the school term but the scheme makes provision for wider community use which is likely to extend the duration of use into the evenings and out of term time. Given the benefits of the scheme as a resource for the wider community and the proposed screening and fencing which is to be erected along the boundary between 9-12 Ty'n Lon Bach and the football field it is not considered that undue issues would arise such as to warrant refusal.

Additional information in regards to the proposed external lighting scheme has been submitted and at the time of writing this report we are still awaiting confirmation from the relevant consultees that the lighting scheme is fit for purpose in terms of security considerations but that it does not impact the night sky nor unduly impact neighbouring occupiers or protected species.

Ecology: A Habitat Management Plan, Ecological Method Statement and ecological assessments support the application. At the time of writing this report we are still awaiting a response to the additional information submitted.

Drainage: A Flood Consequences Assessment and additional drainage report and details support the application. The scheme has now been amended and the foul waste will be connected to the mains sewer which is located in the opposite residential estate. At the time of writing this report we are still awaiting the final response from Welsh Water following the receipt of the amended details.

7. Conclusion

The principle of the scheme is acceptable in policy terms. The impacts on the surrounding area and cultural heritage are considered acceptable; conditions are proposed to mitigate visual impacts in relation to landscaping for example. Residential impacts are considered acceptable; however, at the time of writing this report we are awaiting confirmation from the technical consultees and

Natural Resources Wales that they are satisfied with highway and drainage matters and with ecological issues.

8. Recommendation

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

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

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

(02) No development shall commence until design and construction details of the proposed access and its interface with the highway, including full details of all new public footway areas, pedestrian crossing facilities and associated works, including a timetable for the works, have been submitted to and approved in writing by the local planning authority. The works shall thereafter be completed in accordance with the approved details, prior to the school being brought into use.

Reason: In the interests of highway safety and to ensure the implementation of an appropriately designed engineering solution.

(03) No development shall commence until a Construction Traffic Management plan has been submitted to the Local Planning Authority for its written approval. The Plan shall include as a minimum, but not limited to:

- i) The routing to and from the site of construction vehicles, plant and deliveries**
- ii) The parking of vehicles for site operatives and visitors**
- iii) Loading and unloading of plant and materials**
- iv) Storage of plant and materials**
- v) Wheel washing facilities where appropriate**

The applicant shall ensure that the requirements of the approved plan shall be adhered to throughout the construction of the development.

Reason: To ensure reasonable and proper control is exercised over construction activities in the interests of amenity and highway safety.

(04) No development shall commence until an Operational Traffic Management Plan has been submitted to the Local Planning Authority for its written approval detailing the management of traffic when the school is operational. The Operational Traffic Management Plan shall be adhered to for the lifetime of the development.

Reason: In the interests of highway safety.

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.

10.1

Ceisiadau'n Tynnu'n Groes

Departure Applications

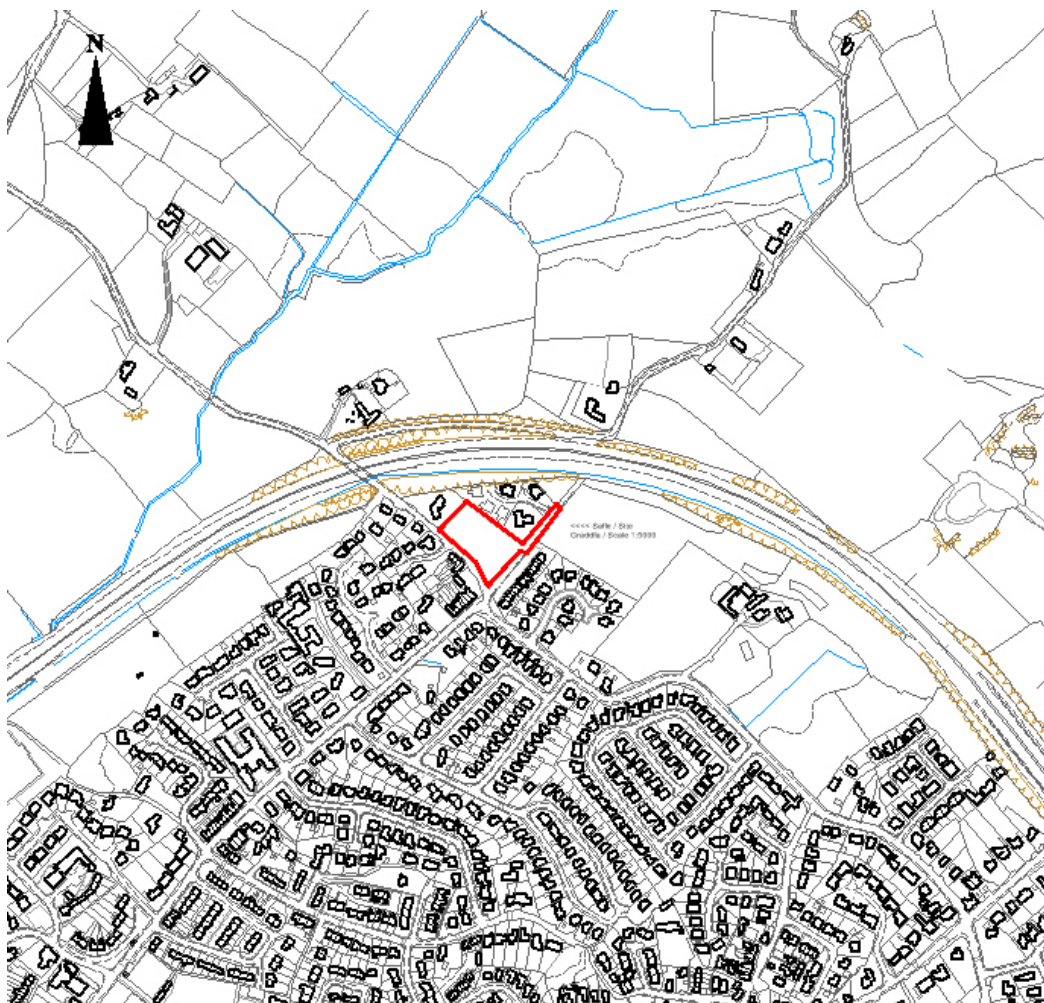
Rhif y Cais: 31C170E Application Number

Ymgeisydd Applicant

Rectory Developments Anglesey Ltd

Cais llawn i godi 16 annedd (10 annedd gyda 2 ystafell wely, 4 annedd gyda 3 ystafell wely a 2 annedd gyda 4 ystafell wely) ynghyd a chreu mynedfa newydd i gerbydau ac i gerddwyr ar dir ger / Full application for the erection of 16 dwellings (10 dwellings with 2 bedrooms, 4 dwellings with 3 bedrooms and 2 dwellings with 4 bedrooms) together with the construction of a new vehicular and pedestrian access on land adjacent to

Hen Lôn Dyfnia, Llanfairpwll



Planning Committee: 14/06/2017

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

Recommendation:

Permit.

Reason for reporting to committee:

The planning application is a departure from the development plan which the local planning authority are minded to approve.

The planning application has also been called in to the planning committee.

1. Proposal and Site

The site is located on the junction of Hen Lon Dyfnia with Ffordd Penmynydd and comprises a field enclosure. It is located outside but adjoining the development boundary of the village under the Ynys Mon Local Plan but within the boundary under the stopped UDP. Since determination of the last planning application it appears that a pair of semi-detached dwellings are nearing completion to the south west of the application site on the opposite side of Penmynydd Road.

The planning application comprises a resubmission of full planning application 31C170D for 17 dwellings which was dismissed at appeal on in November 2016, which is considered further in the planning history section of this report. This amended application is submitted for a reduced number of 16 dwellings arranged around the same central estate road off Lon Dyfnia. The scheme now comprises 10 2-bedroom dwellings, 4 3-bedroom dwellings and 2 3-bedroom bungalow and includes creation of a vehicular and pedestrian access onto Hen Lon Dyfnia (an access has been opened onto the site and some hard-core has been laid footings excavated on plot 3). The following amendments have been made to the proposed development as result of the dismissal of the appeal:

- Plot 4 is provided with a larger garden.
- Plots 5 & 6 have been changed to a single detached dwelling thus resulting in a reduction of one dwelling in the overall scheme.
- Former bungalow on plot 7 has been amended to a smaller footprint single detached house.

The scheme provides a public footway outside the proposed housing site with the public highway. Along Ffordd Penmynydd and Lôn Dyfnia which links with the footway provided within the estate.

Enforcement complaints have been received by the Council in relation to existing hedgerows being removed on the application site.

2. Key issue(s)

- The principle of developing the site has been accepted in the issuing of outline planning consent for 11 dwellings under reference 31C170A. The main issue is the acceptability of the proposed layout for 16 dwellings and highways and drainage issues.
- The appeal decision in relation planning application 31C170D for 17 dwellings is significant material consideration which should be weighted accordingly in the determination of this amended planning application.

3. Main Policies

Ynys Mon Local Plan

Policy 1: General
Policy 26: Car Parking
Policy 31: Special Landscape Area
Policy 32: Landscape
Policy 42: Design
Policy 48: Housing Development Criteria
Policy 49: Defined Settlements
Policy 53: Housing in the Countryside

Gwynedd Structure Plan

Policy A1: Housing Land Availability
Policy A2: Housing Location
Policy A3: Scale and Phasing of Housing
Policy A6: Dwellings in the Countryside
Policy A7: 5 Year Supply
Policy A9: Affordable Housing
Policy D4: Location, Siting and Design
Policy D28: Natural Slate
Policy D29: Standard of Design
Policy D32: Landscaping
Policy FF12: Car Parking Standards

Stopped Unitary Development Plan

Policy GP1: Development Control Guidance.
Policy GP2: Design
Policy EN1: Landscape Character
Policy TR3: Highway Design
Policy TR10: Parking Standards
Policy HP1: 5 Year Supply
Policy HP2: Housing Density
Policy HP3: Main and Secondary Centres

Policy HP7: Affordable Housing – Housing Need
Policy SG2: Development and Flood Risk
Policy SG6: Surface Water Run Off

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

PS1: Welsh Language & Culture
PS2: Infrastructure and Developer Contributions
ISA1: Infrastructure Provision
ISA5: Provision of Open Spaces within New Housing Developments
TRA2: Parking Standards
TRA4: Managing Transport Impacts
PS5: Sustainable Development
PCYFF1: Development Criteria
PCYFF2: Design and Place Shaping
PCYFF3: Design and Landscaping
PCYFF5: Water Conservation
PS13: Housing Provision
TAI1: Appropriate Housing Mix
TAI9: Affordable Housing Thresholds & Distribution
TAI15: Housing in Local Service Centres Proposal T37 Land near Penmynydd Road
PS16: Conserving and Enhancing the Natural Environment

Supplementary Planning Guidance “SPG”

Design Guide in the Urban and Rural Built Environment
SPG Affordable Housing
SPG Parking Standards
SPG Planning and the Welsh Language
SPG Planning Obligations

Planning Policy Wales Edition 9

TAN 2: Planning and Affordable Housing
TAN 12: Design
TAN 15: Development and Flood Risk
TAN18 Transport
TAN 20: Planning and the Welsh Language

4. Response to Consultation and Publicity

Cllr Robin Wyn Williams: Refer to committee.

Cllr A Mummery: Refer to committee and in addition indicates that he intends to request a site visit as new members of the planning committee will not be familiar with the site.

Cllr Meirion Jones: Refer to committee and it is considered essential for the planning committee to undertake a site visit. These are my comments presently:

1. This application is the latest in a series on this site and I would refer to my comments on previous applications and the appeal.
2. I consider that we should remember fundamental principles on planning as indicated in PPW, “1.2.1 The planning system manages the development and use of land in the public interest,...”, yes the public not individual interest.
3. I reiterate my observation to the agent for the application in the pre application consultation “I am very disappointed that the developer has not accepted the spirit of the of conclusion of the previous application and appeal and does not respect local people’s standpoint that they do not want as many proposed dwellings on the site. The change to the planning application is very small, erroneous and impudent.
4. As stated by the Inspector in the appeal in paragraphs 23 & 24, although his concerns are primarily with plots 1 to 7 the scheme needs to be considered in its entirety, and in that not sufficient. He goes on to describe the overdevelopment.
5. It is stated in the Design and Access Statement “DAS” para. 1.5 that the appeal failed and that this resubmission is intended to address concerns raised by the Inspector. I do not consider that the applicant has achieved this. An example of the failure can be seen in paragraph 16 of the Inspector’s decision (page 30 of the DAS) he refers to matters that would be disadvantageous to amenities a refers to plot 7 (the new plot 6) because the building is single storey (bungalow). In the current application para 2.67 third point it is referred “Former bungalow on Plot 7 changed to a detached house (plot 6).
6. You have received objections and many of the resident s who live nearby have expressed doubts regarding the application including:
 - 6.1 Overdevelopment - The developer has permission to construct 11 units which is accepted by the community as realistic, 16/17 is excessive.
 - 6.2 Flooding and standing water – there are several factors.
 - 6.3 Footpath on the outside of the site with Penmynydd Road to include 4 poles (BT, SPEN and street lamp) -this is unacceptable.
 - 6.4 Highway safety.
 - 6.5 The developers actions indicate that he is not complying with regulations such as removing a hedge/clawdd without permission.
 - 6.6 Llanfairpwll primary school is more or less full.

Community Council: No comments received at the time of writing.

Highways: No comments received at the time of writing.

Drainage: No comments received at the time of writing.

Welsh Water: No comments received at the time of writing.

Natural Resources Wales “NRW”: No comments received at the time of writing.

Housing Service: No comments received at the time of writing.

Joint Planning Policy Unit: No comments received at the time of writing.

Education Service: No comments received at the time of writing.

Welsh Government Highways: No comments received at the time of writing.

Scottish Power: No comments received at the time of writing.

Public response: 5 letters of objection have been received in response to the publicity undertaken. Objections are based on:

- Little has materially changed to that of the appeal that was dismissed.
- Density excessive in the context of the application site.
- Based on previous developments adjacent it is likely that many of the units will become privately rented and fall into disrepair, this is made more likely by increasing the number of units from 11 to 16
- Capacity of surface water drainage.
- Flooding.
- Use of gardens for flood storage
- Unauthorised hedgerow/“clawdd” removal has been undertaken on the site.
- Fence and gravel boards will be used to retain flood water, what provision will there be to maintain these boards and what if the residents decide to install a non-permeable surface such as a patio.
- Purchasers of the dwellings should be made aware of the likelihood of flooding in their gardens.
- Maintenance arrangements for the surface water system are queried including any liability on public bodies in adopting.
- The operators of the A55 should be consulted as surface water from the proposed development leads to a watercourse adjacent to the A55.
- Have the drainage issues on Hen Dyfina/Stad Wern Gethin been resolved?
- Retaining the BT, SPEN and lamp pole in the footpath will result in an obstruction; the writer indicates that they understood that minimum footpath widths applied.
- No comments from the utility providers or the highway authority in relation to services etc. in the footpath.
- Alleged that a highway warning sign has been removed from the public highway.
- It is not clear how the proposed development will meet local housing needs.
- The previously approved scheme for 11 units would be more appropriate in terms of density, flooding and amenity.
- Adequate car parking areas should be provided.
- During all stages of construction Council inspectors should ensure that regulations are complied with to ensure there is no transgression.
- Since the previous application a pair of semi-detached dwelling have been constructed in proximity and the construction process highlighted highway safety issues.

- Parking spaces are scarce and for this reason the developer should be required to extend the pavement to the bridge over the A55 to avoid accidents double yellow lines should also follow the bend in the road.
- Highways safety issues.
- Capacity of the local school.

5. Relevant Planning History

31C170: Application for residential development consisting of the erection of 24 affordable dwellings on part of OS 1426 Frondeg Terrace, Penmynydd Road, Llanfairpwll: Appeal against non-determination Dismissed 01/11/94.

31C170A: Outline application for residential development on OS 1426 Ffordd Penmynydd, Llanfairpwll: Approved 05/02/07

31C170B/DA: Detailed application for the erection of 11 dwellings – approved 09/02/2010

31C170C: Erection of a dwelling on OS 1429 – approved 30/11/10.

31C170D: Erection of 17 dwellings to include 12 no. 2 bedroom detached dwellings, 4 no. 3 bedroom semi-detached dwellings and 1 no. 3 bedroom bungalow, together with the construction of a new vehicular access and pedestrian access and the construction of an internal access road. Refused 01.06.16 and thereafter the appeal was dismissed 09.11.16.

6. Main Planning Considerations

Introduction

The planning application comprises a resubmission of planning application 31C170D which was refused in November 2016. The Inspector's decision letter is a significant material consideration in the determination of this amended planning application. The Inspector did not disagree with the Council that the principle of the development was acceptable and considered the main issues in the case to be:

- The effect of the proposal on the living conditions of existing residents and future occupants of the development.
- The effect of the development on surface water drainage, and whether or not any associated risk of flooding could be acceptably managed.

These issues are considered in detail in the relevant section of the report below.

Principle of Development

The site is out-with but adjoins the development boundary of the village under the Ynys Mon Local Plan and this is why it has been advertised as a departure from policies A6 (Dwellings in the Countryside) of the Gwynedd Structure Plan and 53 (Houses in the Countryside) of the Ynys Mon Local Plan.

The application site is within the defined boundary of the Stopped Unitary Development Plan "UDP". The principle of development has also been accepted in the outline and reserved matters approvals for 11 dwellings on the site. Other housing units have since been built further outside the development boundary as defined by the Local Plan, but within the settlement boundary of the UDP.

In addition, Ynys Mon does not at present achieve a 5 year housing land supply. In terms of meeting this obligation, in relation to the submitted scheme. Policy HP2 of the UDP advocates an

average figure of 30 dwelling per hectare. The average is a figure that takes into account towns like Holyhead and Llangefni for example where very dense developments occur through to rural villages which are more spacious in layout and design. At 16 dwellings and 0.4 hectares the density of the proposed development is considered to accord with the policy requirement of HP2 and would contribute to the development of housing in a sustainable location on the edge of one of the largest villages on the Island and which is defined as a secondary centre under Policy HP3, in accordance with UDP policies which carry significant weight.

Little weight can be attributed to the provisions of the LDP in this instance but the site is within the settlement boundary and forms part of a larger residential allocation in this plan.

Layout, density and design & Amenity Impacts

The Inspector dismissed the appeal in relation to planning application 31C170D on the grounds that proposed development would amount to overdevelopment of the site that it would be unacceptably harmful to the residential amenity of occupants of the proposed dwellings. This amended application is now made for 16 units with changes made to plots 4-7 taking into account the Inspector's decision as described in the introduction to this report. Objections received contend that proposed development still amounts to overdevelopment and that there is little material change in this resubmitted planning application.

In terms of compliance with the distances or proximity between developments set out in the SPG Design in the Urban and Rural Built Environment the Inspector at paragraph 16. of the appeal decision indicated that the development was broadly compliant further that existing and proposed residences would not have an unacceptable effect on each other's respective amenities.

The Inspector in paragraph 16. of his decision made clear that his assessment in the preceding paragraph was based on plot 7 being single storey dwelling, whereas a detached house is now proposed on this plot which is now renumbered as plot 6. It is therefore necessary to assess the acceptability of the two storey dwelling on this plot. The elevation details submitted with the planning application do not illustrate any habitable room windows in the rear elevation at first floor level (only a bathroom window). On this basis it is not considered that there will be unacceptable overlooking of the existing residential properties to the south west on the opposite side of Penmynydd Road. The footprint of the proposed dwelling is much reduced compared to the bungalow formerly proposed on the site and the distance from the existing residential property on the opposite side of Penmynydd Road is increased from around 13 meters to around 14 meters. The separation distances between main such main elevations in normal circumstances in the SPG Design Guide for the Urban & Rural Environment should normally be 21 meters and this applies to both bungalows and houses. Given that the existing properties are on the opposite side of the road, and that the proposed development comprises a betterment on the situation that the Planning Inspector found acceptable in the appeal decision the proposal is considered acceptable. The distances between the rear of plots 3 to 5 to the new properties nearing completion are also slightly deficient to that prescribed in the SPG but are again considered acceptable given the separation distances achieved and the fact that properties are on the opposite side.

At paragraph 18 of the Inspector's decision which considers the adequacy of the garden areas in the proposed development in relation to the SPG Design in the Urban and Rural Built Environment it is stated "...I do accept that the majority of the proposed dwellings would not be significantly deficient in terms of the provision of private amenity space as indicated in the SPG and therefore in broad terms are considered acceptable. However that cannot be said for all of the proposed dwellings; plots 4-7 fall well below that stipulated in the SPG." On the basis of this statement it is clear that the Inspector's concerns relate solely to plots 4-7. Representations received in relation to the current application indicate that on the basis of paragraph 23. and 24. of the decision letter that the Inspector's concerns relate to the size of amenity space in the whole development. It is your officers assessment that given the clear statement in paragraph 18. of the decision letter that this is not the case.

Highways Impacts

In highway terms the proposal under consideration is the same as submitted under planning application 31C170D. The proposals include a 2m wide footway within the site fronting plots 3 to 7 inclusive adjoining a 5m wide estate road. The footway will continue along the frontage of the site on Hen Lon Dyfnia and along Ffordd Penmynydd along the site's boundary. Hen Lon Dyfnia will retain a carriageway width of 5m. The junctions are proposed to be realigned to give priority to traffic on Hen Lon Dyfnia with a junction on the corner of Lon Penmynydd. A pedestrian tactile crossing point is proposed to the south of the vehicular access to properties on Hen Lon Dyfnia. Objectors raise concerns regarding the scarcity of car parking spaces, that the developer should be required to extend the proposed pavement to the bridge over the A55 and other highway safety matters as detailed in the relevant section of this report.

The comments of the council's Highways Section are awaited at the time of writing but they were content with the scheme subject to the previous planning application and as the scheme remains substantially the same conditions recommended previously are reproduced in the recommendation below.

Objections received on highway grounds, which amongst other matters refer to telegraph poles remaining in the footway and highway warning sign being removed. These letter have been brought to the attention of the Highways Section and comments are awaited at the time of writing.

Drainage Impacts

The proposed development provides on-site storage in the event of flooding with connection being provided to an attenuated soakaway system on nearby land (also serving the Cae Gethin site nearby) with an overflow to an existing land drain which thereafter leads to a watercourse adjacent to the A55. This drainage scheme remains the same as that proposed in planning application 31C170D which the Council's Drainage Officer and Natural Resources Wales considered acceptable. Objections have been received on the grounds of the adequacy of this drainage system, flooding, maintenance arrangements and it is indicated that operators of the A55 should be consulted.

The Inspector in the his decision letter considered the Council's reason for refusal on drainage grounds based on concerns that the proposed system would not operate effectively due to land levels, adequacy of percolation and the capacity of the system. The Inspector's decision letter concluded that subject to the submission of the detailed design that the proposed development would be effective in managing surface water drainage in relation to the proposed development and would not be unduly detrimental to existing/future residents with any risk of flooding being acceptably managed. Costs were awarded against the Council on the basis that this reason for refusal could not be substantiated. Welsh Government Highways have been consulted on the proposals and their comments are awaited at the time of writing.

Conditions are recommended below to ensure that the drainage system is maintained and retained including fencing arrangements associated with the scheme. Permitted development rights including the ability to lay additional hardstanding's have also been removed.

Affordable Housing and Schools Places

The development as submitted triggers the need for 30 % affordable housing in accordance with current policies. This was also the position with regard to the previous to planning application 21C170D and was assessed in the committee report and in the subsequent Inspector's decision letter as material consideration.

A viability assessment has now been submitted with the planning application which details development costs and indicates that there will be deficit following the completion of the proposed development. The planning application is now submitted on the basis that 2 affordable housing units are being offered as part of the development (which equates to 12.5%) but that this is subject to no other financial contributions being sought in relation to for instance education, which is considered below. These details are now being assessed by the Council's Housing Services.

Concern has been expressed at the increased number of children likely to require schools places as a result of the proposed development, comments from the council's Lifelong Learning Service are awaited at the time of writing. These comments will need to be considered in association with the Council's assessment of the viability assessment as described in the preceding paragraph.

Welsh Language Impact

The scheme is supported by a Welsh Language Statement which assesses the impact of the proposed development on the Welsh Language. In relation to planning application 31C170D and in the Inspector's report it was concluded that proposed development will not have any detrimental effect on the linguistic character of the area, but this was partly based on the fact that 30 % affordable housing was being provided in connection with the proposal. Affordable housing is now being provided at 12.5% and is currently being assessed by relevant officers in the council.

Other Issues

As explained in the introduction to this report complaints have been received regarding the removal of a hedgerow on the application site. The applicant intends to regularise the position by planting a replacement hedgerow in the near future. A condition has been recommended to be attached to any permission granted to this permission to stipulating that a native hedge.

7. Conclusion

The principle of residential development has been accepted in the granting of the outline consent. The Inspectors decision letter in relation 31C170D is a significant material consideration in the determination of this amended planning application and as explained above it is considered that the amended planning application subject to this report addresses the Inspectors concerns relation to garden sizes in plots 4-7. It is also clear from the Inspector's decision that surface water drainage proposals in connection with the proposed development are acceptable.

A number of consultation responses remain outstanding but these are not anticipated to have changed since the last planning application 31C170D. Outstanding issues remain as regards the amount of contributions to be made as regards affordable housing and education, and a conclusion needs to be drawn in relation to the any effects of the development on Welsh language.

8. Recommendation

To **permit** the proposed development subject to the expiry of the publicity period on 21.06.17, receipt of consultation responses and conclusion of the Council's position in relation to affordable housing and educations contributions and impacts on the Welsh language:

(01) No further development on any other part of the development hereby approved shall commence until the highway works shown on Richard Broun Associates drawings 4035 03 revision E and 4035 05 revision F have been fully completed and made available for use and the access has been laid out and constructed strictly in accordance with the submitted plan and it shall thereafter be retained and kept free from permanent obstruction and used only for access purposes.

Reason: In the interests of highway safety

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

Reason: In the interests of amenity and to ensure adequate visibility.

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

Reason: To ensure adequate visibility.

(04) The access shall be completed with a bitumen surface for the first 5 meters from the nearside edge of the County Highway with the surface water drainage system completed and operational before the use hereby permitted is commenced.

Reason: in the interests of amenity.

(06) 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: in the interests of amenity.

(07) The approved surface water drainage scheme shown on Richard Broun Associates drawing 4035 03 revision E shall be completed and fully operational before any of the dwellings are occupied.

Reason: To ensure that the site is adequately drained.

(08) Notwithstanding condition 0 of the planning permission hereby approved, no further development shall commence until detailed designs and construction details of the proposed foul and surface water drainage systems have been submitted to and approved in writing by the local planning authority. The development shall thereafter proceed in accordance with the approved details.

Reason To ensure a satisfactory drainage scheme for the site.

(09) No further development shall commence until a management and maintenance plan for the surface water drainage system and the estate road have been submitted to and approved in writing by the local planning authority. The development shall thereafter proceed and be maintained in accordance with the management and maintenance plan approved under the provisions of this condition.

Reason: To ensure that the site is adequately drained and highway safety.

(10) No further development shall commence until a scheme for the provision of street lighting has been submitted to and approved in writing by the local planning authority. The approved scheme shall be completed before any of the dwellings are occupied.

Reason: In the interests of the amenity of the area and highway safety.

(11) No further development shall commence until full details of a scheme indicating all of the proposed means of enclosure around and within the application site "Boundary Scheme" has been submitted to and approved in writing by the local planning authority. The approved Boundary Scheme shall be completed before any of the dwellings are occupied

and thereafter retained in accordance with the approved Boundary Scheme approved under the provisions of this condition.

Reason: To ensure a satisfactory form of development, in the interests of neighbouring privacy and to accord with.

(12) No further development shall take place until a scheme of landscaping and tree planting for the site which provides for the retention of existing trees and the planting of an indigenous hedge along the north eastern boundary “Landscaping Scheme” has been submitted to and approved in writing by the Local Planning Authority. The Landscaping Scheme shall show the proposed planting, including species, size and density and distinguish those trees to be retained showing their species, spread and maturity together with measures for their protection in the course of development. The approved Landscaping Scheme shall be implemented no later than the first planting season after the occupation of the buildings or completion of the development, whichever is the sooner.

Reason In the interests of visual amenities of the locality.

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

Reason In the interests of visual amenities of the locality.

(14) The provisions of Schedule 2, Part 1, Classes A, B, E and F of the the Town and Country Planning (General Permitted Development) Order 1995 (as amended) (or any Order re-voking or re-enacting that Order) are hereby excluded.

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

(15) No development shall take place until details of the proposed slab levels of the building(s) in relation to the existing and proposed levels of the site and the surrounding land have been submitted to and approved in writing by the Local Planning Authority. The building(s) shall be constructed with the approved slab levels.

Reason: To ensure a satisfactory form of development.

(16) The development shall take place in accordance with the following drawings except as required to be approved under the condition imposed:

Drawing No	Drawing Name
4035 01 rev A	Location Plan & Existing Drainage
4035 03 rev E	Proposed Highway & Drainage Layout
AP072/3	Two Bedroom Semi Detached House Type
AP072/4	Three Bedroom Semi Detached House Type
AP072/5	Four Bedroom Detached House Type – Plot 5
AP072/6	Four Bedroom Detached House Type – Plot 6

Reason: To define the scope of this permission.

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.

11.1

Gweddill y Ceisiadau

Remainder Applications

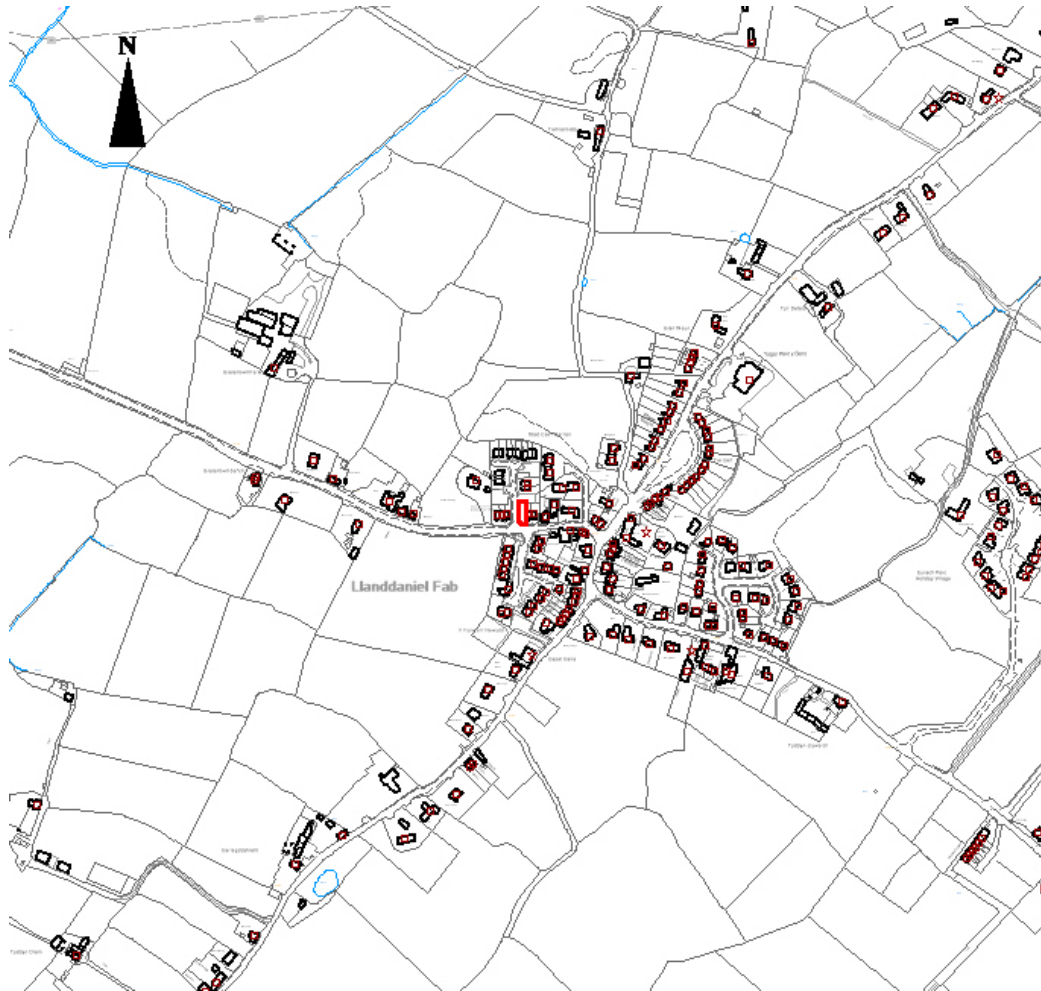
Rhif y Cais: **21C76G** Application Number

Ymgeisydd Applicant

Mr Iwan Jones

Cais llawn ar gyfer ail-leoli y sied gardd presennol, addasu ac ehangu ynghyd a chodi ffens ffin newydd yn / Full application for the re-location of the existing garden shed, alterations and extensions together with the erection of a new boundary fence at

4 Maes y Coed, Llanddaniel



Planning Committee: 14/06/2017

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

Recommendation:

Permit

Reason for Reporting to Committee:

The applicant is a 'relevant officer' as defined within paragraph 4.6.10 of the Constitution.

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

1. Proposal and Site

The application lies at Maes Y Coed cul-de-sac in Llanddaniel. The dwelling is a terraced type property.

The proposal entails alterations and extension to the dwelling known as 4 Maes y Coed.

2. Key Issue(s)

The key issue is whether the proposed scheme is acceptable.

3. Main Policies

Ynys Mon Local Plan

Policy 1 – General Policy

Policy 5 – Design

Policy 42 – Design

Policy 58 - Extension

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 HP 7a – Extension

Anglesey and Gwynedd Joint Local Development Plan

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 Hywel Eifion Jones – No response received at the time of writing this report.

Councillor Victor Hughes - No response received at the time of writing this report

Community Council – No objection

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 10/05/2017. At the time of writing this report, the department have not received any representations.

5. Relevant Planning History

21C76 Erection of a dwelling on land adjoining Yr Hen Ficerdy, Llanddaniel Approved 10/07/1995

21C76A/DA - Detailed plans for the erection of a dwelling on land adjoining Yr Hen Ficerdy, Llanddaniel Approved 27/04/1998

21C76B - Full application for the erection of 8 dwellings together with the construction of a new vehicular and pedestrian access at Cae Ficerdy, Llanddaniel Withdrawn 11/05/2007

21C76C - Full application for the erection of 8 dwellings together with the construction of a new vehicular and pedestrian access at Cae Ficerdy, Llanddaniel Approved 08/02/2008

21C76D/AD Application for consent to display two sale signs on land at Yr Hen Ficerdy, Llanddaniel Approved 10/04/2008

6. Main Planning Considerations

The proposal entails alterations and extensions to the rear of the dwelling.

The proposed rear extension will form a new sun room – measuring 4.6 metres by 3.2 metres with a height of 2.8 metres. The extension will have a flat roof – however it is not considered that the formation of a flat roof will look out of place to such a degree to warrant a refusal. The newly formed windows will overlook towards the applicant garden – therefore it is not considered that the proposal would form an adverse impact of overlooking to such a degree to warrant a refusal. The proposed materials are also acceptable.

As part of the application the existing garden shed will be moved from the rear garden into the side garden as well as the formation of a new garden fence along the side of the garden. The new garden fence will measure 1.8 metres in height

There is sufficient space within the applicant's ownership to accommodate the proposal. The proposed extension adjoins a neighbouring property where Certificate B notice has been served.

It is not considered that the proposed extension would form an adverse impact on the surrounding amenities or any neighbouring properties 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) 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 below:

Drawing number	Date Received	Plan Description
1380-A3-02	07/04/2017	Location Plan and Proposed Block Plan

1380-A3-04	07/04/2017	Proposed Elevation and Floor Plan
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under planning application reference 21C76G.

Reason: For the avoidance of doubt.

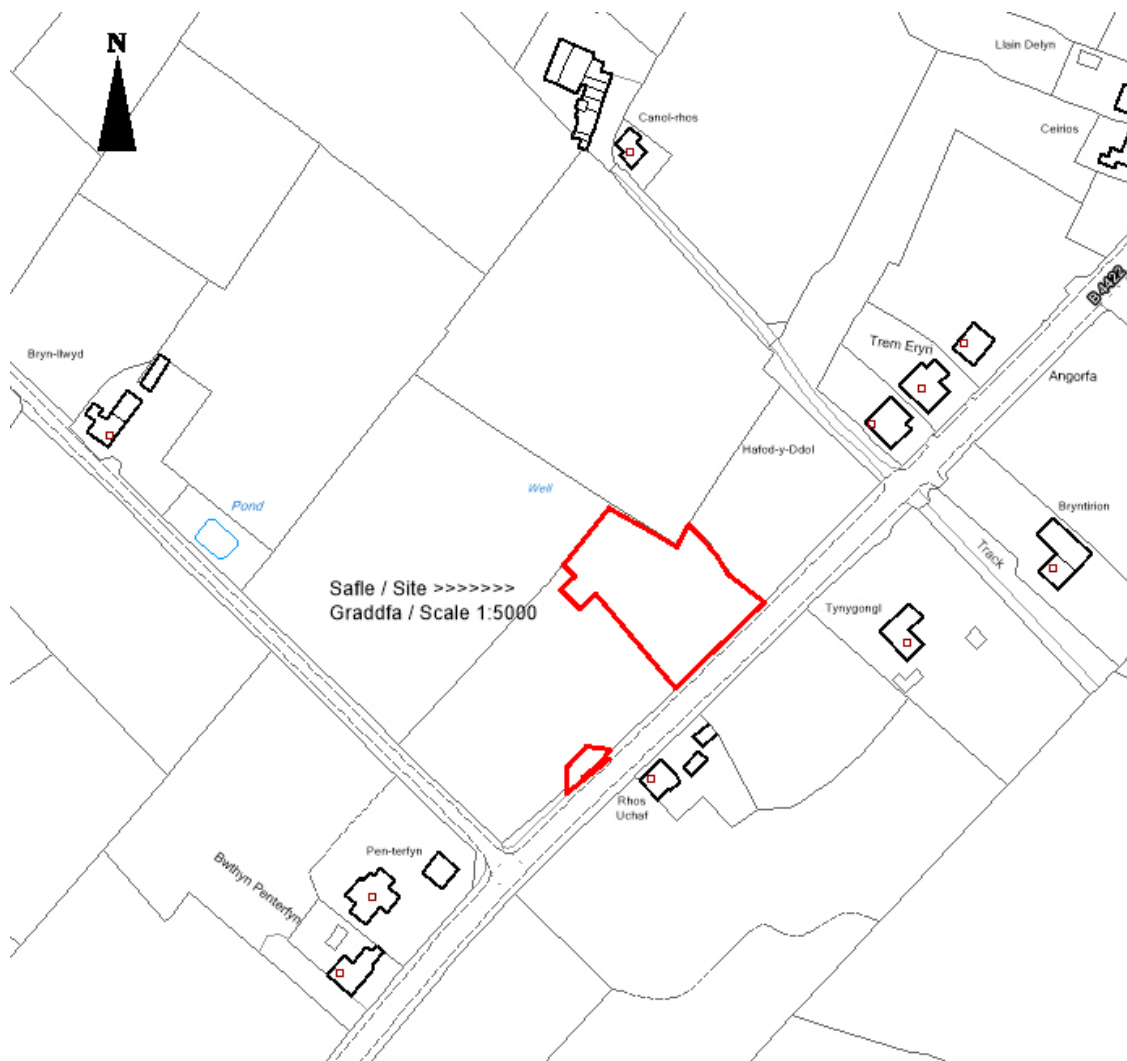
In addition the Head of Service be authorised to add to, remove or amend/vary any condition(s) before the issuing of the planning permission, providing that such changes do not affect the nature or go to the heart of the permission/development.

Rhif y Cais: **36C351** Application Number

Ymgeisydd Applicant

Mr M Roberts

Cais llawn i ddymchwel yr annedd bresennol ynghyd â chodi annedd newydd yn ei lle, codi garej a storfa offer, cau'r fynedfa gerbydau sy'n gwasanaethu'r annedd bresennol, estyniad i'r cwrtil, addasiadau i'r fynedfa amaethyddol bresennol er mwyn gwasanaethu'r annedd arfaethedig a chreu mynedfa amaethyddol newydd i'r cae cyfagos yn / Full application for the demolition of the existing dwelling together with the erection of a new dwelling in its place, the erection of a garage and implement store, closure of the vehicular access serving the existing dwelling, extension to the curtilage, alterations to the existing agricultural access to serve the proposed dwelling and the creation of a new agricultural access into the adjoining field at

Ty Llwyd, Rhostrehwfa

Planning Committee: 14/06/2017

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

Recommendation:

Permit

Reason for Reporting to Committee:

The land is owned by the Council.

Also, the applicant is a close friend to a 'relevant officer' as defined within paragraph 4.6.10.2 of the Constitution.

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

1. Proposal and Site

The proposal is for the demolition of the existing dwelling together with the erection of a new dwelling, closure of the existing access and the construction of a new vehicular access and the erection of a garage together with the extension to the curtilage.

The site lies between the settlement of Rhostrehwfa and Llangedfni. The existing dwelling is a single storey cottage which has previously been extended with outbuilding situated to the rear of the site. The site lies fronting the B4422.

2. Key Issue(s)

The applications key issues are whether the demolition of the existing building and erection of a new dwelling complies with Policy 54 of the Ynys Môn Local Plan and Policy HP9 of the stopped Unitary Development Plan (which deal with applications for replacement dwellings) and whether the development will affect the amenities of the neighbouring properties and surrounding landscape.

3. Main Policies

Ynys Môn Local Plan

Policy 1 – General Policy

Policy 42 – Design

Policy 48 – Housing Development Criteria

Policy 54 –

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 HP9 -

Planning Policy Wales, 2016, 9th Edition

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

Technical Advice Note 12 – Design

4. Response to Consultation and Publicity

Community Council – No response to date

Local Member, Cllr V Hughes – No response to date

Local Member, Cllr H E Jones – No response to date

Highways Authority – Recommended conditional approval

Drainage Section – Drainage details acceptable

Welsh Water – Recommend conditional approval

Natural Resource Wales - Comments

Response from members of the public

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. The latest date for the receipt of representations was the 3rd March, 2017 and at the time of writing this report no letters of representation had been received at the department.

5. Relevant Planning History

None

6. Main Planning Considerations

Policy – Policy 54 of the Ynys Mon Local Plan states that the Council will favourably consider proposals for the replacement of existing permanent dwellings only where it can be shown that the new dwelling will significantly improve the area's appearance. Policy HP9 of the stopped Unitary Development Plan states that replacement dwellings located in a cluster, hamlet or in open countryside will be permitted where the new dwelling incorporates the original footprint of the existing dwelling and is suitable in this location.

TAI 7 of the Joint Local Development Plan states that proposals for the replacement of a dwelling that meet the following criteria, where appropriate, will be granted....

Although the proposed dwelling is of a larger scale and footprint than the existing dwelling which occupies the site the proposal is considered acceptable as it reflects the scale and design of properties which can be found in the locality.

Effect on surrounding Properties – The nearest neighbouring property is situated on the opposite side of the B4422 and is located more than 25 metres away from the proposed dwelling and is not located directly opposite the proposed unit. Due to these distances it is not considered that the proposal will harm the amenities of the neighbouring properties.

Effect on surrounding Area – The proposal lies in an open countryside location. There is no distinct pattern of development in the locality and the surrounding area has a mixture of house types, scale and design.

The proposal involves the demolition of the existing single storey dwelling and the erection of a modern two storey dwelling. The scale of the proposed dwelling is larger than the footprint of the existing cottage however the design and scale of the proposal is similar to what can be found in the locality.

The design and materials proposed to be used in the development are considered acceptable in this location.

New hedgerow is to be planted along the boundary of the site which will reduce the impact of the development on the surrounding area.

Highway Safety – The existing access vehicular access that serves the site is to be closed and the existing agricultural access is to be altered to serve the proposed unit. A new agricultural access is to be constructed to serve the adjoining field.

7. Conclusion

The proposal complies with Policy 54 of the Ynys Môn Local Plan, Policy HP9 of the stopped Unitary Development Plan and Policy TAI 7 of the Joint Local Development Plan. The proposal will not have an adverse effect on existing residential amenities and the proposal will not detrimentally harm the visual appearance of the area. The proposal will not have a detrimental impact on highway safety.

Having considered the above and all other material consideration my recommendation is one of a conditional approval.

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) 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.

(03) The proposed development site is crossed by a combined public sewer with the approximate position being marked on the attached Statutory Public Sewer Record. The position shall be accurately located and marked out on site before works commences and no operational development shall be carried out within 3 metres either side of the centreline of the public sewer.

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

(04) The development shall take place in accordance with the reasonable avoidance measures for bats and birds outlined in Section 9 of the Cambrian Ecology Ltd Protected Species Survey report submitted under planning reference 36C351.

Reason: To ensure that any protected species which may be present are safeguarded.

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

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

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

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

(07) The access shall be constructed with 2.4 metre by 90 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 in the interests of road safety.

(08) 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 in the interests of road safety.

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

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

(10) 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 in the interests of road safety.

(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
2445:16:P2	31/01/2017	Existing site plan
2445:16:P7	31/01/2017	Existing plans and elevations
2445:16:P1a	16/02/2017	Location plan
2445:16:P3e	17/05/2017	Proposed site plan
EL(95)01 - A	31/01/2017	Drainage details
Cadarn Report	22/02/2017	Drainage report
2291:16:4	03/06/2016	Proposed Garage floor plans and elevations and swallow mitigation shed
Cambrian Ecology Ltd	10/05/2017	Protected Species Survey
Cadarn Report	31/01/2017	Structural Report
2445:16:P4	31/01/2017	Proposed Floor Plans

2445:16:P5	31/01/2017	Proposed Elevations
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under planning application reference 36C351.

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.

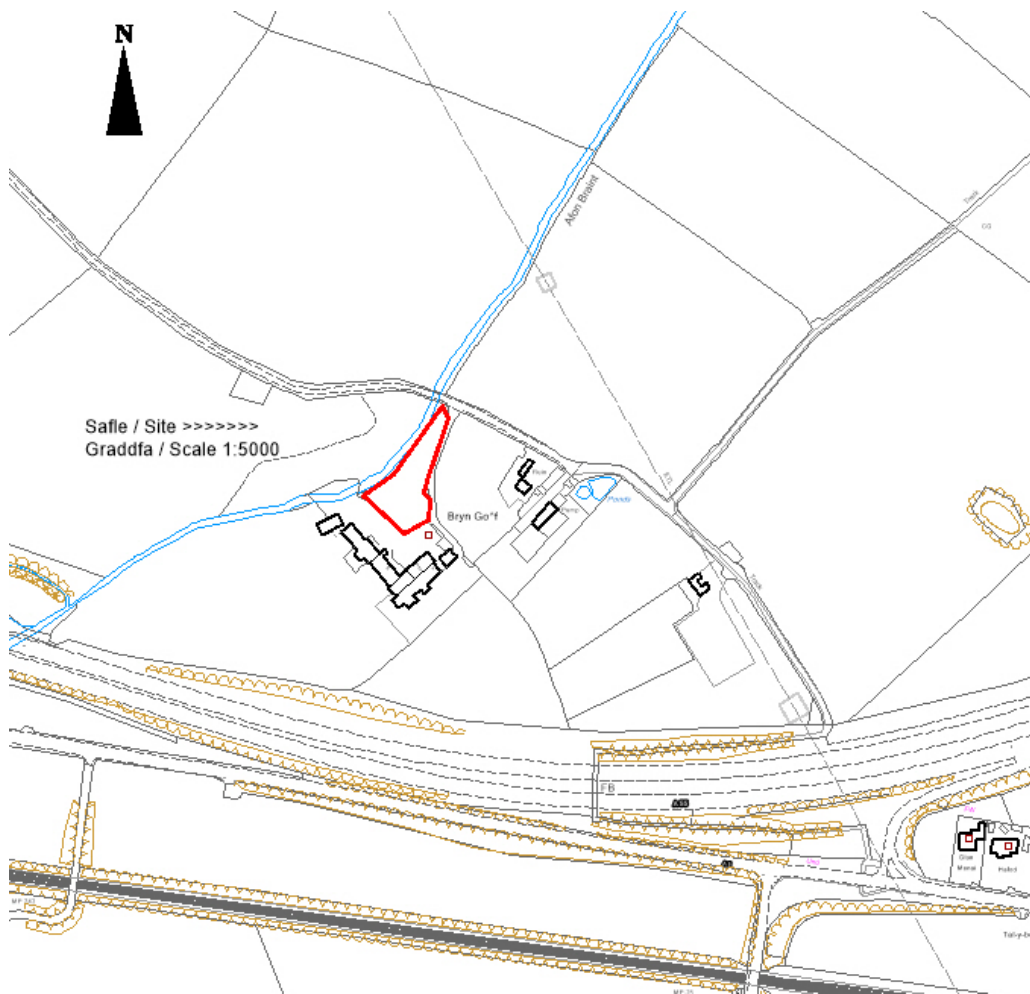
Rhif y Cais: **41C99W/LUC** Application Number

Ymgeisydd Applicant

Mr & Mrs B Griffith

Cais am Dystysgrif Datblygiad Cyfreithlon ar gyfer codi estyniad a gafwyd caniatad cynllunio o dan Dosbarth A, Rhan 1 Atodlen 2 o'r Gorchymyn Cynllunio Gwlad A Thref (Datblygu Cyffredinol a Ganiateir) (Diwygio) (Cymru) 2013 yn / Application for a Lawful Development Certificate for the erection of an extension which benefits from planning permission under Class A, Part 1 Schedule 2 of the Town and Country Planning (General Permitted Development) (Amendment) (Wales) Order 2013 at

Nant Y Felin, Bryn Gof, Star



Planning Committee: 14/06/2017

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

Recommendation:

Permit.

Reason for Reporting to Committee:

The applicant is related to a 'relevant officer' as defined within paragraph 4.6.10 of the Constitution.

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

1. Proposal and Site

The application lies at Bryn Gof south of Star village near the A55 road. Bryn Gof area has been converted into multiple dwellings.

The proposal is at unit number 6. The proposal is for a certificate of lawfulness use for the extension which has already been erected.

2. Key Issue(s)

The key issue is whether the proposed scheme is permitted development.

3. Main Policies

Ynys Mon Local Plan

Policy 1 – General Policy

Policy 5 – Design

Policy 42 – Design

Policy 58 - Extension

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 HP 7a – Extension

Anglesey and Gwynedd Joint Local Development Plan

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 Alun Mummery – No response received at the time of writing this report.

Councillor Meirion Jones - No response received at the time of writing this report

Councillor Jim Evans - No response received at the time of writing this report

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

Public Consultation – The application was afforded two means of publicity. These were by the placing of a notice near the site and serving of personal notifications on the owners of neighbouring properties. The latest date for the receipt of representations was the 02/06/2017. At the time of writing this report, the department have not received any representations.

5. Relevant Planning History

41C99's

6. Main Planning Considerations

The proposal entails alterations and extension to the rear of the dwelling which have already been erected.

The building was converted into a dwelling under planning reference 41C99P/ENF approved in 2015. The applicant since then has erected a new extension at the rear of the building. The extension is permitted under Class A of the Town and Country Planning (General Permitted Development) (Amendments) (Wales) Order 2013. Therefore, the Certificate of Lawful use can be issued.

7. Conclusion

The extension is lawful.

8. Recommendation

Permit

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12.1

Gweddill y Ceisiadau

Remainder Applications

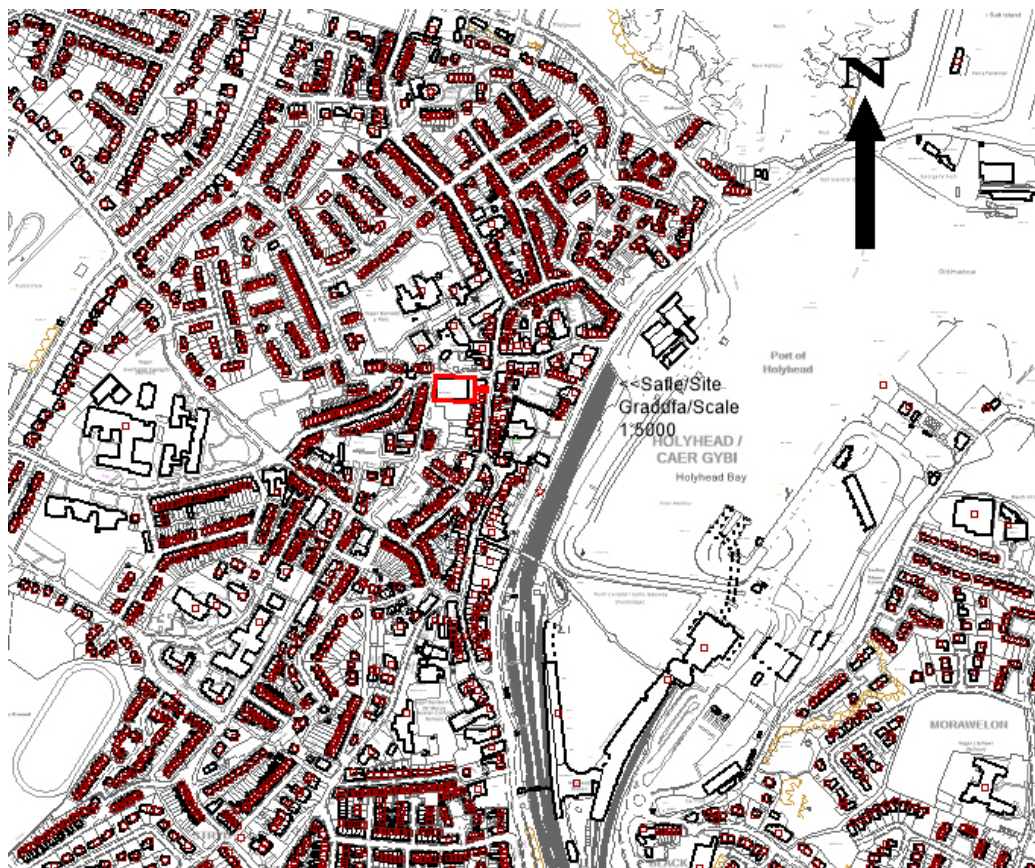
Rhif y Cais: **19LPA1025E/CC/VAR** Application Number

Ymgeisydd Applicant

Head of Service (Highways, Waste & Property)

Cais o dan Adran 73 i ddiwygio amodau (02) (rhestr waith) a (04) (cynllun rheoli traffic) o caniatâd cynllunio rhif 19LPA1025/CC (newid defnydd y cyn neuadd y farchned i lyfrgell, swyddfa a siop goffi ategol) er mwyn gallu cyflwyno'r gwybodaeth mewn camau graddol yn / Application under Section 73 for the variation of conditions (02) (schedule of works) and (04) (traffic management plan) from planning permission reference 19LPA1025/CC (change of use of former market hall into a library, offices and ancillary coffee shop) so as to allow the details to be submitted at agreed phased stages at

Market Hall, Stanley Street, Caergybi/Holyhead



Planning Committee: 14/06/2017

Report of Head of Planning Service (SCR)

Recommendation:

Permit

Reason for Reporting to Committee:

The application is made by the Council.

1. Proposal and Site

The site is the vacant former Market Hall site located just off Stanley Street in Holyhead. The property is a Grade II listed building and a separate application for listed building consent has been submitted under reference 19LPA1025F/LB/CC.

Planning has previously been granted for the change of use of the former Market Hall into a library, offices with an ancillary coffee shop together with the creation of an entrance ramp and the erection of a bicycle store and bin store.

The current application is an application under Section 73 for the variation of conditions (02) regarding submission and approval of a schedule of works and (04) submission and approval of a traffic management plan. Both conditions requested that the details be submitted before any development took place.

2. Key Issue(s)

The application's main issues are whether the submission of the details in two stages will have an adverse effect on the listed building or on highway safety.

3. Main Policies

Ynys Môn Local Plan

Policy 1 – General Policy

Policy 2 – New Jobs

Policy 5 – Design

Policy 14 – Recreation and Community Facilities

Policy 17 – Community Facilities

Policy 34 – Nature Conservation

Policy 40 – Conservation Areas

Policy 41 – Listed Buildings

Policy 42 - Design

Policy 48 – Housing Development Criteria

Policy 49 – Defined Settlements

Gwynedd Structure Plan

B1 – Employment Generating Developments

B8 – Conversion of Buildings

CH1 – Recreation and Tourist Development

D9 – Sensitive Areas

D10 – Flora and Fauna

D21 – Listed Buildings

D22 – Listed Buildings

D24 – Conservation Area

D25 – Conservation Area

D27 – Conversion of Listed Building

D29 – Design

D33 - Local Amenities

Stopped Unitary Development Plan

GP1 – Development Control Guidance
GP2 – Design
CC1 – Community Facilities
EP4 – Other Employment Opportunities
EP6 – Reuse of Buildings
EP8 – Vibrant Town, District and Local Centres
TO13 – Arts and Crafts
EN4 – Biodiversity
EN13 – Conservation of Buildings

Planning Policy Wales Edition 9

TAN 5 – Nature Conservation and Planning

TAN 12 – Design

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

Supplementary Planning Guidance: Design in the Urban and Rural Environment

Supplementary Planning Guidance: Holyhead Central Conservation Area Character

Appraisal

Supplementary Planning Guidance: Holyhead Central Conservation Area Management Plan

4. Response to Consultation and Publicity

Local Member – Cllr R Jones - No response to date (consultation process was carried out prior to local elections).

Local Member – Cllr R LI Jones - No response to date (consultation process was carried out prior to local elections).

Local Member – Cllr J A Roberts - No response to date (consultation process was carried out prior to local elections).

Holyhead Town Council – No response to date.

Highway Authority: No response at the time of writing the report.

Built and Natural Environment Section: No response at the time of writing the report.

Response from Members of the Public - Publicity: The application was afforded three means of publicity. These were by the placing of a notice near the site, publication of a notice in the local press and the serving of personal notifications on the occupants of the neighbouring Properties. The latest date for the receipt of representations was 19th May 2017. At the time of writing, this report one letter had been received at the department however the issues raised were not relevant to the current application.

5. Relevant Planning History

19C627: Application for a certificate of appropriate alternative development for (1) retail store; (2) shopping precinct; (3) affordable housing at Market hall, Stanley Street, Holyhead – Planning Permission would be granted 24/11/95

19C627A/LB: Listed building consent for the change of use of the ground floor to create a play area, café/restaurant, change of use of first and second floors into 11 units together with the erection of a detached three storey apartment block to create 11 units at Market Hall, Holyhead – approved 23/5/2011

19C627B: Change of use of the ground floor to create a play area, café/restaurant, change of use of first and second floors into 11 units together with the erection of a detached three storey apartment block to create 11 units at Market Hall, Holyhead – approved 9/11/2012

19LPA1025/CC - Full application for the change of use of former market hall into a library, offices with an ancillary coffee shop together with the creation of a ramp and the erection of a bicycle store at Market Hall, Holyhead. Approved 10/12/15.

19LPA1025A/LB/CC - Application for Listed Building Consent for the change of use of former market hall into a library, offices with an ancillary coffee shop together with the creation of a ramp and the erection of a bicycle store at Market Hall, Holyhead. Approved 02/03/16.

19LPA1025B/DIS/CC - Application to discharge condition (03) being conservation plan for the building to include its future maintenance from planning permission 19LPA1025/CC (Change of use of building into a library, offices with an ancillary coffee shop) at Market Hall, Holyhead. Approved 18/03/16.

19LPA1025C/CC/MIN - Minor amendment to scheme previously approved under planning permission 19LPA1025/CC so as to include a condition that refers to approved plans at Market Hall, Holyhead. Approved 09/02/17.

19LPA1025D/CC/DIS - Application to discharge condition (04) (Traffic management) from planning permission 19LPA1025/CC at Market Hall, Holyhead. Returned to applicant 18/04/17.

19LPA1025F/CC/LB/VAR - Application under Section 73 for the variation of conditions (03) (details of bronze signage panels), (04) (solar panels) and (06) (stone details) from planning permission reference 19LPA1025A/LB/CC (change of use of former market hall into library, offices and ancillary coffee shop) so as to allow the details to be submitted at agreed phased stages at Market Hall, Holyhead. No decision to date.

6. Main Planning Considerations

Principle of the Development: The principle of development has been established with the granting of planning application 19LPA1025/CC for the change of use of the former market hall.

The proposal currently under consideration relates to the variation of condition (02) and (04) of planning permission 19LPA1025/CC in order to submit the Schedule of Works and Traffic Management Plan prior to the commencement of 1st and 2nd phase of the proposed works. Full details in regards to the first phase of the works have been submitted as part of the current application.

The first phase of the works incorporates works to the structure and main fabric of the building and the second phase of the development entails the internal fit out of the building together with the installation of the pv panels.

The submission of the details in two stages is considered acceptable and will not have an impact on the character of the listed building or on highway safety.

As an application under Section 73 is in effect the granting of a wholly new planning permission, consideration should be given as to what other conditions on the original grant of planning permission need to be included in the new permission.

7. Conclusion

The submission of the details in two stages is considered acceptable and will not have a detrimental impact on the character of the listed building or on highway safety.

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) No development relating to the second phase of the proposed works shall take place until details of a schedule of works for the internal and external works to the building to include, but which is not limited to the internal and external finishing materials and architectural detailing has been submitted to and approved in writing by the local planning authority. The development shall be implemented in accordance with the approved details.

Reason: To ensure that the character and appearance of the building are preserved

(03) No development relating to the second phase of the proposed works shall commence until a Traffic Management Plan has been submitted to and approved in writing by the local planning authority detailing the parking facilities for construction site operatives and visitors; arrangements for loading and unloading plant and materials; storage of plant and materials used in constructing the development and the hours and days of operation and the management and operation of construction and delivery vehicles. The development shall proceed in accordance with the details as agreed.

Reason: In the interests of the free flow of traffic and highway safety.

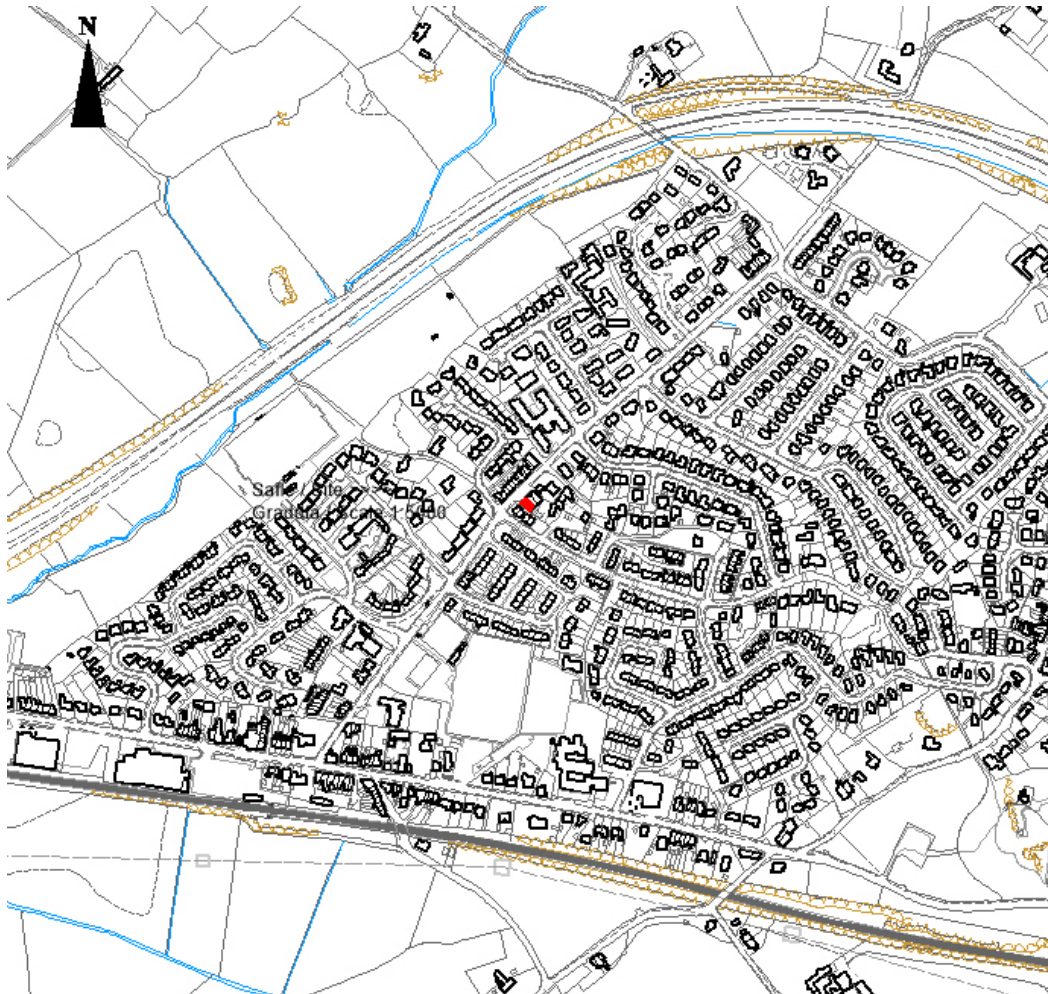
In addition the Head of Service be authorised to add to, remove or amend/vary any condition(s) before the issuing of the planning permission, providing that such changes do not affect the nature or go to the heart of the permission/ development.

Rhif y Cais: **31C79H** Application Number

Ymgeisydd Applicant

Mr Philip Russell

Cais llawn ar gyfer newid defnydd siop (dosbarth defnydd A1) i siop pryddau poeth parod (dosbarth defnydd A3) yn / Full application for change of use of a shop (use class A1) into a hot food takeaway (use class A3) at

3 Mulcair House, Llanfairpwll

Planning Committee: 14/06/2017

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

Recommendation:

Refuse

Reason for Reporting to Committee:

At the request of the Local Member.

1. Proposal and Site

The application is a full application for the change of use of the existing Hairdressers into a Pizza takeaway, at Unit 3 Mulcair House, Lon Penmynydd, Llanfairpwll.

The site lies within the settlement of Llanfairpwll and lies next to the local convenience store known as Spar.

2. Key Issue(s)

The proposal's main issues are whether the proposal will have an impact on the amenities of the surrounding properties and on highway safety.

3. Main Policies

Ynys Mon Local Plan

Policy 1 – General Policy
Policy 2 – New jobs
Policy 5 - Design
Policy 21 – Hot food Takeaways
Policy 26 – Car Parking

Gwynedd Structure Plan

Policy B1- Employment
Policy B9 – Employment
Policy D4 – Location, Siting and Design
Policy FF12 – Parking Provision

Stopped Unitary Development Plan

Policy GP1 – Development Control Guidance
Policy GP2 – Design
Policy EP13 – Hot Food Takeaways
Policy TR10 – Parking Standards

Planning Policy Wales (9th Edition)

Technical Advice Note 12: Design

Supplementary Planning Guidance – Hot Food Take-Away Establishments in Anglesey (1993)

Supplementary Planning Guidance – Parking Standards 2008

4. Response to Consultation and Publicity

Community Council – No response to date

Local Member, Councillor A Mummery – Call-in due to local concerns

Local Member, Councillor M Jones – Support Councillor A Mummery's comments

Local Member, Councillor J Evans – No response to date – consultation process took place prior to the elections

Highway Authority – Refuse

Environmental Health – Standard comments

Response from Members of the Public

The application was afforded two means of publicity; these were by the posting of a notice near the site and the serving of personal notifications on the occupants of the neighbouring properties. The latest date for the receipt of representations was the 19th April 2017 and at the time of writing this report 16 letters of objection and a petition containing 30 signatures had been received at the department. The main issues raised can be summarised as follows;

- i) Highway Safety
- ii) General disturbance – ie noise, odours, litter and anti-social behaviour
- iii) Detrimental to value of properties opposite the site
- iv) Number of hot food takeaways in Menai Bridge and two Chinese and a Fish and Chip shop in the village itself
- v) Sufficient ventilation system should be provided

5. Relevant Planning History

31C79 - Change of use of shop into a Class A2 office at Unit 3 Mulcair House, Penmynydd Road, Llanfairpwll – Approved 10/02/88

31C79A - Application under section 53 for the use of premises to manufacture and retail at Uned 2, Mulcair House, Penmynydd Road, Llanfairpwll – Planning Permission Required – 05/05/88

31C79B - Change of use of shop into shop and manufacturing unit at Uned 2, Mulcair House, Penmynydd Road, Llanfairpwll – Approved 26/05/88

31C79C - Retention of 1.2m satellite dish at Beuno Stores, Mulcair House, Penmynydd Road, Llanfairpwll – Approved 02/08/95

31C79D - Change of use from an office to a flat at Office 3, Mulcair House, Penmynydd Road, Llanfairpwll – Approved 08/12/95

31C79E - Change of use from an office to a hairdressing salon at Office 3, Mulcair House, Penmynydd Road, Llanfairpwll – Approved 13/12/95

31C79F/AD - Erection of one internally illuminated fascia sign and one internally illuminated projecting box sign at Spar Store, Mulcair House, Penmynydd Road, Llanfairpwll – Approved 03/09/03

31C79G – Construction of a disabled ramp at Spar Store, Penmynydd Road, Llanfairpwll – Approved 21/02/05

6. Main Planning Considerations

Effect on surrounding properties – Policy 21 of the Ynys Mon Local Plan and Policy EP13 of the stopped Unitary Development Plan support hot food takeaways provided that the proposal would not cause unacceptable harm to the character and amenities of the area.

A number of concerns have been raised by members of the public stating that the proposal will have a detrimental impact on the surrounding properties by way of noise, anti-social behaviour and litter problems that would be generated by the proposal. The property is located next to the local convenience store (Spar shop) and the current use of the building is a Hairdressers. The Spar shop is open until 11pm. The application forms state that the hours of opening of the establishment will be 4pm – 11pm and this could be conditioned.

The applicant has confirmed that he has control over the pavement that lies to the front of the building and at the time of writing this report an amended plan to include the provision of a litterbin is awaited.

Powers are available to the Police to control disorderly conduct and maintain public order.

As the site lies within the centre of the village and next to a commercial premises it is considered that the proposal is considered acceptable in this location and will not have a detrimental impact on the amenities of the occupants of surrounding properties to such a degree as to warrant the refusal of the application.

Highway Safety – Following receipt of concerns from the Highway Authority the applicant tried to overcome the concerns of the Highway Authority by way of reducing the number of staff employed at the establishment, restricting members of staff from parking at the front of the site and reducing the waiting area available for customers. However the Highway Authority has confirmed that the amendments proposed do not overcome its concerns in regards to highway safety and has recommended that the application be refused. Following receipt of this information, the applicant has reverted to 2 members of staff and has reduced the waiting area slightly.

In its e-mail, dated 18th April the Highway Authority has confirmed that the application should be refused as the proposal would generate additional loading which would result in vehicles being forced to park on the public highway to the detriment of highway and pedestrian safety.

7. Conclusion

The site is located within the centre of the village and due to the existing commercial use of the building and adjoining building it is not considered that the development will detrimentally affect the amenities of the surrounding properties to such a degree as to warrant the refusal of the application. However the proposal would have a detrimental impact on highway and pedestrian safety.

Having considered the above and all other material considerations my recommendation is one of refusal.

8. Recommendation

Refuse

(01) The local planning authority considers that there is insufficient parking spaces available and the additional traffic generated by the development would lead to vehicles parking on the highway, which would have a detrimental impact on highway and pedestrian safety. The proposal is therefore contrary to Policy 1, 21 and 26 of the Ynys Mon Local Plan, Policy GP1, GP2, EP13 and TR10 of the stopped Unitary Development Plan and Policy FF12 of the Gwynedd Structure Plan and the advice contained within Supplementary Planning Guidance – Parking Standards 2008 and Planning Policy Wales (9th Edition, 2016).

12.3

Gweddill y Ceisiadau

Remainder Applications

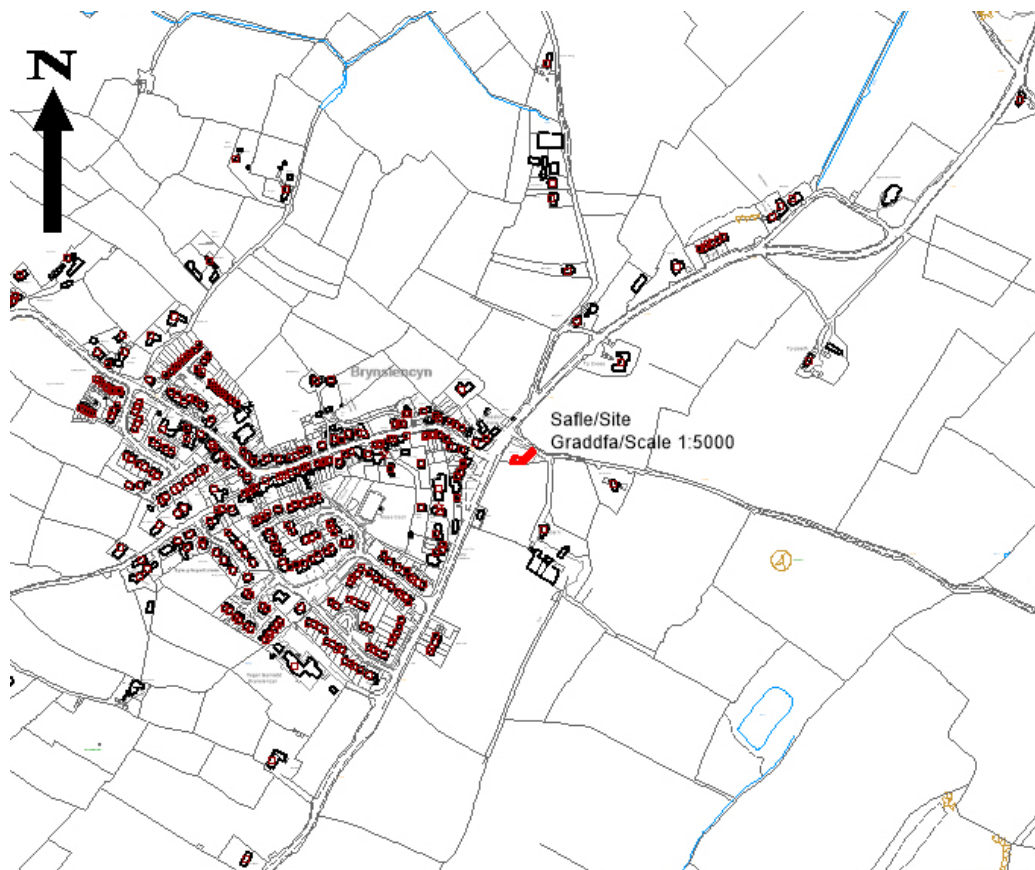
Rhif y Cais: **37C197B** Application Number

Ymgeisydd Applicant

Mrs Samantha Newsome

Cais llawn ar gyfer newid defnydd y cyfleusterau cyhoeddus i gaffi yn / Full application for conversion of the public conveniences into a cafe at

Cyfleusterau Cyhoeddus/Public Conveniences, Brynsiencyn



Planning Committee: 14/06/2017

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

Recommendation:

Permit.

Reason for Reporting to Committee:

The application site is on land owned by the Local Authority.

1. Proposal and Site

The application lies at Public Conveniences, Brynsiencyn and is within the AONB. The application is for the change of use of the building from public conveniences to a café.

2. Key Issue(s)

The key issue is whether the proposed scheme is acceptable in terms of impact on adjoining properties and their amenity.

3. Main Policies

Ynys Mon Local Plan

Policy 1 – General Policy
Policy 7 Rural Buildings
Policy 30 - Landscape
Policy 42 – Design

Gwynedd Structure Plan

Policy D1 - Environment
Policy D4 – Location, Siting and Design
Policy D29 - Design

Stopped Unitary Development Plan

Policy GP1 – General Control Guidance
Policy GP2 – Design
Policy EN2 - AONB

Planning Policy Wales (9th Edition), January 2016

Technical Advice Note 12 – Design

4. Response to Consultation and Publicity

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

Councillor Victor Hughes - No response received at the time of writing this report

Community Council – Support the application

Built Environment – No objection

Ecological Advisor – comments for construction phase

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 06/04/2017. At the time of writing this report, no letters of representations have been received.

5. Relevant Planning History

37C197 – Conversion into café. Returned to agent 24/06/2016.

6. Main Planning Considerations

The proposal entails the conversion of the former public convenience into a café with a small extension to the side to accommodate a WC and external and internal alterations to the building. It is considered that there is ample space on the site to accommodate a small café as the building is situated in a current car park. There is adequate vehicular access and parking to accommodate visiting traffic and suitable pedestrian access through the village. The proposed materials for the proposal are considered acceptable. As the proposal is a fair distance from neighbouring properties, it is not considered that the proposed scheme will impact the surrounding amenities or any neighbouring properties to a degree that it should warrant a refusal. Given the minor changes to the external fabric of the building, no unacceptable impacts are likely with regard to the designated landscape.

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) 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 21/02/2017 under planning application reference 37C197B.

Drawing number	Date Received	Plan Description
Layout 002	21/02/2017	Proposed plans

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.

12.4

Gweddill y Ceisiadau

Remainder Applications

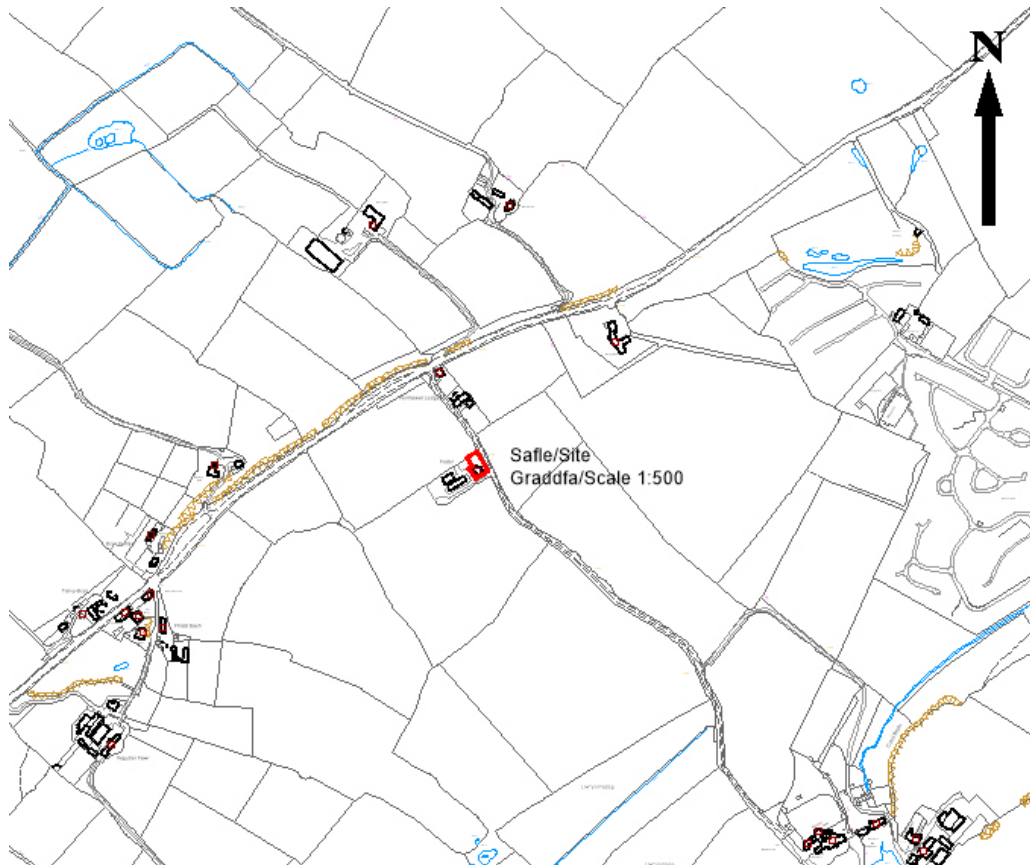
Rhif y Cais: **37C198** Application Number

Ymgeisydd Applicant

Mr and Mrs Roberts

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

Fodol, Llanedwen



Planning Committee: 14/06/2017

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

Recommendation:

Permit.

Reason for Reporting to Committee:

The application is on land owned by the Local Authority

1. Proposal and Site

The application site lies within the Anglesey AONB at Fodol, Llanedwen. The application is for the demolition of an existing sun room extension to the side of the dwelling and its replacement with a slightly larger sun room extension.

2. Key Issue(s)

The key issue is whether the proposed scheme is acceptable in terms of design and impacts on the AONB.

3. Main Policies

Ynys Mon Local Plan

Policy 1 – General Policy

Policy 30 - Landscape

Policy 42 – Design

Gwynedd Structure Plan

Policy D1 - Environment

Policy D4 – Location, Siting and Design

Policy D29 - Design

Stopped Unitary Development Plan

Policy GP1 – General Control Guidance

Policy GP2 – Design

Policy EN2 - AONB

Planning Policy Wales (9th Edition), January 2016

Technical Advice Note 12 – Design

4. Response to Consultation and Publicity

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

Councillor Victor Hughes - No response received at the time of writing this report

Community Council – Support the application

Public Consultation – The application was afforded two means of publicity. These were by the placing of a notice near the site and serving of personal notifications on the owners of neighbouring properties. The latest date for the receipt of representations is the 06/04/2017. At the time of writing this report, no letters of representations had been received.

5. Relevant Planning History

No planning history.

6. Main Planning Considerations

The proposal entails the removal of the existing conservatory and the erection of a single storey extension to form a sunroom. The proposed materials for the proposal are considered acceptable and the design is appropriate in relation to the dwelling and the setting within the designated landscape. It is not considered that the proposed scheme will impact the surrounding amenities or any neighbouring properties to a degree that it should warrant a refusal.

7. Conclusion

The proposed development is considered acceptable to the Local Planning Authority. Consequently, the proposal should be permitted subject to conditions.

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 development permitted by this consent shall be carried out strictly in accordance with the plan(s) submitted on the 21/02/2017 under planning application reference 37C198.

Drawing number	Date Received	Plan Description
Proposed plans	06/03/2017	Proposed plans

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.

12.5

Gweddill y Ceisiadau

Remainder Applications

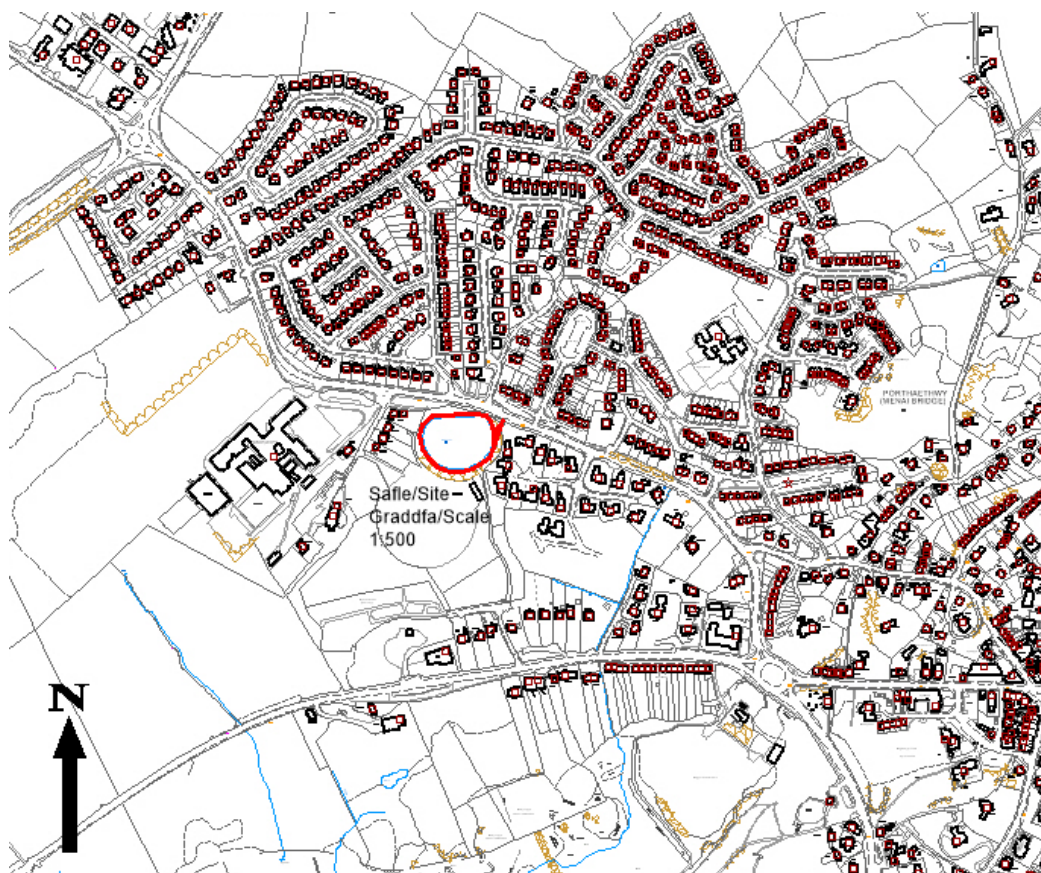
Rhif y Cais: **39LPA1036/CC** Application Number

Ymgeisydd Applicant

Head of Service (Highways, Waste & Property)

Cais llawn i gael gwared ar y ffens bresennol, codi ffens newydd diogelwch 2.1m o uchder ynghyd a torri a cario allan gwaith i goed sydd wedi ei ddiogelu gan Orchymyn Diogelu Coed yn / Full application to remove the existing fence, erection of a new 2.1m high security fence together with felling and works to trees protected by a Tree Preservation Order at

Cronfa Dwr Porthaethwy/Menai Bridge Reservoir, Porthaethwy/Menai Bridge



Planning Committee: 14/06/2017

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

Recommendation:

Permit

Reason for Reporting to Committee:

The application is being presented to the Committee as the land is owned by the Council

1. Proposal and Site

The application is a full application for the removal of existing fence, erection of a 2.1 meter high fence together with works to and felling of trees at Menai Bridge Reservoir, Menai Bridge.

2. Key Issue(s)

The key issue is the whether the fence would have a negative impact upon the area, and or adjoining properties and the amenity impacts of the proposed works to the trees.

3. Main Policies

Ynys Mon Local Plan

Policy 1 – General Policy

Policy 31 - Landscape

Policy 42 – Design

Gwynedd Structure Plan

Policy D4 – Siting and Design

Policy D29 - Design

Stopped Unitary Development Plan

Policy GP1 – Development Control Guidance

Policy GP2 – Design

Policy EN1 – Landscape Character

Policy EN14 – Tree Preservation Orders and Hedgerows

4. Response to Consultation and Publicity

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

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

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

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

Site notices were placed near the site. The expiry date for receiving representations was the 26/05/2017. At the time of writing the report, no letters were received.

5. Relevant Planning History

None.

6. Main Planning Considerations

The application is a full application for the removal of existing fence, erection of a 2.1m high security fence together with works to and felling of trees at Menai Bridge Reservoir, Menai Bridge.

The security fence is required due to a health and safety report from the council's Health and Safety Officer. The report states that the current fence does not provide a sufficient barrier to prevent access to the reservoir and a recommendation has been made that a more solid structured fence be installed to prevent access to the site.

A 2.1m high restricted mesh width panel security fence of a welded type will be installed around the reservoir.

Tree Preservation Order

The trees within the application site are protected by a Tree Preservation Order. Three trees are to be felled and trees within 2 metres of the fence will be crown lifted to a height of 2.5m above ground level.

The felling of the trees outlined within the application and the crown lifting to the trees within 2 metres of the fence is considered acceptable.

Effect on adjoining properties

It is not considered that the fence will have a negative impact upon the amenities currently enjoyed by adjoining property owners.

Effect on the landscape

The fence will be screened by existing mature trees and it is not considered that it will have a negative impact on the area.

The proposal will replace the existing chain link fence. The fence will be screened by mature trees and will be of a green colour to blend in with its surroundings.

7. Conclusion

The proposal is acceptable in policy terms, will not have a negative impact on the area existing building without harming the amenities of nearby residential properties.

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 development hereby permitted shall be carried out in strict conformity with the details received under application reference 39LPA1036/CC.

Location Plan	AL/15083/01	
Block Plan	AL/15083/02	

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

Technical Advice Note 12 – Design

Technical Advice Note 10 – Tree Preservation Order

Planning Policy Wales 9th Edition

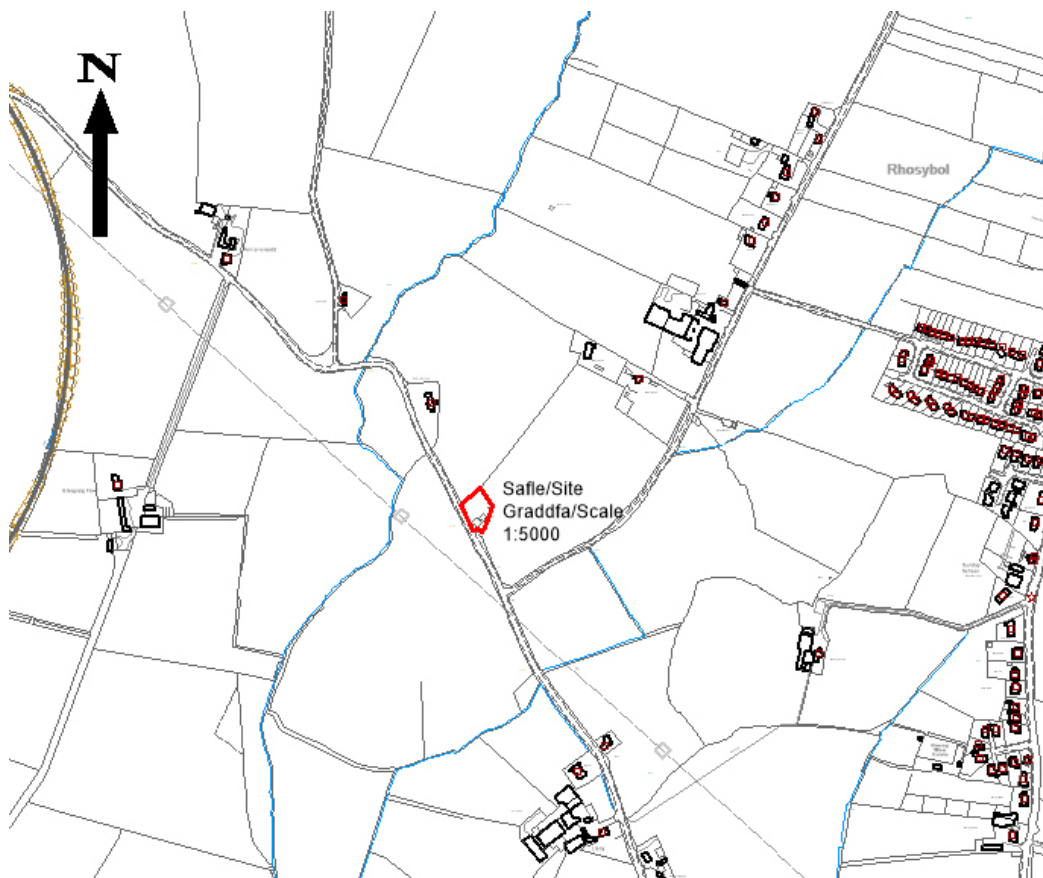
Rhif y Cais: **44C340** Application Number

Ymgeisydd Applicant

Mr Robert Jones

Cais llawn i ddymchwel yr annedd presennol ynghyd a chodi annedd newydd yn / Full application for demolition of the existing dwelling together with the erection of a new dwelling at

Plas Main, Rhosybol



Planning Committee: 14/06/2017

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

Recommendation:

Permit

Reason for Reporting to Committee:

The application has been called to the planning committee by the local member.

1. Proposal and Site

The application is made for a replacement dwelling.

The application site is located in the countryside. The submitted details indicate that that the former farmhouse subject to the planning application was last occupied 50 years ago. The property subject to the planning application is in a poor physical condition, the roof, windows and doors are missing and there is mature vegetation growing within the structure.

The proposed replacement dwelling is of two storeys and incorporates single storey elements. Externally the proposed dwelling would have a render finished roofed with grey tiles.

2. Key Issue(s)

The acceptability of the development in relation to development plan and other material policy considerations in respect of replacement dwellings in the countryside.

3. Main Policies

Ynys Mon Local Plan

53 (Housing in the Countryside)

54 (Replacement Dwellings)

Gwynedd Structure Plan

A6 (New Dwellings in the Countryside)

Stopped Anglesey Unitary Development Plan "Stopped UDP"

HP 6 (Dwellings in the Open Countryside)

HP 9 (Replacement Dwellings)

Emerging Anglesey and Gwynedd Joint Local Development Plan (2017) "Emerging LDP"

TAI 7: Replacement Dwellings

Planning Policy Wales (Edition 9, November 2016)

4. Response to Consultation and Publicity

Councillor Aled M. Jones – Called the application to committee on the grounds of design.

Community Council Support the demolition of the existing building and the erection of a replacement dwelling.

5. Relevant Planning History

No material planning history.

6. Main Planning Considerations

Context

The application site is located in the countryside under the development plan and the Stopped UDP.

It is not considered that the former farmhouse subject to the planning application retains its lawful residential use for the following reasons:

- The applicant has confirmed that the farmhouse has been unoccupied for around 50 years.
- The former farmhouse is derelict and in very poor physical condition with the substantial part of the roof and supporting rafters missing. Sections of external walls are dilapidated and collapsed. Vegetation is also growing within the former farmhouse and though access is difficult little or nothing appears to remain of the first floor or internal fabric. There are no doors or windows present in the former farmhouse.
- There is no evidence presented with the application or apparent in the site visit that the owners have sought to protect or maintain the building.
- There is no evidence submitted in terms of whether there have been any intervening uses.

Policy Considerations in relation to Replacement Dwellings in the Countryside

Policy 54 of the YMLP which forms part of the development plan permits the replacement of existing permanent dwellings. The supporting text of the policy explains that the existing dwelling must have an established use right as a permanent dwelling. Policy HP9 of the Stopped UDP similarly requires the existing dwelling to have use rights as a permanent dwelling.

In countryside locations the Emerging LDP also requires amongst other criterion that the present dwelling has a lawful residential use. Certainty regarding the content of the Emerging LDP will only be achieved on receipt of the Inspectors binding report and in this instance little weight can be attributed to the provisions of this plan.

As the proposed development is located in the countryside and it is your officer's assessment that the lawful use of the former farmhouse has been abandoned the proposal cannot be considered acceptable under the provisions of the above policies which require there to be lawful residential use.

7. Conclusion

The proposal is not considered acceptable in relation to the provisions of policy 54 of the "YMLP" and HP9 of the Stopped UDP as it appears that the residential use has been abandoned.

8. Recommendation

That planning permission is **refused** for the following reasons:

(01) It is considered that the residential use of the former farmhouse has been abandoned. The proposed replacement dwelling cannot therefore be considered acceptable in relation to the provisions of policy 54 of the Ynys Mon Local Plan (1996) and HP9 of the Stopped Ynys Mon Unitary Development Plan (2005) as it would result in a new dwelling in the countryside in contravention of policies which seek to restrict development in the countryside to those for which a rural location is necessary and where the listed criteria have been met.

13.1

Materion Eraill

Other Matters

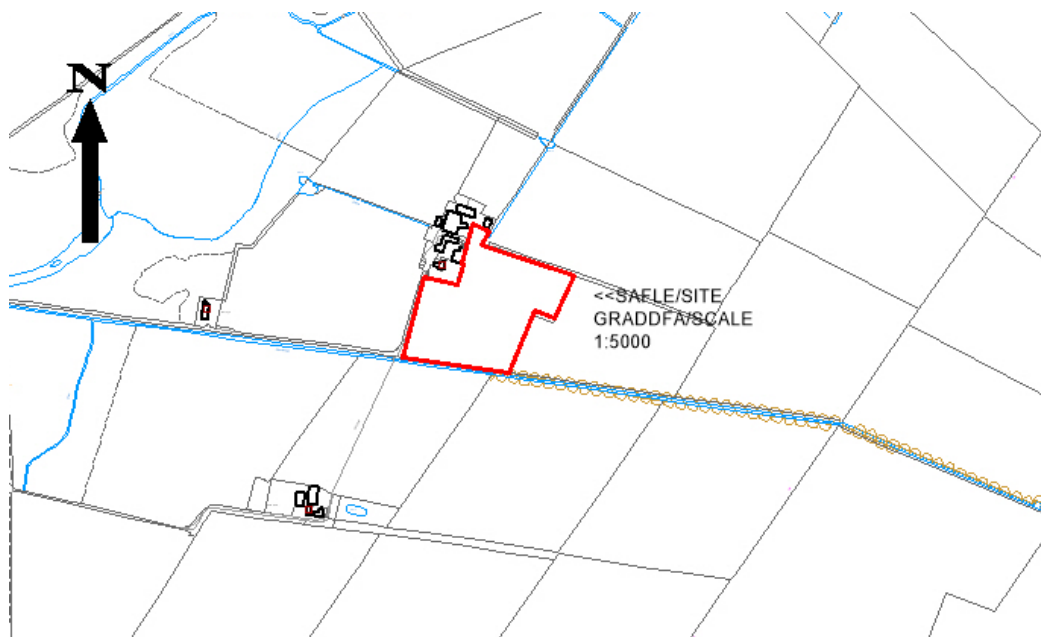
Rhif y Cais: **15C30H/FR** Application Number

Ymgeisydd Applicant

Mr Jeff Hughes

Cais llawn i newid defnydd tir amaethyddol er mwyn ymestyn y maes carafannau presennol i lleoli 14 o garafannau symudol ychwanegol ynghyd a gosod tanc septig ar dir yn / Full application for change of use of agricultural land to extend the existing caravan park to site a further 14 touring caravans together with the installation of a septic tank on land at

Pen y Bont Farm Touring & Camping, Malltraeth



Planning Committee: 14/06/2017

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

Reason for Reporting to Committee:

At its meeting held on 26th April 2017 the Planning and Orders Committee was informed that the application had been called in for determination by the Welsh Ministers and resolved that, had it remained within their power to determine the application, it would have been refused in accordance with the officer's recommendation.

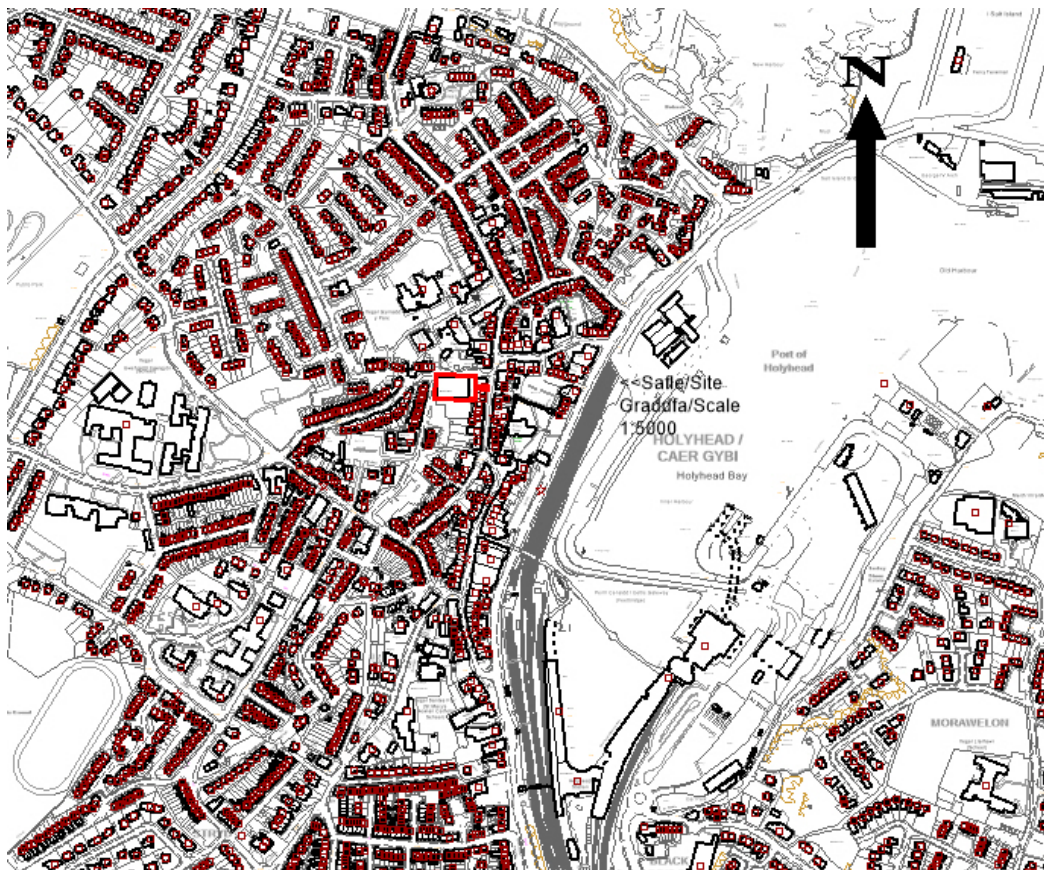
The Members are now informed that the application has been withdrawn by the applicant and the call-in procedure will not therefore proceed.

Rhif y Cais: **19LPA1025F/CC/LB/VAR** Application Number

Ymgeisydd Applicant

Head of Service (Highways, Waste & Property)

Cais o dan Adran 73 i ddiwygio amodau (03) (manylion y paneli arwyddion efydd), (04) (paneli solar) a (06) (manylion cerrig) o caniatâd cynllunio rhif 19LPA1025A/LB/CC (newid defnydd y cyn neuadd y farchned i lyfrgell, swyddfa a siop goffi ategol) er mwyn gallu cyflwyno'r wybodaeth mewn camau graddol yn / Application under Section 73 for the variation of conditions (03) (details of bronze signage panels), (04) (solar panels) and (06) (stone details) from planning permission reference 19LPA1025A/LB/CC (change of use of former market hall into library, offices and ancillary coffee shop) so as to allow the details to be submitted at agreed phased stages at

Market Hall, Stanley Street, Caergybi/Holyhead

Planning Committee: 14/06/2017

Report of Head of Planning Service (CR)

Reason for Reporting to Committee:

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

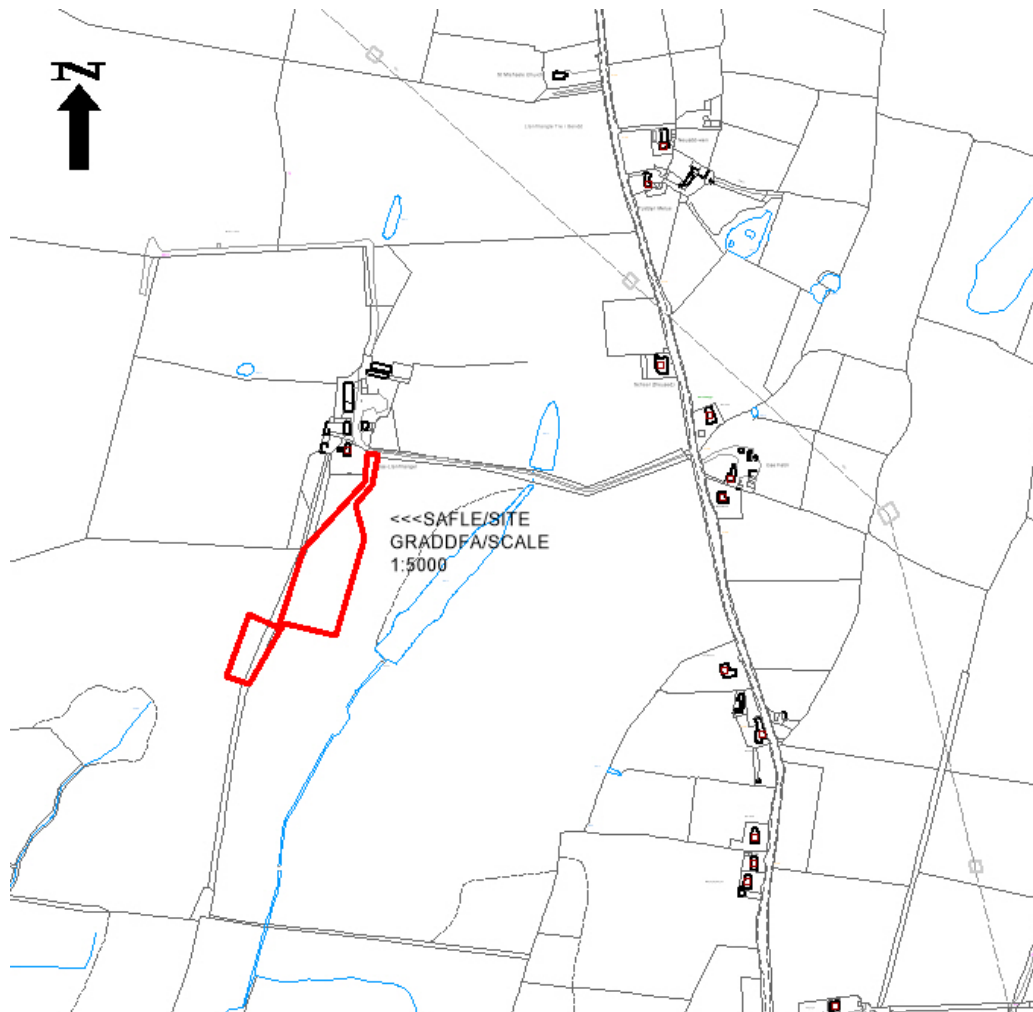
Rhif y Cais: **23C280F** Application Number

Ymgeisydd Applicant

Mr Eurig Jones & Mr Owen Rowlands

Cais ol weithredol ar gyfer sied amaethyddol a parlwr godro ynghyd a chreu pwll slyri, dau silo a gwaith cysylltiedig yn / Retrospective application for an agricultural shed and milking parlour together with the construction of a slurry pit, two silos and associated development at

Plas Llanfihangel, Capel Coch



Planning Committee: 14/06/2017

Report of Head of Planning Service (GJ)

Reason for Reporting to Committee:

The Planning Committee refused an application contrary to officer recommendation on the 7/4/17 for the following: Retrospective application for an agricultural shed and milking parlour together with the construction of a slurry pit, two silos and associated development at Plas Llanfihangel, Capel Coch.

An appeal has been submitted to the Planning Inspectorate. The members who proposed and seconded the decision to refuse the application were Cllr Lewis Davies and Cllr Victor Hughes. The members are requested to re-nominate members to conduct the appeal on behalf of the Council.