

Rhif y Cais: 11C591 Application Number

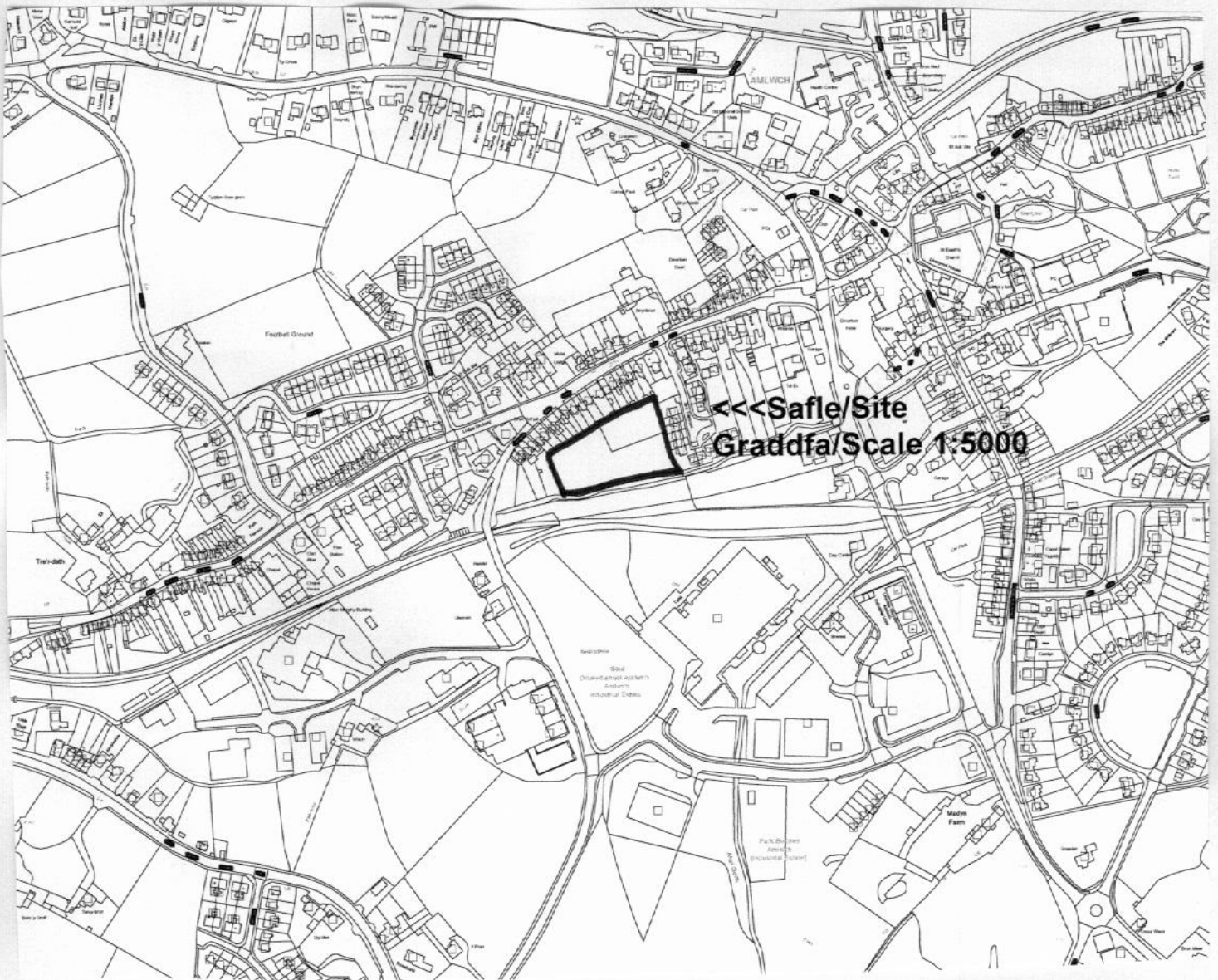
Ymgeisydd Applicant

**Cyngor Tref Amlwch
c/o RGR Partnership
1st Floor NatWest Bank Building
Glanhwfa Road
Llangefni
LL77 7EN**

Newid defnydd o dir diffaith i greu ardal natur a hamdden ar dir tu cefn i

Change of use of derelict land to form a nature and recreation area on land to the rear of

16 - 21 Bor Trehirion, Amlwch



Planning Committee: 05/12/2012

Report of Head of Planning Service (DPJ)

Recommendation:

Permit

Reason for Reporting to Committee:

The land is owned by the Isle of Anglesey County Council.

1. Proposal and Site

The application site comprises an area of around 0.5 hectares which has trees and vegetation present. The Design & Access Statement states that the area has been subject to anti-social behaviour in recent years. The application site is abutted by properties facing Mona Street and adjacent sheltered housing.

The proposal entails a change of use of the area to a recreation ground, including clearance of vegetation, access & fencing improvements, provision of seating areas & landscaping.

2. Key Issue(s)

- Principle of Development
- Amenities of Area
- Residential Amenity.

3. Main Policies

Gwynedd Structure Plan

CH1 (Recreation & Tourist Development)

D4 (Location, Design & Siting)

D14 (Protection of Broad-leaved Woodland)

Ynys Mon Local Plan

1 (General Policy)

14 (Recreation & Community Facilities)

17 (Recreation & Community Facilities)

32 (Landscape)

Stopped Ynys Mon Unitary Development Plan

GP1 (Development Control Guidance)

GP2 (Design)

CC1 (Community Facilities)

Planning Policy Wales Edition 5 (November 2012)

4. Response to Consultation and Publicity

Local Member Called the application to the planning committee due to local residents concerns.

Community Council Leave the decision to the local planning authority.

Highways No recommendation.

Network Rail No objection.

Welsh Water Conditional permission.

Response to Publicity

One petition received from residents of Bro Trehinion and Mona Street objecting to the planning application and signed by 45 people.

5. Relevant Planning History

No material planning history.

6. Main Planning Considerations

Principle of Development

Policy CH1 of the Gwynedd Structure Plan states proposals for recreation and tourist development will be permitted where they accord with the policy framework of the plan.

Policy 14 of the Ynys Mon Local Plan states that the council will permit recreational & community facilities shown on the proposals maps and other schemes subject to the following criteria:

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

Policy 17 of the Ynys Mon Local Plan states that the council will permit community facilities shown on the proposals plan and other schemes will be permitted on suitable sites within the development boundary or within the edge of other settlements.

Policy CC1 of the Stopped UDP states that the council will permit the development of community facilities which maintain or improve community facilities within or adjacent to development boundaries.

The principle of the development accords with the policies listed above.

Amenities of the Area

It is considered that positive weight can be attributed to the proposal will significantly improve the amenities of the area in terms of clearing the site and the quality of the proposals.

Residential Amenity

A petition has been received objecting to the development.

It is not considered that the proposal unacceptably affect the amenities of adjacent properties. Any anti-social behaviour which could occur would be a matter for the police.

7. Conclusion

The principle of the development is acceptable and that the proposals will enhance the amenities of the area. It is not considered that the development will unacceptably affect residential amenities.

8. Recommendation

Permit

(01) The development hereby permitted shall be begun before the expiration of (five) years from the date of this permission.

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

(02) The development hereby permitted shall be carried out in strict conformity with the details shown on the plans tabled below and contained in the form of application, and in any other documents accompanying such application.

Drawing No	Drawing Name
BM2624-A4-03	Location Plan
1831.01	Site Survey
1831.04	Planting Plan
1831.02	Landscape Proposals
1831.04	Grit stone Footpath
1831.05	1.2 m High Kissing Gate and Fence Details

Unless otherwise approved in writing by the local planning authority or included within any provision of the conditions of this planning permission.

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

(03) No surface water shall be allowed to connect either directly or indirectly to the public sewerage system unless otherwise approved in writing by the local planning authority.

Reason: To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no detriment to the environment.

(04) Land drainage run-off shall not be permitted to discharge either directly or indirectly into the public sewerage system.

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

(05) The proposed development site is crossed by a public sewer with the approximate position being marked on the Statutory Public Sewer Record. Under the Water Industry Act 1991 Dwr Cymru Welsh Water has right of access to its apparatus at all times. No part of the building will be permitted within 3 meters of the line of the public sewer.

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

Rhif y Cais: 19C1105 Application Number

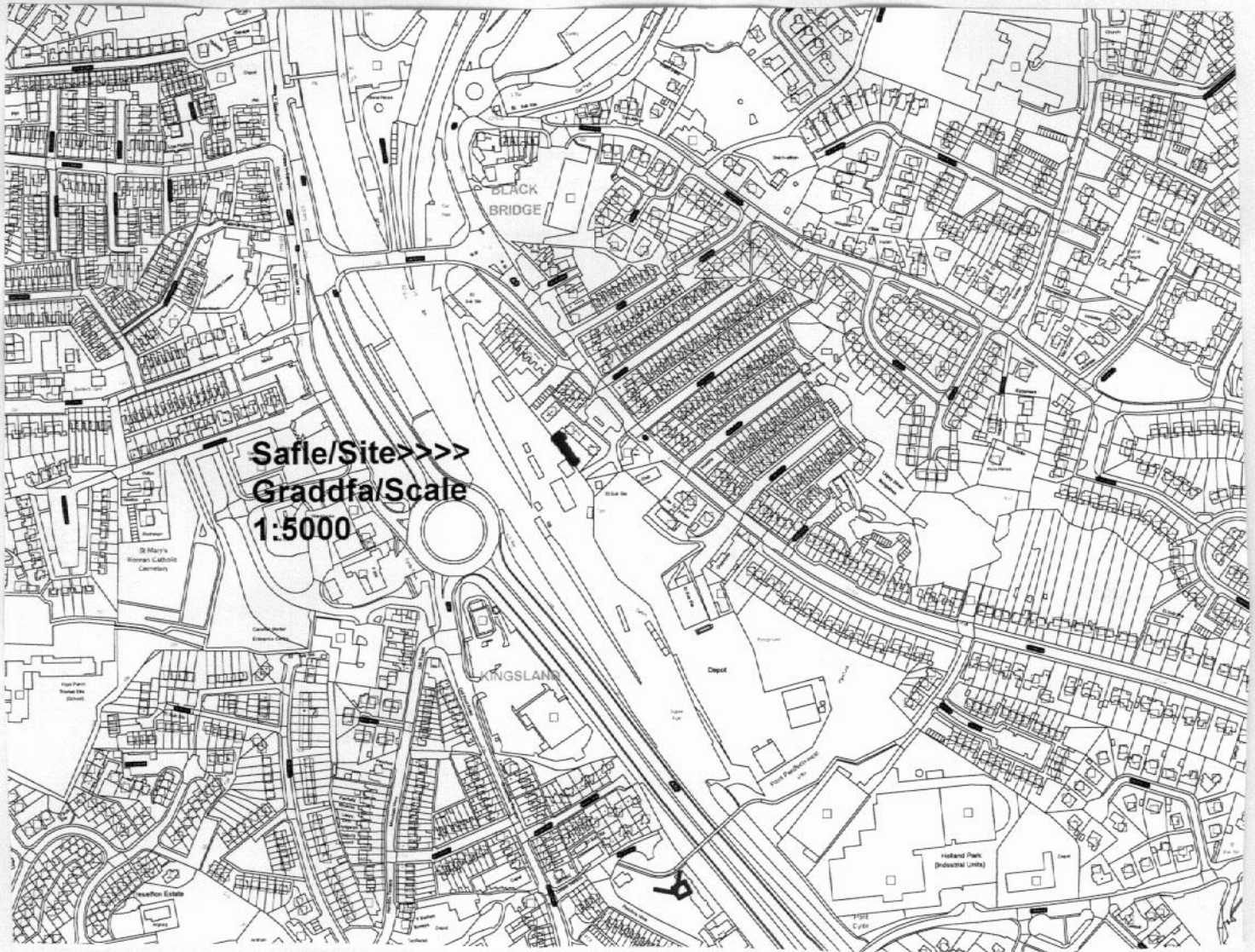
Ymgeisydd Applicant

Arriva Trains Wales
c/o Mrs Rebecca Doody
H.I.M. Associates Ltd
136-138 Victoria Road
Walton-le-Dale
Preston
Lancashire
PR5 4AU

Cais llawn ar gyfer gosod draen torri-ffwrdd o dan ddaear, siambr arolygu a gorsaf bwmp becynnu bach ar dir ger

Full application for the installation of a below ground cut-off drain, inspection chamber and small packaged pump station on land adjacent to

1-12, Llys Watling, Holyhead, LL65 2PB



Planning Committee: 05/12/2012

Report of Head of Planning Service (NJ)

Recommendation:

Permit

Reason for Reporting to Committee:

The application is made on Council owned land.

1. Proposal and Site

The site is situated off London Road, Holyhead and is part of the enclosed back yard area serving a block of flats comprising 12 units arranged over 3 floors. The rear yard area backs onto Network Rail owned land, with the Holyhead-Chester railway beyond. The land is used as a servicing depot for trains.

The application is a full application for provision of a cut-off drain and associated works to deal with land contamination issues which have arisen on the site.

2. Key Issue(s)

The application's key issues are whether the proposal will affect the amenities of the surrounding properties.

3. Main Policies

Ynys Môn Local Plan

Policy 1 – General Policy

Gwynedd Structure Plan

Policy D4 – Location, Siting and Design

Policy D29 - Design

Stopped Unitary Development Plan

Policy GP1 – Development Control Guidance

Policy GP2 – Design

Planning Policy Wales (Edition 5 November 2012)

4. Response to Consultation and Publicity

Local Member – No formal reply to consultation although no objection to scheme communicated to case officer by telephone

Town Council – No objection

Welsh Water – No reply at the time of writing

Environmental Health Section – supportive of works which are being undertaken as a result of formal action following diesel spillage

Environment Agency – The remediation scheme is suitable for the level of contamination present

Network Rail – comment sent in relation to requiring landowner consent and agreement to works being proposed. These issues have been resolved satisfactorily between the parties and no further comment is offered.

Response to Publicity

The application was publicised by the posting of a site notice near the site, as well as individual notification to the occupants of neighbouring properties. The latest date for the receipt of representations was 29th November 2012. At the time of writing, no representations had been received.

5. Relevant Planning History

None

6. Main Planning Considerations

Purpose of the Development and Amenity Effects: The land to the rear of the block of flats at Llys Watling is on a lower elevation than land to the rear which is used as a servicing yard for trains. Over time, spillages of fuel etc have seeped through the ground and entered into the Llys Watling site causing contamination. The rear yard area which residents use to dry washing is the only enclosed and secure area where children can play safely – the area to the front of the building is unenclosed grassed areas, paving and parking leading onto London Road. The development is necessary to address the issue of contamination by providing a cut off drain for any seepage from the depot which enters onto the Llys Watling site. This will ensure that Llys Watling residents are no longer exposed to contamination incidents.

The works are contained underground but due to the difference in levels between the residential and depot areas, a pump is required to facilitate operation of the scheme. Residents are currently exposed to noise from the depot itself and it would be undesirable that a scheme designed to address contamination affecting their homes should inadvertently lead to other amenity effects. The matter was being addressed with the agent at the time of writing. If necessary, a condition is proposed in relation to noise from the pump.

7. Conclusion

The scheme is proposed as a direct result of coordinated action from the Council's Environmental Health Section and the Environment Agency to address contamination in the rear yard / garden area of 1-12 Llys Watling. The proposal is considered to address the matter in hand and will as a consequence improve residential amenity, subject to confirmation over noise.

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.

12.3

Gweddill y Ceisiadau

Remainder Applications

Rhif y Cais: **46LPA965/CC** Application Number

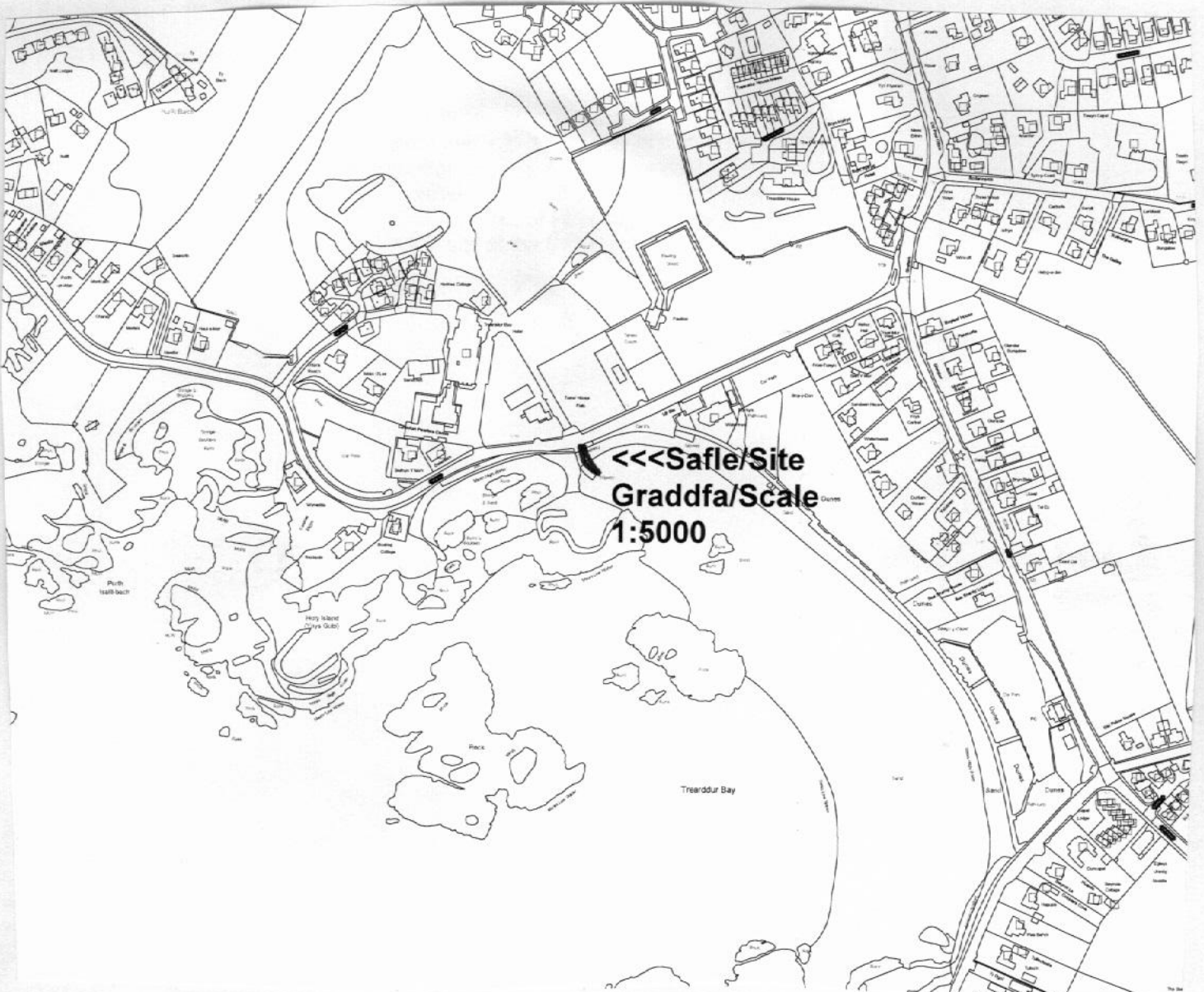
Ymgeisydd Applicant

**Head of Service (Economic Development)
Mr Adrian Jones
Economic Development
Isle of Anglesey County Council
Anglesey Business Centre
Parc Bryn Cefni
Llangefni
Ynys Môn
LL77 7XA**

Cais llawn ar gyfer lledu'r llithrfa ar dir yn

Full application for the widening of the slipway on land at

Lôn Isallt, Trearddur Bay, LL65 2UN



Planning Committee: 05/12/2012

Report of Head of Planning Service (SCR)

Recommendation:

Permit

Reason for Reporting to Committee:

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

1. Proposal and Site

The proposal involves the widening of the existing slipway which provides access from the highway/parking area onto the beach.

The site lies within the settlement of Trearddur Bay and access to the slipway is afforded off Lon Isallt. The site is used by both tourists and locals alike and the proposal will facilitate easier access onto the beach. The site lies adjacent to the designated Area of Outstanding Natural Beauty.

The application site is situated within a zone C2 flood zone which is an area which is an area of the floodplain without significant flood defence infrastructure.

2. Key Issue(s)

The applications main issues are the affect of the proposal on the surrounding area and whether the proposal complies with Technical Advice Note 12: Development and Flood Risk.

3. Main Policies

Ynys Môn Local Plan

Policy 1 – General Policy

Policy 28 – Tidal Inundation and River Flooding

Policy 36 –Coastal Development

Policy 37 – Public Access

Policy 42 – Design

Gwynedd Structure Plan

Policy CH1 – Tourism

Policy D4 – Location, Siting and Design

Policy D32 – Landscaping

Stopped Unitary Development Plan

Policy GP1 – Development Control Guidance

Policy GP2 – Design

Policy EN9 – Developments in or near wetlands, water courses and shorelines

Policy SG2 – Development and Flooding

Policy TO14 – Amenity Space

Technical Advice Note 15: Development and Flood Risk

Technical Advice Note 12: Design

4. Response to Consultation and Publicity

Local Member – Happy for Officer to deal with the applicaiton

Community Council – No response to date

Environment Agency – Comments

Welsh Water – No response to date

Crown Estate – No response to date

Highways – No response to date

Countryside Council for Wales – Comments / Informatives

Maritime Officer – No response to date

Response from Members of the Public

The application site was afforded three means of publicity. These were by the posting of a notice near the site, the serving of personal notifications on the occupiers of neighbouring properties and the publication of a notice in the local press. The latest date for the receipt of representations was the 12th December, 2012 and at the time of writing this report no letters of representations had been received at the department.

5. Relevant Planning History

None

6. Main Planning Considerations

Effect of proposal on surrounding area – The application site is situated adjacent to the designated Area of Outstanding Natural Beauty. The proposal is to widen the existing slipway onto the beach which will ensure safer and easier access for recreational boats and small craft to be launched and landed at this point.

The works proposed is relatively minor works and will widen the slipway by no more than 1.4 metres for 16 metres of its length. The materials proposed will match that of the existing slipway.

Due to the above it is not considered that the proposal will adversely affect the surrounding landscape.

Flood Risk - The Flood Consequence Assessment submitted as part of the application complies with the requirements of Technical Advice Note 15 – Development and Flood Risk and confirms that the proposal will not result in further flooding problems.

7. Conclusion

The proposal will improve the existing slipway by providing a safer access onto the beach. The proposal will not have an adverse effect on the surrounding landscape and complies with current policies in terms of flood risk.

8. Recommendation

Permit - subject to no additional adverse comments received following publicity. The latest date for the receipt of representations is 12th December, 2012.

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

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

(02) The development permitted by this consent shall be carried out strictly in accordance with the plan(s) submitted on the 07:11:12 under planning application reference 46LPA965/CC.

Reason: For the avoidance of doubt.

Rhif y Cais: **48LPA851C/CC** Application Number

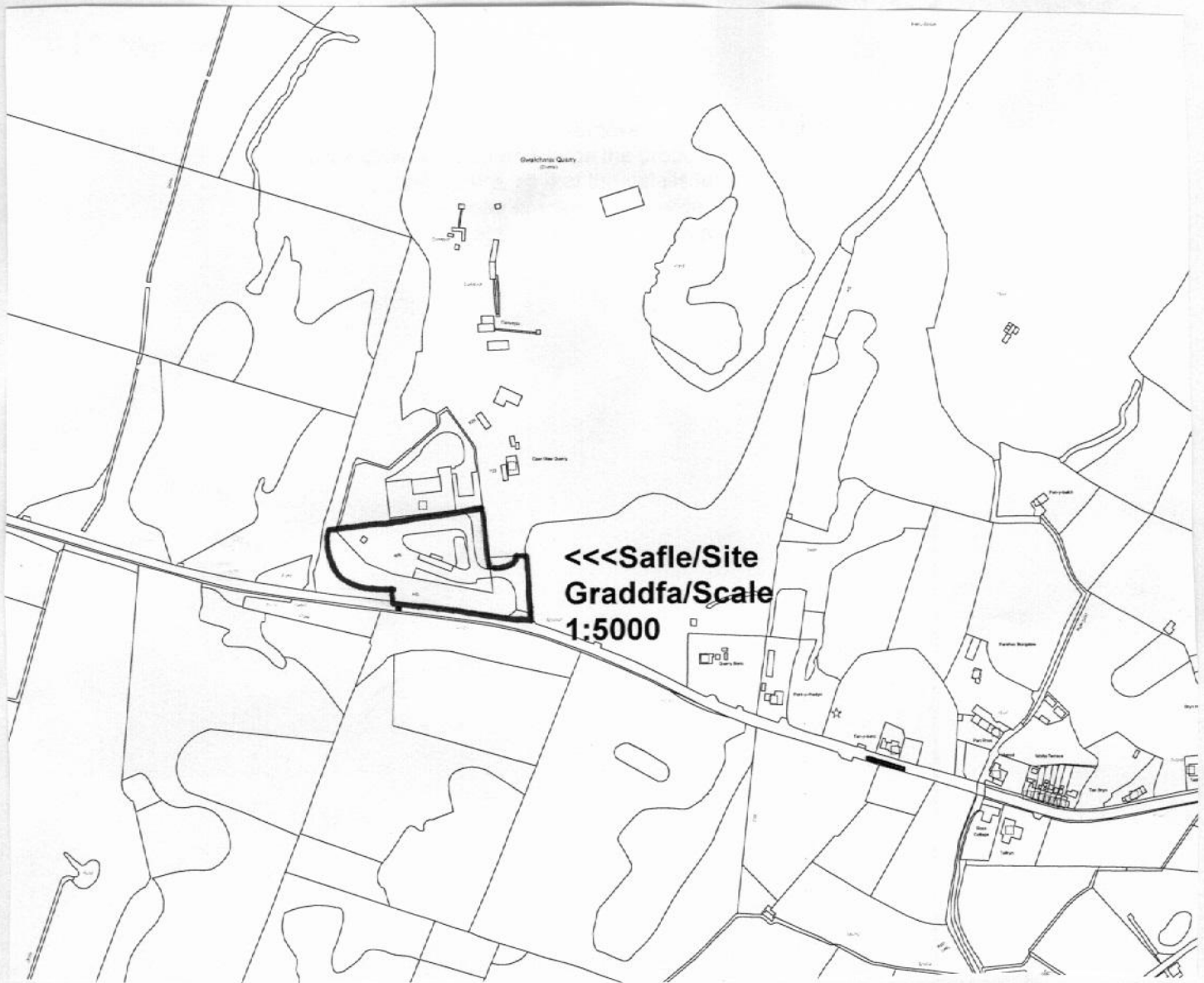
Ymgeisydd Applicant

**Head of Service Highways & Waste Management
c/o Kirsty Tydeman
AMEC Environment & Infrastructure UK Ltd
Canon Court
Abbey Lawn
Abbey Foregate
Shrewsbury
SY2 5DE**

Uwchraddio'r canolfan ailgylchu gwastraff cartref
yn

Upgrade to the household waste recycling centre at

Gwalchmai Recycling Centre, Gwalchmai



Planning Committee: 05/12/2012

Report of Head of Planning Service (RWW)

Recommendation:

Permit

Reason for Reporting to Committee:

The proposal is made by the County Council's Waste Management Department.

1. Proposal and Site

The site is located on the Council's waste management site at Gwalchmai.

This is an application to upgrade the HWRC by improving health and safety and traffic management measures in order to offer an enhanced waste recycling provision and experience for site users.

The proposed changes to the centre are listed as follows:

Improve general traffic management at the site in Gwalchmai by separating the public traffic that use the centre from heavy commercial lorries that service the waste transfer station. This will be done by building a new roundabout within the site's access. As a result, the site's weighbridge will be relocated to the carriageway servicing commercial lorries which will be developed in the southern part of the site.

Increase the size of the centre to allow more skips to be placed on the site, and by so doing extending the uses and categories of waste that the public can dispose of at the centre. Also locating a platform to include a sorting table where officers from the centre can separate the contents of the waste in order to dispose of it in the correct skips.

Improve traffic management within the centre by creating a one way roundabout meaning that cars will not have to reverse within the site in order to turn around.

2. Key Issue(s)

Will the proposal contribute towards improving the current waste disposal activities on the site. Is the proposal acceptable as regards planning policy, and other material planning considerations.

3. Main Policies

Ynys Môn Local Plan

Policy 1 – General Policy

Policy 29 – Waste Disposal

Policy 32- Design

Gwynedd Structure Plan

Policy 18 – Waste Disposal Undertakings

Ynys Môn Stopped Unitary Development Plan

Policy GP1 – Development Control Guidelines

Policy WP5 - Recycling

Policy WP7 – Civic Amenity Sites

TAN 21 - Waste

4. Response to Consultation and Publicity

Local Member – No comments.

Community Council – No comments.

Highways Authority – No recommendation

Highway Authority (Drainage) – The site is not within the area served by the public sewer. It is possible that the permission of the Environment Agency would be required for surface water discharge.

Environmental and Ecological Consultant – Landscaping measures should be co-ordinated to include the Ecological Planning statement.

Environmental Services (Health) – Officers from the centre should sort the waste on the platform provided for separating bags of waste.

Welsh Water – No comments

Environmental Agency – No objection.

Standard comments to be included with any decision.

Countryside Council for Wales – No objection.

MOD – No objection

Publicity was given to this application by placing an advert in the local paper, placing a notice adjacent to the site and by sending letters of notification to neighbours. No comments were received as a result of the publicity.

5. Relevant Planning History

48LPA851/CC - Change of use from a waste sorting, bulking and treatment depot to a waste sorting, bulking and treatment depot with a waste transfer station and a household waste recycling centre, together with the provision of additional storage areas, a weighbridge and an information centre on land adjoining App – 2/2/05

48LPA851A/CC - Re-location of weighbridge and site office at Gwalchmai Recycling Centre, Gwalchmai – Approved 1/2/06

48LPA851B/CC - Amendment of existing plans to modify the height of a roof at Cae'r Glaw Quarry, Gwalchmai – Approved 13/11/06

48C79E/SCR - Application for a screening opinion for proposed upgrade at Gwalchmai Household Recycling Centre, Gwalchmai - EIA not required 31/1/12

6. Main Planning Considerations

The requirements of TAN 21 : Waste, along with the objectives in the Regional Waste Plan outline the need to develop a sustainable network of facilities for handling waste with particular emphasis on the need to provide facilities for reusing and recycling waste. The need to reuse or recycle waste products has increased significantly in response to European directives through the Landfill Regulations (Wales and England) 2000, to redirect waste from landfill sites to sources where sustainable use can be made of the waste.

The household waste recycling centre at the Gwalchmai waste treatment site was granted permission in 2005. The national policies and guidelines noted above have placed a greater emphasis on recycling waste. As a result, recycling centres approved in the past need to be updated in order to meet the increasing use which is made of them today.

It is considered that this application to upgrade the housing waste recycling centre is necessary in order to ensure the smooth operation of the Gwalchmai site in general. It is considered that the works will make it easier for users to recycle their waste and will enable a wider choice of recycling options and it will also improve the access and accessibility to the whole site by improving the road network within the site. Lengthy discussions were held with AMEC who prepared the application in order to safeguard as much as possible of the landscaping bund that separates and screens the centre from the A5. As a result, it was agreed that the bund at the side of the centre could be cut into without interfering with the height of the bund when viewed from the A5. Agreement was also secured on a landscaping and planting scheme which will replace trees and plants that are lost. There was concern regarding the platform for separating waste which is part of this application. The main concern related to any odours that would emanate from such activities when rubbish bags would be opened in the open air with the waste then being separated into the appropriate skips. Since then, a visit has been conducted to a similar recycling centre in Rhyl which operated a similar separating platform and it was a low level activity that would not detrimentally affect the amenities of other users at the centre. The Environmental Health Section also noted that officers of the recycling site itself should separate the waste rather than members of the public.

7. Conclusion

No objections were received from statutory consultees or members of the public to this application. Based on the above report, it is considered that the development conforms with the local and national planning policies noted within the report.

8. Recommendation

Permit with the following planning conditions:

(01) The works referred to in this permission must be begun within 5 years of the date of this permission.

Reason: To avoid the accumulation of planning permissions that have not been implemented.

(02) Appropriate and sufficient steps must be taken to ensure that the site is maintained in a clean and tidy condition to the satisfaction of the local planning authority. No waste materials can be stored at any time outside the area that has been earmarked and no items can be left on the floor at any time.

Reason: To ensure that the site is developed appropriately and for the benefit of the visual amenities of the area.

(03) Unless a planning condition specifically states, or that there is a written agreement with the local

planning authority, the development must be built in accordance with the drawings, plans and details presented with the application dated 04/09/2012 and any other details approved consequently in writing by the waste planning authority.

Reason: To ensure that the site is developed appropriately.

(04) No work shall be permitted on the site which will cause dust to rise and all areas used by wheeled vehicles must be washed down or treated as necessary in order to avoid dust.

Reason: For the benefit of the amenities of neighbours and adjacent residents.

(05) Unless agreed otherwise in writing, no development permitted hereby can be commenced unless details are presented in relation to the of location and specification of any floodlights for the approval of the waste planning authority. All the floodlights must be shaded so as to lessen the effect of the light defused upwards.

Reason: For the benefit of the amenities of neighbours and hereby residents.

(06) Unless agreed otherwise in writing a detailed landscaping scheme must be presented for the approval of the waste planning authority within 6 months to the date of this permission, comprising a schedule of tree and shrub planting activity to be implemented subsequently in accordance with the requirements of condition 7.

Reason: For the benefit of the visual amenities of the area.

(07) All the planting work included in the details in relation to landscaping and the planting of approved trees must be completed during the first planting and sowing season following the completion or use of the development, whichever happens sooner. Any trees or plants which, within a period of five years of the implementation of the approved scheme, are removed, become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless the local waste planning authority gives written consent to any variation.

Reason: For the benefit of the visual amenities of the area.

**(08) No activities approved by this permission will be allowed other than during the hours between :
07:30 – 18:00 Monday to Sunday.**

Reason: To safeguard the amenities of neighbours and nearby residents.

(09) Unless otherwise approved in writing by the waste planning authority, no development approved by this permission can be commenced unless a report is presented noting how and who will operate the platform for separating rubbish bags for the written approval of the waste planning authority.

Reason: For the benefit of the Health and Safety of the site.