

12.1

Gweddill y Ceisiadau

Remainder Applications

Rhif y Cais: 11C399E Application Number

Ymgeisydd Applicant

Mrs P H Gleave  
c/o Mr Eric Roberts  
RGR Partnership  
RGR Partnership First Floor Natwest Bank Building  
Glanhwfa Road  
Llangefni  
LL77 7EN

Gosod chalet pren ar gyfer defnydd sy'n atodol i'r  
prif annedd yn

Siting of a timber chalet for use incidental to the  
main dwelling at

Tyn y Coed, Penrhyd, Amlwch



**Planning Committee: 06/02/2013**

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

**Recommendation:**

Refuse

**Reason for Reporting to Committee:**

On request of Local Member

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

The site forms part of the curtilage of Tyn Y Coed Farm, the application is to erect a timber chalet for residential use.

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

Whether the proposal can be supported in policy terms.

### **3. Main Policies**

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

1 General policy  
26 Car Parking  
30 Landscape  
57 Residential Caravans

#### **Ynys Mon Unitary Development Plan**

GP1 Development Control Guidance  
TR10 Parking  
EN1 Landscape Character

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

1 letter has been received points raised include;

Agree with the planning committees previous decision to refuse  
Concerns in respect of drainage foul and surface water  
The boundaries on the plan are incorrect there is a large swimming pool not shown.

Local Member has referred the application to Committee for its determination.  
Community Council  
Welsh Water no objection

## **5. Relevant Planning History**

11C399D - Erection of a chalet refused 2/2/12

## **6. Main Planning Considerations**

This application is the same as that previously refused at the planning committee in Feb 2012.

The proposed chalet falls within the definition of a caravan and is self contained. The residential use of such a structure is contrary to Development Plan policies which seek to restrict additional static caravans and also the residential occupation thereof.

## **7. Conclusion**

The proposals are contrary to Development Plan policy and if permitted could be repeated elsewhere.

## **8. Recommendation**

### **Refuse**

(01) The proposed siting of a residential caravan on this site would result in a form of development which the provisions of the Development seek to prevent and would be contrary to policies 9,31 and 57 of the Ynys Mon Local Plan and policy EN1 of the Ynys Mon Unitary Development Plan

12.2

Gweddill y Ceisiadau

Remainder Applications

Rhif y Cais: 23C306 Application Number

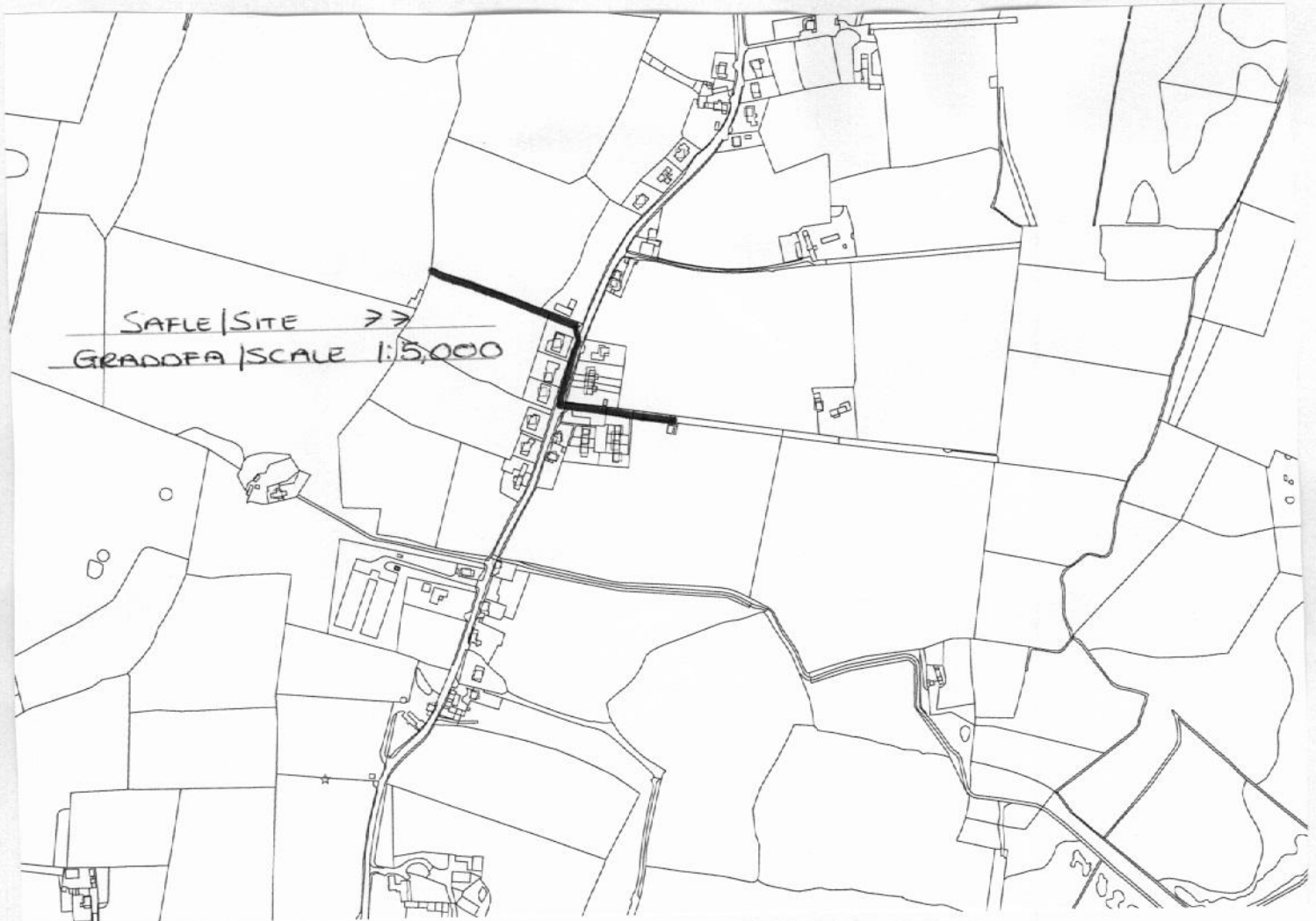
Ymgeisydd Applicant

Head of Service (Housing)  
c/o Capita Symonds  
Penrhos Manor  
Oak Drive  
Colwyn Bay  
LL29 7TW

Gwelliannau i'r gwaith trin carthion presennol a gosod gorsaf bwmpio ar dir tu ôl i

Improvements to existing sewage treatment works and installation of a pumping station on land to the rear of

Maes Gwynedd, Capel Coch



**Planning Committee: 06/02/2013**

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

**Recommendation:**

Permit

**Reason for Reporting to Committee:**

The Isle of Anglesey Council is the applicant.

### **3. Proposal and Site**

The application is made to divert the effluent discharge point for an existing sewage treatment plan serving four houses. The current discharge point is into a watercourse which flows through Cors Erddiniog, a Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI) and RAMSAR site then into Afon Erddiniog which leads to Llyn Cefni which is a water supply reservoir. This existing outfall is to be abandoned. A new outfall would be constructed to the west of Capel Coch and into a different catchment of the Afon Cefni, which flows to the opposite end of Llyn Cefni via Llyn Frogwy.

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

- Acceptability of the alternate drainage arrangement.

### **3. Main Policies**

#### **Gwynedd Structure Plan**

D20 Pollution

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

1 General Policy

#### **Stopped Ynys Mon Unitary Development Plan**

GP1 Development Control Guidance

GG5 Private Treatment Facilities

#### **Planning Policy Wales Edition 5 (February 2012)**

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

**Local Member** No observations at the time of writing.

**Community Council** No observations at the time of writing.

**Highways** Informative recommended regarding a Traffic Management Plan.

**Drainage** The drainage details appear acceptable in principle.

## **Environmental Services**

### **Environmental Advisor No ecological comments.**

Countryside Council for Wales Does not object to the proposals.

**Environment Agency** No objection to the development in principle. An informative is recommended explaining that the applicant will need to have the current permit varied.

### **Response to Publicity**

None received.

### **5. Relevant Planning History**

No material planning history.

### **6. Main Planning Considerations**

The consultation responses received to date from the council's Drainage Engineer and the Environment Agency indicates that the re-sited position of the discharge point are acceptable. Subject to any comments from the council's Environmental Services Section the proposal is acceptable.

Positive weight can be attributed to the proposal in terms on benefits to the statutory nature conservation designations.

### **7. Conclusion**

The proposal is acceptable subject to the receipt of comments from the council's Environmental Services Section.

### **8.Recommendation**

Subject to the receipt of comments from the Environmental Services Section that the application is **permitted** subject to the following conditions:

**(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.

### **Informative**

Highways memo 05.12.12.

Environment Agency letter 03.12.12

12.3

Gweddill y Ceisiadau

Remainder Applications

Rhif y Cais: 39C524 Application Number

Ymgeisydd Applicant

Head of Service (Highways)  
Isle of Anglesey County Council  
Highways & Waste Management  
Concil Offices  
Llangefni  
LL77 7TW

Cais llawn i osod cerflunwaith ar dir yn

Full application for the installation of a sculpture on  
land at

Anglesey Costal Path, Menai Bridge



**Planning Committee: 06/02/2013**

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

**Recommendation:**

Permit

**Reason for Reporting to Committee:**

The application is presented at this time to enable a grant deadline to be met.

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

The site is located along Beach Road in Menai Bridge and is adjacent to the Coastal Path. The site is located within the Menai Bridge conservation area. The site is within or on the boundary of the Coed Cynrol Tree Preservation Order (TPO No. 52).

The application is a full application for the placing of a decorative sculpture as a marker for the Ynys Môn Coastal Path. The sculpture measures 1800mm wide x 1370mm high and 980mm deep. It will be decorated with carved concentric lines emanating for the outline of Anglesey. It will be placed adjacent to the existing path along Beach Road in Menai Bridge.

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

The key issues to consider are whether the principle of the development is acceptable, whether the proposal will affect the designated conservation area and the Coed Cynrol Tree Preservation Order.

### **3. Main Policies**

#### **Ynys Môn Local Plan**

Policy 1 – General Policy

Policy 37 – Access to the Coast and Countryside

Policy 40 – Conservation of Buildings

Policy 42 - Design

#### **Gwynedd Structure Plan**

Policy D4 – Location, Siting and Design

Policy D25 – Conservation Area

Policy D29 – Design

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

Policy GP1 – Development Control Guidance

Policy GP2 – Design

Policy EN13 – Conservation of Buildings

**Planning Policy Wales, Edition 5, November 2012**

**Technical Advice Note 12: Design**



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

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

Local Member – No response received at time of writing report.

Town Council – Approval,

The Ancient Monuments Society - No response received at time of writing report.

The Council for British Archaeology - No response received at time of writing report.

Countryside Council for Wales - No response received at time of writing report.

The Georgian Group - No response received at time of writing report.

The Royal Commission on the Ancient and Historic Monuments of Wales - No response received at time of writing report.

The Society for the Protection of Ancient Buildings - No response received at time of writing report.

The Victorian Society - No response received at time of writing report.

Footpath Officer – No comment.

Public Consultation – The proposal was advertised through three means of publicity; the placing of a site notice near the site, the distribution of personal letters of notification to the owners / occupiers of properties in the immediate locality together with a notice in the local newspaper. The latest date for representations is the 13<sup>th</sup> February 2013. At the time of writing this report no representations had been received at the department.

### **5. Relevant Planning History**

None.

### **6. Main Planning Considerations**

**Principle of Development** – The proposal under consideration is for a sculpture to mark the beginning/end point of the Coastal Path. The decorated sculpture will provide a public art focus as a marker and will add prestige to the start point. Policy 37 of the Ynys Mon Local Plan states that proposals encouraging pedestrian access to the coast and countryside will be permitted. The coastal footpath forms part of the wider all-Wales Coastal Path supported by the Welsh Government.

**Affect of the proposal on the designated conservation area and the Coed Cynol Tree Preservation Order** - It is not considered that the proposal will unduly affect the character of the designated Conservation Area. Confirmation has been received that no works to the adjacent trees would be required as a result of the proposal, therefore it is not considered that the proposal will affect the Coed Cynol Tree Preservation Order.

### **7. Conclusion**

The principle of the scheme is supported in policy terms. - It is not considered that the proposal will unduly

affect the character of the designated Conservation Area or Coed Cymrol Tree Preservation Order.

## **8. Recommendation**

To grant delegated powers to **permit** the application following the expiry of the consultations period and the consideration of any representations received.

**(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 a method statement for the installation of the sculpture together with its future maintenance has been submitted to and approved in writing with the local planning authority. The scheme shall proceed in accordance with the agreed details unless the local planning authority gives its prior written consent to any variation.**

Reason: In order to ensure that damage does not occur to trees during the installment of the sculpture.



## 12.4 Gweddill y Ceisiadau

## Remainder Applications

Rhif y Cais: 46C149L Application Number

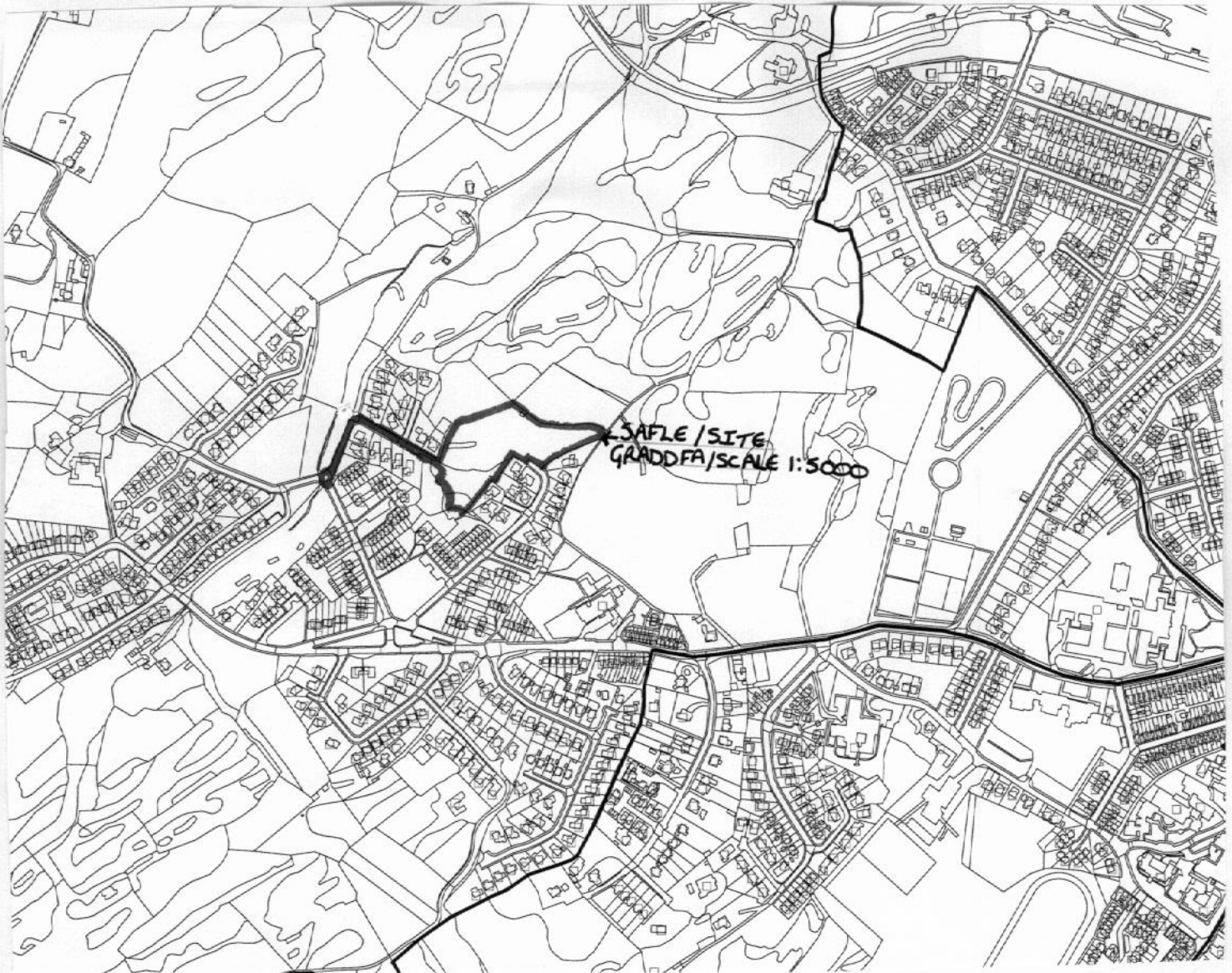
Ymgeisydd Applicant

**Anglesey Marine and Leisure  
c/o Alan J Williams & Associates  
48 Refail Farm,  
Rhoscolyn,  
Holyhead,  
Anglesey.  
LL65 2EX.**

Cais llawn ar gyfer newid defnydd y tir i greu darpariaeth storio cychod ynghyd a chreu mynedfa i gerbydau ar dir ger y maes parcio yn

Full application for the change of use of land to form a boat storage facility together with the construction of a vehicular access on land adjacent to the car park at

Trearddur Bay Hotel, Lôn Isallt, Trearddur Bay



**Planning Committee: 06/02/2013**

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

**Recommendation:**

Permit

**Reason for Reporting to Committee:**

At the request of the Local Member

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

The proposal entails the change of use of a vacant parcel of land into a boat storage facility, the construction of a new vehicular access together with the siting of a portacabin.

The site lies in the centre of the village of Trearddur Bay. The site is situated off Lon Isallt and is located between the Trearddur Bay Hotel and Bowling Green. To the front of the application site is the Tennis Courts and Pavillion. The site lies opposite the boat launching slipway.

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

The applications main issues are whether the proposal will have an adverse effect on the amenities of the occupants of neighbouring properties, whether the proposal will harm the surrounding landscape, whether the development complies with Technical Advice Note 15: Development and Flood Risk and whether the proposal will be detrimental to highway safety.

### **3. Main Policies**

#### **Ynys Môn Local Plan**

Policy 1 – General Policy

Policy 2 – New jobs

Policy 5 - Design

Policy 28 – Tidal Inundation and River Flooding

Policy 31 – Landscape

Policy 36 – Coastal Development

#### **Gwynedd Structure Plan**

Policy B1 – Jobs

Policy CH1 – Recreation and Tourism

Policy D4 – Location, Siting and Design

Policy D29 – Design

D32 – Landscape

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

Policy GP1 – Development Control Guidance

Policy GP2 – Design

Policy EN1 – Landscape Character

Policy EN9 – Development in or near Wetlands, Water Courses and Shorelines

Policy TO8 – Water or Boating Facilities

Policy SG6 – Surface Water Run Off

**Planning Policy Wales – 5<sup>th</sup> Edition – November 2012**

**TAN 12: Design**

**TAN 13 – Tourism**

**TAN 14: Coastal Planning**

**TAN 15 – Development and Flood Risk**

**TAN 16: Sport, Recreation and Open Space**

**TAN 18: Transport**

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

Local Member – Requested that the application be referred to the Planning and Orders Committee for determination due to concerns with the access

Community Council – Comments regarding access, landscaping, flood barriers, light pollution. Stated that the proposal lacked detailed information

Welsh Water – Recommended conditional approval

Highways – Further information required

Drainage – Further information required

Environment Agency – Recommended conditional approval

Economic Development Unit – Support application

The application was afforded three means of publicity these were by the posting of a notice near the site, publication of a notice in the local press and the serving of personal notifications on the occupants of neighbouring properties. The latest date for the receipt of representations was the 11<sup>th</sup> January, 2013 and at the time of writing this report 31 letters of support and 7 letters of objection had been received at the department. The main issues raised were:

In support of the application:

- i) Proposal will be good for the Trearddur Bay Hotel and local economy
- ii) The relocation of the boatyard from Lon St Ffraid to Lon Isallt will help minimise traffic and relieve congestion
- iii) If the application is not supported it would be a great loss to the Trearddur community

The issues raised in objection to the proposal can be summarised as follows: :

- i) Highway – additional access on busy road a number of accesses already on this part of Lôn Isallt, proposal will not ease existing traffic congestion
- ii) Proposal increases risk to children, pedestrians and passing traffic
- iii) Landscape Impact - Coastline is within an Area of Outstanding Natural Beauty and proposal will spoil the aspect and natural beauty of the seafront
- iv) Loss of views
- v) Drainage - Increase risk of flooding – the site overlaps environmentally sensitive land and proposal will affect wildlife and biodiversity by way of fuel spillage
- vi) No details of the fencing, office and security features have been submitted as part of the application
- vii) Noise disturbance from boat maintenance and the use of the tractors
- viii) Proposal will not create new jobs due to the nature and size of the business

In response to these comments I would state:

- i) The Highway Authority have confirmed that they have no objection in principal to the proposal subject to the receipt of further details regarding the flood defence system and detailed access design
- ii) When the storage area was located on Lon St Ffraid the boats were towed from the yard via Lon Isallt and onto the slipway. The proposed site is located nearer to the slipway which will result in the reduction in travel journeys between the compound and slipway. The site shall only be used by the site operator and members of the public will not be visiting the site.
- iii) The applicant has stated that landscaping works shall be provided along the boundary of the site and a condition will be imposed on the permission requesting that a detailed landscaping/screening scheme be submitted to the department prior to the commencement of the works on the site.
- iv) The proposal is situated more than 97 metres away from the immediate neighbouring property and therefore it is not considered that the proposal will affect the amenities currently enjoyed by the occupants of neighbouring properties to such a degree as to warrant the refusal of the application. Landscaping along the boundary of the site will also obscure the storage area from the nearby residential properties and surrounding area.
- v) Further details is required in relation to the drainage of the site. The ground levels of the application site shall not be altered as part of the proposal. The proposal is for the change of use of the site for the storage of boats and it is considered that some degree of repair/maintenance and cleaning of the vehicles on the site would be incidental to the main use of the site. A flood consequence assessment submitted as part of the application confirms that the proposal is acceptable and will not increase the risk of flooding.
- vi) No details of the proposed fencing has been submitted as part of the application and a condition will be imposed on the permission requesting details of the proposed security fencing and any security lighting to be submitted for the local planning authority's approval prior to the commencement of the works on the site.

vii) The site shall not be open to members of the public and the boats shall be towed from the site via tractor by the site operator. The site is located in the centre of Trearddur Bay which attracts many visitors by way of vehicular and pedestrian traffic and it is not considered that the use of the tractors will generate noise disturbance to the occupants of the surrounding properties to such a degree as to warrant the refusal of the application. However, in the event that these activities do become a statutory nuisance powers exist under Environmental Health Legislation to take action. As stated above minor repairs/maintenance and cleaning of the vehicles is considered acceptable and is considered to be incidental to the main use of the site. The screening of the site will minimise the impact of noise to the neighbouring properties

viii) The applicant has confirmed that the business employs 5 persons.

## **5. Relevant Planning History**

46C149 - Alterations and extensions to Burgee Suite, Trearddur Bay – Approved 20/04/89

46C149A - Alterations and extensions to Trearddur Bay Hotel, Trearddur Bay – Approved 19/03/90

46C149B/AD - Erection of an externally illuminated sign at Trearddur Bay Hotel, Trearddur Bay – Approved 12/10/90

46C149C/AD - Erection of an external static illuminated sign at Trearddur Bay Hotel, Trearddur Bay – Approved 01/11/91

46C149D - Change of use of dwelling to form part of the hotel together with the erection of a single storey link at Sandcroft and Trearddur Bay Hotel, Trearddur Bay – Approved 24/03/97

46C149E- Alterations and extensions to Tower House, Trearddur Bay Hotel, Trearddur Bay – Approved 27/03/03

46C149F - Demolition of the existing Burgee Bar and function room together with the erection of a new bar, conference centre/function suite at Trearddur Bay Hotel, Trearddur Bay – Approved 09/07/03

46C149G – Erection of a smoking shelter at Trearddur Bay Hotel, Trearddur Bay – Approved 06/09/07

46C149H – Retention of the storage container on land at the Trearddur Bay Hotel, Trearddur Bay – Approved 25/09/07

46C149J- Change of use of land to form a boat storage facility, the installation of a cess pit together with the construction of a vehicular access on land adjacent to the car park at Trearddur Bay Hotel, Trearddur Bay – Withdrawn 05/04/12

46C149K - Application for the retention of the breezeshouse and children's play area at Trearddur Bay Hotel, Trearddur Bay – Approved 29/07/11

## **6. Main Planning Considerations**

**Affect on the amenities of occupants of neighbouring properties** – Concerns have been raised by the occupants of the neighbouring properties that the proposal will result in loss of views and noise



disturbance. The application site lies approximately 97 metres away from the front of the immediate neighbouring properties. Owing to the distance between the site and neighbouring properties it is not considered that the proposal will detrimentally affect the amenities currently enjoyed by the occupants of the properties to such a degree as to warrant the refusal of the application. The site is situated within the centre of Trearddur Bay which is busy during the holiday periods with both pedestrian and vehicular traffic and therefore it is not considered that the use of tractors to and from the application site will result in greater noise disturbances to the occupants of the neighbouring properties than that generated at present.

Concerns have also been raised by members of the public that the proposal may be detrimental to the Trearddur Bay Hotel which is located next to the application site. The land which forms the application is owned by the Trearddur Bay Hotel and notice has been served on the owner, to date no adverse comments have been received at the department by the owner of the Hotel. However as screening is proposed along the boundary of the application site it is not considered that the proposal will affect the neighbouring hotel.

**Landscape Impact** – As stated above the site is located within the settlement of Trearddur Bay. In order to minimise any impacts the compound from the public vista and neighbouring properties a condition will be imposed on the permission in order to provide landscaping along the boundary of the site with details to be submitted to the local planning authority for approval prior to the commencement of works on site.

Although in close proximity to the designated Area of Outstanding Natural Beauty, nearby Listed Buildings and public footpath the site will be screened in order to reduce the impact of the proposal on the surrounding area. The site is considered suitable due to its close proximity to the slipway which will reduce the distance for vehicles being towed to the slipway.

**Development and Flood Risk** – As the site is located within a C2 Zone and a Flood Consequence Assessment was submitted as part of the application. The report stated that the proposed development could be implemented without conflicting with the requirements of Technical Advice Note 15 – Development and Flood Risk provided that the floor level of the proposed office be set 475 mm above existing ground levels.

**Highway Safety** – The Highway Authority have no objection in principle to the siting of the boat compound and the construction of a new vehicular access. However at the time of writing this report the Highway Authority were awaiting further details in regards to a flood defence system and detailed access information for approval.

## **7. Conclusion**

The proposal will not detrimentally affect the amenities of the occupants of neighbouring properties or have an adverse effect on the surrounding landscape. The proposal complies with the requirement of Technical Advice Note 15: Development and Flood Risk. Subject to the receipt of satisfactory highway and drainage details my recommendation is one of approval.

## **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 site shall be used for the storage of boats only and no repair/maintenance/servicing of the boats shall be carried out at the site.**

Reason: In the interests of residential and visual amenity.

**(03) Full details of all fencing, walling or other means of enclosure or demarcation shall be submitted to and approved in writing by the local planning authority before any work on the site is commenced, unless otherwise agreed in writing with the local planning authority. Such works shall be erected prior to the commencement of the use of the development hereby approved.**

Reason: In the interests of residential and visual amenity.

**(04) Screening shall be provided, along the boundary of the site. Details of the proposed screening shall be submitted to and approved in writing by the local planning authority prior to the commencement of works on site. The screening works shall be carried out in full accordance with the approved details within.**

Reason: In the interests of residential and visual amenity.

**(05) Full details of any proposed security lighting shall be submitted to and approved in writing by the local planning authority prior to their installment.**

Reason: In the interests of residential amenity.

**(06) The development permitted by this consent shall be carried out strictly in accordance with the plans attached to this permission and the plans which may be required to be approved under condition(s) (03), (04) and (05) above.**

Reason: For the avoidance of doubt.

## **9. Other Relevant Policies**

None

## **10. Other Non-Material Issues Raised**

- i) Previous site was used to store caravans and should caravans be allowed on the new site would affect surrounding properties
- ii) Neighbouring properties will not have been given the opportunity to comment on the application as they are not aware of the application due to the time of year when the application has been submitted. Also the area is quiet at this time of year and therefore the number of vehicular and pedestrian traffic is low and therefore a final decision should not be made without seeing the area at peak holiday times
- iii) Portacabin to be raised 5 metres will create an eyesore
- iv) More suitable areas for this development

In response to these comments I would state:

- i) The proposal is for the storage of boats only and caravans will not be stored on the site
  
- ii) As stated above the application has been afforded three means of publicity. These were by the posting of a site notice in four different locations, the publication of the notice in the local press and the posting of notices to the occupants of neighbouring properties and to persons who submitted representations during the course of determining application 46C149J. Although the site has been visited following the submission of the current application the department is aware of the nature and use of the site during the holiday periods.
  
- iii) The portacabin/office will not be raised 5metres off the existing ground level. The building will be raised 475 mm.
  
- iv) The application has been submitted for this site and is considered on its own merits. The site lies opposite the slipway for launching boats and is considered to be an acceptable site.