

**12.1**

**Gweddill y Ceisiadau**

**Remainder Applications**

Rhif y Cais: **28LPA970/CC** Application Number

Ymgeisydd Applicant

**Pennaeth Gwasanaeth (Datblygu Economaidd)**

**Mr Adrian Jones**

**Economic Development**

**Anglesey Business Centre**

**Parc Bryn Cefni**

**Llangefni**

**Ynys Môn**

**LL77 7XA**

Cais llawn ar gyfer gwelliannau deyrnas  
cyhoeddus i fynedfa i'r traeth yn

Full application for public realm improvements to the  
beach access at

Beach Road, Rhosneigr, LL64 5QD



**Planning Committee: 06/03/2013**

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

**Recommendation:**

Permit

**Reason for Reporting to Committee:**

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

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

The site is located within the settlement of Rhosneigr and access to the beach is afforded off Beach Road. Part of the site is situated within a C2 flood zone and within the designated Site of Special Scientific Interest.

The application is for public realm improvements to the beach access at Beach Road, Rhosneigr.

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

The application's main issues are the design of the development, the affect the designated Site of Special Scientific Interest together with the affect on neighbouring properties.

### **3. Main Policies**

#### **Ynys Môn Local Plan**

Policy 1 – General Policy

Policy 28 – Tidal Inundation and River Flooding

Policy 33 – Nature Conservation

Policy 36 – Coastal Development

Policy 37 – Public Access

Policy 42 - Design

#### **Gwynedd Structure Plan**

Policy CH1 – Recreation and Tourist Development

Policy D4 – Location, Siting and Design

Policy D29 – Standard of Design

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

Policy GP1 – Development Control Guidance

Policy GP2 – Design

Policy TO14 – Amenity Space

Policy EN6 – National Sites

Policy EN9 – Development near Wetlands, Water Courses and Shorelines

Policy SG2 – Development and Flooding

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

**Technical Advice Note 12: Design**

## **Technical Advice Note 15: Development and Flood Risk**

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

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

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

Highways – No response received at time of writing report.

Welsh Water – No response received at time of writing report.

Environment Agency Wales – Low environmental risk and standard advice applies.

Maritime Officer – No objection.

Countryside Council for Wales – Comments.

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 was the 4<sup>th</sup> March 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**

**Design** – The proposal entails public realm improvements to the beach access which consists of resurfacing, the construction of an access ramp, installation of street furniture and bollards. The proposal is considered to improve the appearance of the streetscene.

**Affect the designated Site of Special Scientific Interest** – The proposed aggregate concrete ramp will extend into the designated Site of Special Scientific Interest. However, the Countryside Council for Wales are of the opinion that the proposal is not likely to adversely affect the interest of the Site of Special Scientific Interest as the features of the site are not coincident with the application area.

**Affect on amenities of the neighbouring properties** – It is not considered that the proposal will have an additional detrimental effect on the amenities of the neighbouring properties as the proposal improves the appearance of the streetscene. There are existing benches on the pavement adjacent to the garden of the property known as Mowbray. The proposed additional benches are located further away from the property, therefore it is not considered that the proposal would have an additional affect on the amenities of the neighbouring properties in terms of noise or loss of privacy. No representations have been received to date by the occupiers or owners of the neighbouring properties.

### **7. Conclusion**

The proposal improves the appearance of the existing streetscene of Beach Road. The proposal is not likely to adversely affect the interest of the Site of Special Scientific Interest or the amenities of the neighbouring residential properties.

## 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: In the interest of the amenities of the locality.

**(02) No development shall commence until details of the construction methodology and works area have been submitted to and approved in writing by the Local Planning Authority.**

Reason: To ensure that works activity associated with the proposal does not impact on the Site of Special Scientific Interest features.

**(03) The development permitted by this consent shall be carried out strictly in accordance with the plan(s) submitted on the 23/01/2013 under planning application reference 28LPA970/CC.**

Reason: For the avoidance of doubt.

**12.2**

**Gweddill y Ceisiadau**

**Remainder Applications**

Rhif y Cais: **47LPA969/CC** Application Number

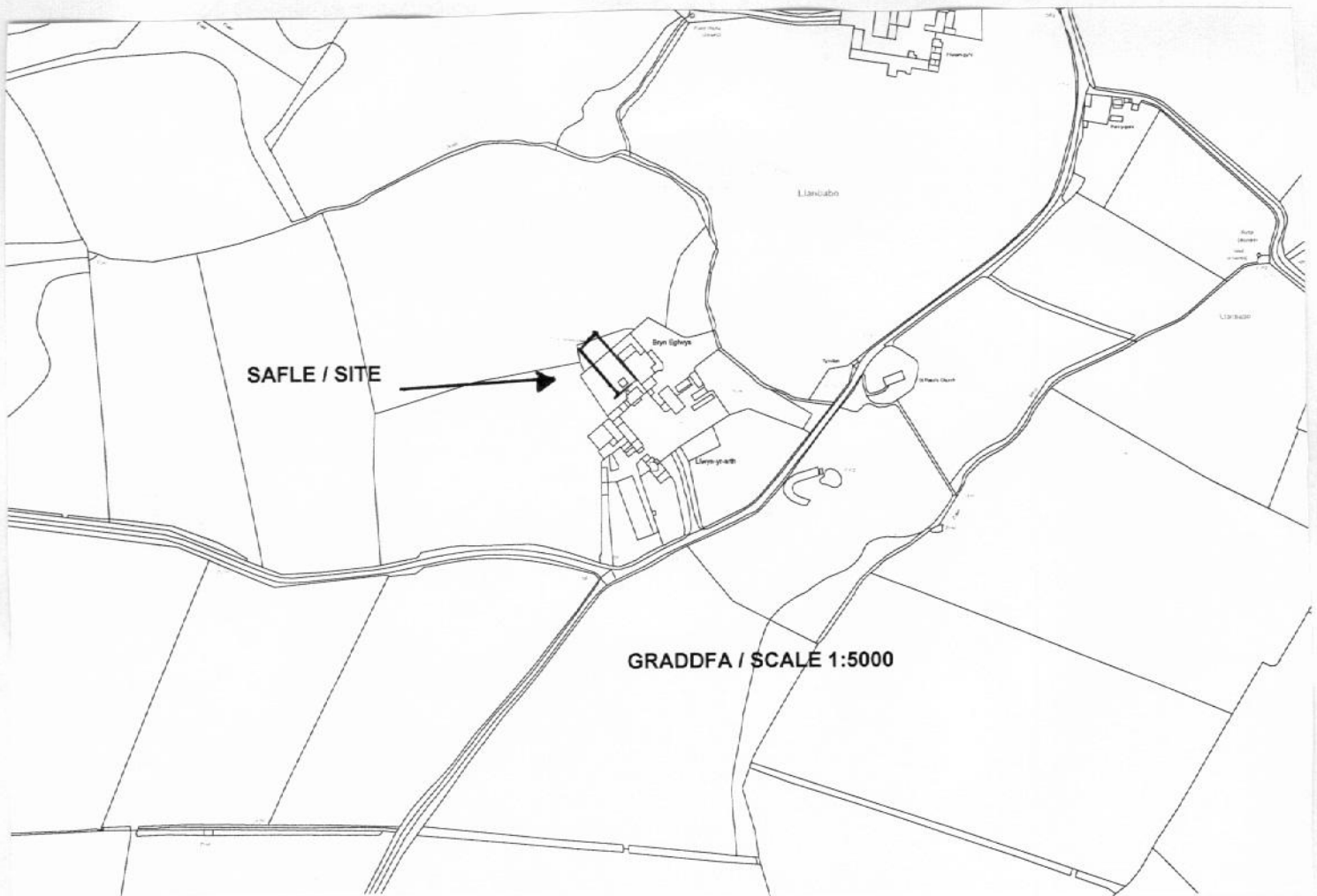
Ymgeisydd Applicant

**Mr. John Jones**  
**c/o Head of Services Property Section**  
**Mr. Dylan Edwards**  
**Cyngor Sir Ynys Môn**  
**Swyddfa'r Sir**  
**Llangefni**  
**LL77 7TW**

Cais llawn ar gyfer codi sied amaethyddol ar gyfer  
cadw moch ynghyd a dymchwel y sied presennol  
yn

Full application for the erection of an agricultural  
shed for the housing of pigs together with the  
demolition of the existing shed at

Llwyn yr Arth, Llanbabo



## **Planning Committee: 06/03/2013**

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

#### **Recommendation:**

Permit

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

The application is made on Council owned land and the Head of Service of the property section submitted the application on behalf of the applicant.

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

The proposal is a full application for the erection of an agricultural shed to house pigs that are currently stored in the existing building on the site. The proposed shed measures approximately 60 x 13.7 m and is 3.5 metre high. An existing small zinc shed will be demolished as part of the application.

The site is located in the settlement of Llanbabo. The proposed shed will be situated within the established farm enterprise. The shed will be located at the rear of the site and will be situated to the rear of the former redundant farmhouse and next to the existing agricultural shed.

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

The key issues are whether the design of the proposed shed is acceptable and whether the proposal will affect the amenities of the occupants of neighbouring properties or surrounding landscape.

#### **3. Main Policies**

##### **Ynys Môn Local Plan**

Policy 1 – General Policy

Policy 31 – Landscape

Policy 42 – Design

##### **Gwynedd Structure Plan**

Policy D3 – Landscape Conservation Area

Policy D4 –Location, siting and design

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

Policy GP1 –General Control Guidance

Policy GP2 – Design

Policy EN1 – Landscape Character

##### **Technical Advice Note 6: Planning for Sustainable Rural Communities**

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

Local Member – No response to date

Community Council – No response to date

Welsh Water – No response to date

Countryside Council for Wales – No objection

Environment Agency – Standard comments (informative)

Drainage – Drainage details acceptable

Scottish Power – No response to date

The application was afforded three means of publicity; these were by the publication of a notice in the local press, the placing of a notice near the site and the serving of personal notifications to the occupants of neighbouring properties. The latest date for the receipt of representations was the 13th March, 2013 and at the time of writing this report no representations had been received at the department.

## **5. Relevant Planning History**

47LPA969A/SCR/CC - Application for a screening opinion for the erection of an agricultural shed for the keeping of pigs together with the demolition of the existing shed at Llwyn yr Arth, Llanbabo – Environmental Impact Assessment not required

## **6. Main Planning Considerations**

**Design** – The design of the proposed shed is fit for agricultural purposes and similar in design to agricultural sheds found on the site and in the surrounding area.

**Effect on surrounding Landscape** – The shed is to be sited to the rear of the former two storey farmhouse and next to the existing sheds. The height of the building will be 3.5 metres high. The existing hedge situated along the boundary of the site together with the existing buildings on the site will screen the proposed shed from the public vista. As the site is situated within an existing farm compound and is situated next to agricultural buildings and cannot be seen from the public vista it is not considered necessary that landscaping work are necessary as part of the proposal.

**Effect on neighbouring properties** – There is a distance of approximately 290 metres between the proposed shed and the immediate neighbouring property and therefore the proposal will not affect the amenities currently enjoyed by the occupants of the dwelling.

## **7. Conclusion**

The principle of development for agricultural purposes is accepted within local and national planning policies. The proposed shed will fit into its surroundings without causing unacceptable harm to the general landscape character. My recommendation is one of approval provided that no adverse representations have been received at the department.

## **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 building hereby approved shall be used solely for the purposes of Agriculture, as defined by Section 336(1) of the Town and Country Planning Act 1990 and for no other commercial or business use whatsoever.**

Reason: To ensure that the development will always be in the best interests of the agricultural industry

**(03) The development permitted by this consent shall be carried out strictly in accordance with the plan(s) submitted on the 14/01/13 and 05/02/13 under planning application reference 47LPA969/CC.**

Reason: For the avoidance of doubt.